



Hampshire
County Council

Town and Country Planning Act 1990

To: IRUK Waste Planning & Consultancy
Highbridge Estates
Highbridge Road
Brambridge
Eastleigh
SO50 6HS

Application No: **CS/24/97256**

HCC Ref: EA115

For: AJM Material Salvage Ltd

Date of Application: 9 April 2024

Hampshire County Council, as Waste Planning Authority, **refuses permission** for the following development in respect of the plans and particulars:

Development: **Change of use from redundant agricultural land to open storage (minerals and waste uses)**

Site address: **Jacksons Farm, Bubb Lane, West End Hampshire SO30 2HL**

Plans and particulars: **The location plan (LOC-01), Application Plan (APP-01), Site Layout Plan (LAY-01), Elevations of Existing Barn (To Remain Unchanged in Proposal) (ELE-01), Elevations of Stocking Bays (ELE-02)**

Reason for Refusal

Planning permission is refused for the following reason:

The proposal would introduce an inappropriate urbanising form of development into the settlement gap and this area of designated countryside which would have an unduly adverse physical and visual effect on its prevailing character. Therefore, on balance, and giving appropriate weight to the Hampshire Minerals and Waste Plan (2013) and Eastleigh Borough Local Plan (2022), and considering the proposed uses, the proposal is considered an unsuitable use of the site and would not be in accordance with Policies 5 (Protection of the Countryside) and 13 (High quality design of minerals and waste developments) of the Hampshire Minerals and Waste Plan (2013) and Policies S5 (New development in the countryside) and S6 (Protection of settlement gaps) of the Eastleigh Borough Local Plan (2022).

All enquiries should be referred to Universal Services, The Castle, Winchester, SO23 8UD

Tel: (01962) 846746 Fax: (01962) 847055

**Director of Universal
Services**

11 December 2024



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Continued

Notes to Applicant

1. Important notes, including the rights of appeal, are set out on a sheet attached to this notice and you are advised to read these carefully.