

MR CHRIS MCDERMOTT  
23 MALIBRES ROAD  
CHANDLER'S FORD  
EASTLEIGH  
SO53 5DS

|                |                               |
|----------------|-------------------------------|
| Application    | F/24/98375                    |
| Please ask for | Clare Martin                  |
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Friday 31 January 2025

**Town and Country Planning Act 1990**  
**The Town and Country Planning (Development Management Procedure) (England)**  
**Order 2015**

Application No. F/24/98375

In pursuance of their powers under the above Act and in accordance with your application received on Monday 25 November 2024 the Council, as Local Planning Authority hereby **Refuse Planning Permission For** the following :

|                     |                                                                                                        |
|---------------------|--------------------------------------------------------------------------------------------------------|
| <b>Description:</b> | Change of use from light industrial/ storage (Classes B2 & B8) to a dance and fitness studio (Class E) |
| <b>Site:</b>        | LONGACRE HOUSE, WINCHESTER ROAD, BOTLEY, SOUTHAMPTON, SO32 2DH                                         |

For the following reasons:

- 1 Insufficient information has been provided to demonstrate whether a suitable, viable and available site could be found for the dance and fitness studio within an existing centre or edge of centre location, where the facility would be readily accessible to the community by a variety of transport modes. As such the proposal is contrary to Policy DM36 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.
- 2 The development would result in the loss of a B2/ B8 employment use, which would have a significant impact upon the continued primary employment use of the units at Longacre Farm. Furthermore, insufficient information has been provided to demonstrate whether an alternative B2, B8 or E(g)(ii)/ (iii) employment use could be found for

the site. As such the proposal is contrary to Policy DM15 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.

- 3 The proposed development fails to provide adequate provision for on site car parking which would encourage the parking of vehicles within the shared service yard and on the public highway, resulting in an interruption to the free flow of traffic and causing a hazard to other vehicles. As such the proposal is contrary to Policies DM13 & DM14 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.
- 4 External noise and increased traffic movements associated with the proposed use of the dance and fitness studio would have an unacceptable impact upon the amenity of the residents of the adjoining dwellings, particularly during the evenings. As such the proposal would be contrary to Policies DM1, DM8 & DM15 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.
- 5 Insufficient information has been provided to demonstrate whether external noise and traffic movements associated with the proposed use would have and impact upon bats. As such the proposal would be contrary to Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and provisions within the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: 934/10/100, 934/10/101, 934/10/102, 934/10/103, 934/10/104, 934/10/105 & 934/10/106.

- 7 Note to Applicant: In accordance with paragraph 38 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. In this instance the application has been refused as it is contrary to the relevant policies of the Local Plan and the planning harm was unable to be resolved.

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