

Planning Department
Eastleigh Borough Council
Eastleigh House,
Upper Market Street,
Eastleigh
SO50 9YN

Our Ref E-503-AW
Your Ref F/25/99168
Email: Alex@southernplanning.co.uk
Date: 31st August 2025
Status: Online

Dear Sir/Madam

Planning permission F/25/99168 - Retrospective change of use from unusable wasteland to concrete parking/open storage - HCE, Victory Close, Chandler's Ford, Eastleigh, SO53 4DG

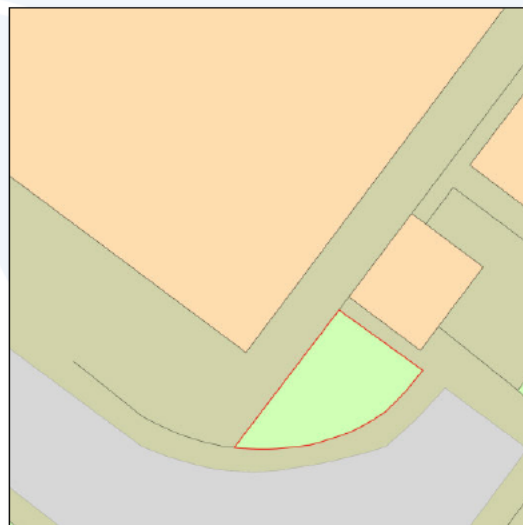
I am instructed by the applicant Mr Jonathan Greep of HCE, to submit an application under section 73a of the Town and County Planning Act. The application is for variation of condition 2 attached to the above planning permission.

Introduction

Planning permission F/25/9916 was granted on 16.07.2025 for the use of the land shown below for concrete parking/open storage.

The area of land is located within a designated employment area, to the south of the existing industrial unit currently occupied by HCE. HCE is a supplier of commercial kitchens and catering equipment across the UK.

The site is surrounded by commercial and industrial uses in the form of warehouses and areas of hardstanding associated with such uses.



Extract from approved block plan

Condition 2 of planning permission F/25/99168 reads as follows:

- 2 *The hardstanding area hereby approved shall be used only for purposes ancillary to the authorised use of the site and shall not be used for the external storage of **waste, hazardous materials, or for independent commercial operations not related to the main use of the site**, (authors emphasis) unless otherwise agreed in writing by the Local Planning Authority.*

Reason: In the interests of visual and residential amenity and to ensure compliance with the approved use of the site.

Southern Planning Practice Ltd

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester SO21 1NN
Tel: 01962 715770 E-mail: info@southernplanning.co.uk Website: www.southernplanning.co.uk
Registered in England and Wales No. 3862030

Proposal

It is proposed to vary this condition to read as follows:

- 2 *The hardstanding area hereby approved shall be used only for purposes ancillary to the authorised use of the site and shall not be used for the external storage of domestic or household waste, hazardous materials or for independent commercial operations not related to the main use of the site, unless otherwise agreed in writing by the Local Planning Authority.*

Reason: In the interests of visual and residential amenity and to ensure compliance with the approved use of the site.

Justification

The applicant wishes to use the area for bin storage in accordance with the description of the planning permission for “parking/open storage” however this is potentially limited by the inclusion of the broad terminology ‘waste’ in the wording of condition 2.

It is requested that the term ‘waste’ is defined as ‘domestic’ or ‘household’ waste so as not to restrict the commercial waste and or by-products generated by the business operations and activities, for example the packaging and materials associated with the supply, installation, service and maintenance of foodservice equipment which is not domestic or household waste but is considered commercial or trade waste.

The existing use of the area for bin storage was acknowledged in the delegated officer report for planning permission F/25/99168 under the ‘Impact on residential amenity’ section whereby the officer states “bin storage is a typical and expected feature within industrial estates, and its presence in this location is not considered to materially harm the amenity or operational function of the adjoining unit” and under the ‘Highways and parking’ section when referring to the comments of an objector “While objector raises concerns regarding pedestrian safety and the absence of a dropped kerb near the bin store, the hardstanding area appears to be used for internal circulation and servicing within the site boundary”. It therefore seems unreasonable to limit the storage of a bin store in this location, as it has recently been assessed in terms of the potential impacts on residential amenity and highway impacts as part of the original application and confirmed as not resulting in any material harm to the amenity or operational function of the adjoining unit nor does it give rise to any adverse impact on highway or pedestrian safety.

Paragraph 56 of the National Planning Policy Framework (NPPF) states that “Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations” and paragraph 57 states that planning conditions should be “enforceable, precise and reasonable in all other respects”. This condition is unreasonable to enforce, contrary to Paragraph 56 of the NPPF and paragraph 003 Reference ID: 21a-003-20190723 of the National Planning Practice Guidance (NPPG) given the implications for bin storage and the storage of trade waste has been assessed as acceptable in planning terms and such storage is currently limited by the use of the broad terminology ‘waste’ in the wording of the condition.

The allowance of commercial or trade waste in this location is therefore considered to accord with local plan policies DM1 and DM14 of the Eastleigh Borough Local Plan (2016-2036) as it would not

have an unacceptable impact upon residential amenities of both new and existing residents nor would it impact on highway or pedestrian safety.

Conclusion

It is considered that the rewording of the condition offers a common-sense approach to ensuring that the development is completed in accordance with local and national planning policy and it is respectfully requested that the variation to the wording of condition 2 of planning permission F/25/99168 be granted.

Yours sincerely



**Alexandra Webb BSc (Joint Hons) MSc MRTPI
Associate**