

MR ADRIAN BARKER
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Application	PN/23/96630
Please ask for	Dawn Errington
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Thursday 8 February 2024

The Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2

Application No. PN/23/96630

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 21 December 2023 the Council, as Local Planning Authority hereby **Prior Approval Refused** the following :

Description: Prior Approval for agricultural access from Pembers Farm Avenue
Site: PEMBERS HILL FARM, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

Subject to due compliance with the following conditions:

- 1 The siting of the proposed agricultural access would be harmful to the visual and landscape amenity of the area by virtue of the loss of hedgerows and impact on attractive vista contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).
- 2 The siting of the proposed agricultural access at the end of Pembers Farm Avenue would result in unacceptable and inappropriate traffic movements through a quiet and safe residential area with associated risks to road safety and amenity, including impacts from debris, dust and noise, contrary to Policies DM1 and DM13 of the Eastleigh Borough Local Plan (2016-2036).
- 3 Note to Applicant: The application was refused following the assessment of the following plans: D2593 L.391 Rev 02; D2593 L.399 Rev PL03; PEM-LP-100C; D2593 L101 Rev 04; DSM/E4679/355 AA; D2593 L100; EXACCESS 001; 4.2m

6 Bar Metal Gate and PEM-EG-200A. In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), 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

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes