Development Management
Application No F/14/74775
Your ref
Please ask for Kitty Budden
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Mr Steven Dorricott
Simpson Hilder Associates Ltd
67a High Street
Lyndhurst
SO43 7BE

01 August 2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/14/74775

In pursuance of their powers under the above Act and in accordance with your application received on 17 June 2014, with subsequent amendments dated

30/07/2014

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Change of use to include a trade counter (A1), alterations to fenestration to include canopy, recladding and pitched roof to workshop (amended description)
Site: M G Metals Ltd Unit B1, Millbrook Close, Chandler's Ford, Eastleigh, SO53 4BZ

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 7309.101, 7309.102, 7309.103, 7309.105A, 7309.106B, 7309.107, 7309.108. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) The materials to be used must match as closely as possible, in type, colour and texture those listed in Section 11 of the application form.
Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) The trade counter areas hereby permitted shall be ancillary to the principle use of the units for B1/B2/B8 purposes and shall not be subdivided or utilised independently of the principle use. Reason: The location of the site is not considered suitable for a separate retail use.

(5) The floor area used for trade counter and display of goods shall not exceed 82.5 square metres of the gross internal floor space of the unit. Reason: To ensure that the employment use remains the primary use of the units.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, saved Policies [59.BE & 118.E].

Pre submission Eastleigh Borough Local Plan 2011-2029, Policies [DM1 & DM12].

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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.

Note to Applicant: The application site lies on the site of a former brick works and a current industrial estate.

The presence of 'made ground' and / or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including requirement to excavate the existing floor slab.

Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, ‘made ground’ or of contaminated soils, then this should be brought to the attention of the Environmental Health Service.

Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)