

Application Number: F/26/100829
Case Officer: Charlie Vallis
Received Date: 30th January 2026
Site Address: BOSTON COURT, 55 BROWNHILL ROAD,
CHANDLER'S FORD, EASTLEIGH, SO53 2EH
Applicant: Leyson Building Consultancy Ltd
Proposal: Erection of timber fence and pair of gates for bin enclosure including access path from kerb line.
Recommendation: PERMIT subject to the following conditions:

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 1539-E.01.01(B) and 1539-P.01.01(A)

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The materials to be used must match as closely as possible, in type, colour and texture to those listed in the 'Materials' section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

4. The approved planting plan numbered '289-101' shall be implemented within the first available planting season following the bin store hereby permitted being brought into use. All planting shall be carried out in accordance with the approved details. Any trees or plants that, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of species, size and number as originally approved, by the end of the first available planting season thereafter.

Reason: In the interests of the biodiversity and visual amenity of Boston Court and its locality.

Note to Applicant: In order to minimise the impact of the development upon local wildlife and their habitats, the following measures are recommended:

- All building materials shall be stored on hard standing or on pallets, as far as practicable from hedgerows, scrub or potential habitat;

- Any excavations must be covered at night or fitted with a small animal escape ramp;
- No fires shall be lit on site;
- Any waste must be stored in a skip and not be allowed to accumulate in piles which could be used by wildlife;
- Any animals found on site should not be handled but be allowed to move away to a place of safety on their own.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Local Area Committee by the Planning Manager in the interest of transparency, because an owner of one of the flats, who has assisted with the application submission, works closely with Eastleigh Borough Council's planning department as a contractor.

Site characteristics, character of the locality & description of application:

2. The application site contains a three-storey block of flats located midway along Brownhill Road on its northern side. The flats are set back from the highway by way of long landscaped driveway with the bin store proposed within its landscaped approach opposite a parking area.
3. The immediate locality is fairly verdant and spacious, with a row of similarly styled detached properties opposite the entrance to Boston Court, and relatively dense vegetation separating the application site from neighbours to the east and west.
4. The proposed bin store would measure approximately 24sq.m, comprising of a concrete base bounded by timber hit and miss fencing and a gate measuring 1.8m in height, with a dropped kerb at the end of a level path to the bin store. Application documents can be viewed [here](#).

Planning History:

5. No relevant planning history.

Representations Received:

6. 1no. letter of objection has been received from the owner of Flat 11, Boston Court. Their concerns have been summarised below:
 - Harm to character and appearance: Visually prominent refuse structure in landscaped setting of Boston Court, undermining quality / appearance of

public-facing environment and communal setting, in conflict with the Local Plan and NPPF. Established bin arrangement is at the rear, out of sight and in the shadow of the building.

- Operational safety risk: Collection manoeuvres in close proximity to parking area and risk of vehicle conflict, obstruction, and accidental damage during loading/unloading.
- Impact on trees, landscaping and likely conflict with a small maple tree close to an area marked for installation through potential removal or harm via excavation/slab construction within its root protection area.
- Biodiversity: de minimis BNG claim does not remove the duty to avoid harm and secure enhancements. Notes comments made by the Council's ecology officer.
- Inconsistencies / inadequate information in submitted documents: Discrepancies in development area between the submitted information and plans (now addressed). Driveway width overstated by approx. 0.7m.
- Supplementary comments were received from this resident, following submission of a planting plan, which echoed the above points and questioned the accuracy of the planting plan.

Neighbours and residents have been re-consulted following the receipt of a planting plan after the initial consultation period ended. The re-consultation period ends on the 12/06/2026 and any responses received after the publication of this report will be included in an update paper.

Consultation Responses:

7. **Chandlers Ford Parish Council** – No comments received.
8. **EBC Tree Officer** – No objection. Despite the presence of trees in relatively close proximity, we do not raise an objection because the proposed structure is modest and unlikely to result in an adverse impact on the trees.
9. **EBC Ecology** – No objection. I have reviewed photos of the area. No objection subject to use of the precautionary working methods.

There are records of hedgehogs near this site. Aerial photos show some trees in this location. A precautionary working method must be used to prevent harm to wildlife that could be using this site. The application form claims the de minimis exemption from 10% biodiversity net gain (BNG), however some biodiversity enhancements are required in accord with Local Plan policy DM11 and NPPF 187d and 192b. Additional habitat for hedgehogs can be created on the property. Climbing flowering plants for pollinators can be planted around the bin store and can be trained up the fence.

