Development Control
Application No F/13/73229
Your ref
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23 December 2013

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

Application No. F/13/73229

In pursuance of their powers under the above Act and in accordance with your application received on 18 October 2013, with subsequent amendments dated

18/11/2013

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

Description: Change of use of existing unit from retail (A1) to restaurant/café (A3) and addition of outdoor seating area at front
Site: Unit 3 Hedge End Retail Park, Charles Watts Way, Hedge End, Southampton, SO30 4RT

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: SU-1001, I-1105 RevC, Loc 01. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) The development hereby permitted shall be used for a coffee shop [mixed A1/A3 use] and for no other purpose in Class A3 of the Schedule to the Town and Country Planning [Use Classes] Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To restrict the use of the premises in the interests of the vitality and viability of the shopping area.

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, comprising the Eastleigh Borough Local Plan Review [2001-2011], and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Revised Consultation Draft Eastleigh Borough Local Plan [2011-2029] the local planning authority is of the opinion that permission should be granted.

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

Eastleigh Borough Local Plan Review 2001-2011, saved Policies 59.BE & 104.T.

Revised Consultation Draft Eastleigh Borough Local Plan 2011-2029 Policies DM1 & DM24.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)