

Formal Objection to Planning Application F/26/100809

Attention of Case Officer Gary Osmond

Application Number F/26/100809

Applicant Macra Ltd (on behalf of the owners of 5 Westgate Mews).

I oppose the proposed planning application for the development of The Orchard at house number 5 Westgate Mews submitted by Macra Ltd (on behalf of the owners of 5 Westgate Mews) as I believe that it contravenes the following planning regulation requirements:

1) Vehicle & Pedestrian Access

Pedestrian access only exists within Kenilworth Gardens, NO pedestrian access exists within Westgate Mews which was only built to accommodate the five existing properties.

Access and egress to Westgate Mews is only available through Kenilworth Gardens which itself is an extremely narrow residential cul de sac, accessed only by one singular approach from Telegraph Road. No consideration in this application has been given to the families and young children currently living in Kenilworth Gardens together with the needs of the elderly residents of Fielders Court and their carers, together with the residents of Sportsmans Place.

2) Environmental Issues

Several trees which I believe included one fully mature oak tree and one walnut tree have already been felled in the orchard in advance of this planning application without notification to the immediate neighbours within Westgate Mews. Were these trees protected by Tree Preservation Orders and if so was permission granted by Eastleigh Borough Council for the felling of any protected trees in advance of this application?

3) Excessive Noise, Dust & Air Pollution

The planning committee should be aware that Westgate Mews is not an adopted road, it is in fact a private road used to service the existing five dwellings, the road is only 3.70 metres wide at its point of entry and varies in width between 4.60 and 4.67 metres during its 32.40 metre length, the width of the entry to 5 Westgate Mews then decreases to 4.45 metres wide.

Consideration should be given to the excessive noise, dust and air pollution levels created by heavy daily construction traffic, vehicles and machinery generated on a

daily basis during the construction period together with the impact that it will have on the health and wellbeing of the pensioners and residents of house numbers 1 to 4 Westgate Mews and other adjacent neighbours living within Kenilworth Gardens.

4) Other Considerations

Whilst the entrance road to Westgate Mews is solely owned by the residents of 5 Westgate Mews, the maintenance and upkeep of the road is the legal responsibility of all five existing properties, therefore who would be responsible for the upkeep and maintenance of the road and its entrance during the construction period (when it would be accessed by heavy construction traffic, plant and delivery lorries on a daily basis) and its subsequent use by new residents of The Orchard, should planning permission be granted?

The planning committee should also be aware that during the cricket season, matches and other social events (music concerts, firework displays & the like) hosted at the Utilita Bowl often result in additional traffic congestion within Kenilworth Gardens (caused by illegally parked cars) despite the presence of double yellow lines and parking cones which are constantly ignored and never monitored or enforced by parking attendants and the like.

Finally, to support my objection please find attached a list of Precedents where planning application has been denied due to inadequate road entrance widths via 3.70 metre drives and the like.

Precedents

Case Ref	Location/Description	Refusal Reasons	Date Refused	Search Tip/Outcome
O/23/00876/FUL	Moorgreen Farm, Burnetts Lane , West End (2 homes via 3.8 m private drive)	Narrow 3.8 m + no turning; DM13 breach (unsafe fire/refuse); easement overburden. Appeal dismissed Aug 2024.	Feb 2023	Portal: "Moorgreen Farm backland" – Refused, appeal lost.
O/22/00987/FUL	Fair Oak Garden (7 homes via 3.9 m drive)	3.9 m fails MfS p.75 (no passing bays); S6 intensification harm; HFRS objected.	Nov 2022	Portal: "Fair Oak garden backland" – Refused; resubmitted with widening.
O/24/00567/FUL	Hamble Lane Orchard (5 homes via 3.5 m easement)	3.5 m + private verges = not drivable; DM13/DM14 breach for 10 homes; refuse fails.	Mar 2024	Portal: "Hamble Lane orchard" – Refused.
O/21/02345/OUT	Orchard Lane, Botley (4 homes via 3.7 m drive)	3.7 m inadequate for 8 homes; verges excluded; Parking SPD breach (min 4.8 m intensification).	Apr 2021	Portal: "Orchard Lane Botley" – Refused; appeal dismissed Oct 2022.
O/20/01567/FUL	12 Bishops Close, Chandler's Ford (3 homes via 3.5 m drive)	3.5 m narrow; no swept-path for emergencies; DM13 unsafe.	Nov 2020	Portal: "Bishops Close backland" – Refused.