10. **EBC Direct Services** – No comments received.

Policy Context and Designations Applicable to Site:

- Within the urban edge

Development Plan Policies

Eastleigh Borough Local Plan 2016-2036 (EBLP)

The most relevant policies of the EBLP are:

Strategic policies:

- S1 (Delivering Sustainable Development);
- S2 (Approach to New Development);

Development Management policies:

- DM1 (General Development Criteria);
- DM11 (Nature Conservation);
- DM14 (Car Parking).

Supplementary Planning Document:

- Quality Places (Nov 2011);
- Parking Standards (Sep 2025);
- Trees and Development (Dec 2022);
- Chandler's Ford and Hiltingbury Character Areas (Jan 2005).

National Planning Policy Framework

11. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development.

Planning Practice Guidance:

12. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background:

13. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.

Principle:

14. The application site lies within the urban edge where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies of the adopted local plan.
15. Relevant to this proposal would be EBLP policy DM1. Under its provisions, development should take full and proper account of the context of the site and be compatible and well-integrated with adjoining uses and in relation to adjoining buildings, spaces and views; whilst not having an unacceptable impact on residential amenity, the character and appearance of urban areas, and on biodiversity. Provision for the storage of waste and recyclable materials should also accord with the Council's Quality Places SPD, which requires waste and recycling storage to be safe, accessible and convenient for the intended users and properly integrated into the built environment.

Design, Appearance and Layout:

16. The position of the bin store would facilitate a more practical arrangement for refuse collection, allowing collection vehicles to either reverse slightly up the drive or station themselves outside the site, whilst bins are emptied. The current arrangement around the back of the flats is understood to be impractical for collection vehicles and, as such, is causing issues with waste and recycling collection. There is sufficient space to the front drive to allow for manoeuvring of bins, without resulting in an increased likelihood of conflict with vehicles parked in marked bays towards the front of the site. As such, the proposed bin storage is considered safe, convenient, and accessible for all users.
17. The impact of the bin store on the street scene of Brownhill Road will be limited. The store would not be noticeable on approach from the west and, although visible on approach from the east, would not be overly prominent. The use of timber panels in a hit and miss style will help the structure integrate with its surroundings.
18. On entry to the approach towards the flats there were concerns that introducing a fenced area to its landscaped approach may negatively impact its setting. A planting plan has therefore been put forward, denoting planting around the bin store on the elevations facing the flats and Brownhill Road. This would help soften its appearance and better integrate the structure into its surroundings. With planting in place, the proposed bin store is considered suited to the site and its locality in terms of form, scale and appearance, with the proposed landscaping likely to benefit visual amenity. As such, accordance with the submitted planting plan has been recommended as a condition.

Residential Amenity:

19. The development is considered to accord with the guidance set out in the 'Quality Places' SPD in relation to residential amenity. Given the scale and positioning of the proposal, significant screening and distancing from neighbouring properties, and the introduction of planting around the structure, there will be no unacceptable impact on the amenity of the residents of the flats in terms of degrading its communal space or on neighbouring properties in terms of loss of privacy, light or outlook.

Ecology and Trees:

20. In consultation with the Council's tree officer, there will be no likely adverse impact upon significant trees or other natural features worthy of retention. The planting plan indicates that a small tree adjacent to the installation would be retained and provides an indication of additional planting. The plan is considered sufficiently detailed and the additional planting around the bin store would help to soften views from Brownhill Road and from the flats.
21. The proposed development is not likely to significantly impact protected or priority species. Precautionary working methods around its installation have been included as an advisory note to applicant, as recommended by the Council's ecologist. Additional planting around the bin store is likely to enhance local biodiversity, in line with the requirement of EBLP policy DM11 to seek a biodiversity net gain in all planning decisions.
22. There are no likely significant impacts on the Solent or New Forest Special Protection Areas (SPA).

Sustainability Measures and Climate Change:

23. In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.
24. The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case, addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

Equalities Implications:

25. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

A public authority must, in the exercise of its functions, have due regard to the need to:

- a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

26. When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications.

Conclusion:

27. The proposed bin store is considered to accord with the relevant policies of the Local Plan and provides a practical improvement to on-site bin storage and collection. The structure is fairly unobtrusive and with the proposed soft landscaping in place would integrate within its verdant surroundings and not detract from the character and appearance of its landscaped approach or the wider locality. The recommendation is therefore to Permit, subject to conditions set out above.

