

Development Management

Eastleigh House, Upper Market Street, Eastleigh, SO50 9YN

Tel: 023 8068 8264 www.eastleigh.gov.uk

Office hours: Mon-Thurs 8.30am - 5pm, Friday 8.30am - 4.30pm

**Application for Planning Permission****Town and Country Planning Act 1990 (as amended)****Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	2
Suffix	
Property Name	
Address Line 1	Romsey Road
Address Line 2	
Address Line 3	Hampshire
Town/city	Eastleigh
Postcode	SO50 9FE

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
445596	119285
Description	

Applicant Details

Name/Company

Title

Mr

First name

Daniel

Surname

Brain

Company Name

Junction 13 Eastleigh

Address

Address line 1

Junction Church

Address line 2

2nd Floor, 41-47 High Street

Address line 3

Town/City

Eastleigh

County

Hampshire

Country

England

Postcode

SO50 5LG

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Site Area

What is the measurement of the site area? (numeric characters only).

Unit

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

Proposal:

Junction 13 Eastleigh, trading as Junction Church, hereby submits a planning application for the change of use of the premises located at 2 Romsey Road, Eastleigh, SO50 9FE from a 'sui generis' private members club to an F2 Community Centre. The proposed change of use will take effect upon Junction 13 Eastleigh's acquisition of the site.

Ownership and Management:

Following the acquisition, the premises will be owned and operated by the charitable company Junction 13 Eastleigh, trading as Junction Church.

Intended Use:

The primary purpose of the Community Centre is to provide a home for the Junction Church community and serve as a hub for the local community, clubs, societies, community bodies, businesses, and members of the public. The facility will reflect the utilization patterns of the unique facilities currently available at the Eastleigh Railway Institute.

Home for the Church:

The Community Centre will serve as a gathering place for the Church community, primarily on Sunday mornings. Additionally, it will facilitate the Church's diverse range of community support and engagement initiatives throughout the week, including but not limited to a Toddler group, women's craft club, Dad's play group, Deaf Cafe, and CAP debt relief centre.

Hub for the Community:

Reflecting the current use of the facilities by local and regional clubs, societies, community groups, public bodies, businesses and members of the public for private and community events. The facilities will be available for hire throughout the week for local community use. Plans include developing a family-friendly community cafe, encouraging the formation of new clubs and community groups, and providing space for local charities serving the community.

Bowls Lawn:

At the rear of the property, there is a bowls lawn currently used and maintained by a small bowls club. This activity will continue as ancillary to the primary use of the site.

Management and Operational Details:

The management of the facility will involve the active participation of both staff and volunteers from Junction Church, and it is anticipated that a Community Centre Manager will reside in the existing two-bedroom apartment within the main building. This residential arrangement is designed to facilitate the use of the premises during evenings and weekends. In the event that this arrangement does not materialize, alternative options would be explored, including the rental of the apartment to a suitable tenant or its conversion into space that further enhances the community center facilities.

Operating Hours:

The facility will be available for use between 8 am and 11 pm each day, depending on the requirements of users and staffing availability, consistent with its existing and historic opening times.

Equipment Changes:

As part of the proposed change of use, bar equipment currently on the premises will be removed.

Has the work or change of use already started?

- ☐ Yes
☒ No

Existing Use

Please describe the current use of the site

The site is currently run as a private working railways club, used for the benefit of its members with various club sections relating to members interests. The activities typically form around the presence of the club bar as the social focus of activities. As a means of additional income there is some hiring of the facilities to local businesses, community groups, clubs and charities, alongside live music events, and for wedding parties, birthdays and wakes through a temporary membership scheme. At the rear of the site is a bowling green currently used and maintained by a small number who form the bowls section within the club.

Is the site currently vacant?

- ☐ Yes
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes
☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☐ Yes
☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes
☐ No

Vehicle Type:

Cars

Existing number of spaces:

6

Total proposed (including spaces retained):

6

Difference in spaces:

0

Vehicle Type:

Cycle spaces

Existing number of spaces:

8

Total proposed (including spaces retained):

8

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes

☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes

☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes

☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Existing water course

☒ Soakaway

☒ Main sewer

☐ Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

☒ Mains sewer

☐ Septic tank

☐ Package treatment plant

☐ Cess pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes

☒ No

☐ Unknown

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes

☐ No

If Yes, please provide details:

We will use the existing space for bin storage and collection.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes

☐ No

If Yes, please provide details:

We will move our existing waste and recycling collection services to the site following completion of the purchase of the asset.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☒ Yes

☐ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

Waste typically of a domestic nature will be produced as part of hiring and church activities. This will be disposed of by means of trade waste bins supplied and regularly emptied by a specilaist trade waste contractor.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

☒ Yes

☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

☒ Market Housing

☐ Social, Affordable or Intermediate Rent

☐ Affordable Home Ownership

☐ Starter Homes

☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Existing Market Housing	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown	Total
Category Totals	0	1	0	0	Bedroom Total	1
					0	

Totals

Total proposed residential units	1
Total existing residential units	1
Total net gain or loss of residential units	0

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Use Class:

Other (Please specify)

Other (Please specify):

sui generis - private members club

Existing gross internal floorspace (square metres) (a):

807.73

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

807.73

Net additional gross internal floorspace following development (square metres) (d = c - a):

0

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	807.73	0	807.73	0

Tradable floor area

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

☐ Yes

☒ No

Loss or gain of rooms

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

- ☐ Yes
☒ No

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

F2 - Local community

Unknown:

No

Monday to Friday:

Start Time:

08:00

End Time:

23:00

Saturday:

Start Time:

08:00

End Time:

23:00

Sunday / Bank Holiday:

Start Time:

08:00

End Time:

23:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Q/23/95334

Date (must be pre-application submission)

02/06/2023

Details of the pre-application advice received

In principle I can see no issue in planning terms with what may be intended for the site. Indeed it would be good to see it retained in some form of community use. However, as was set out in my colleague Sarah Douglas's response to your previous enquiry (Our Ref: PD/23/95105), the existing use as a private members club would be considered 'sui generis' in planning terms. As such, any change to an alternative planning use would require a planning application to be submitted and approved.

As to which of the current planning uses classes your proposals would fall into, based on the information provided, I would suggest that an F2 use would be applicable to most of the activities mentioned. However, it may be that the range of uses proposed, such as retaining the bowling club, could mean that the site overall could be classed as a differing sui generis use, which would again require planning approval to be granted.

From what you have told me of the intentions for the old railway men's club, I would feel that the F2 classification would be most appropriate. An F1 classification is really intended for more formal educational purposes, such as a school or museum, places of worship, etc. As I understand it, the club would not be used as a place of worship, rather an extension of the 'non-religious' activities of the church and more akin to a community centre. Hence, the F2 classification being most appropriate.

As to the bowling club, it could be argued that they are ancillary to the current main members club and would remain so if/when the site is taken over by the church, i.e. they would be a minimal part of the overall activities taking place on site, therefore would carry little weight in the overall planning view.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
- ☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

**** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant: ***** REDACTED ***** House name: Eastleigh Railway Institute Number: 2 Suffix: Address line 1: Romsey Road Address Line 2: Town/City: Eastleigh Postcode: SO50 9FE Date notice served (DD/MM/YYYY): 06/02/2024 Person Family Name:

Person Role

- ☒ The Applicant
- ☐ The Agent

Title

Mr

First Name

Daniel

Surname

Brain

Declaration Date

06/02/2024

☒ Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Daniel Brain

Date

07/02/2024