Development Control
Application No F/13/73238
Your ref
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Hours of work Mon-Thurs 9-5 Fri 9-4.30
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Mr M Feely
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The Coach House
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LS25 5DU

22 November 2013

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

Application No. F/13/73238

In pursuance of their powers under the above Act and in accordance with your application received on 30 September 2013, with subsequent amendments dated

07/11/2013

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

Description: Erection of single storey building for storage purposes
Site: Marks And Spencer Plc, Tollbar Way, Hedge End, Southampton, SO30 2UH

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 9001 F 02, 9003 T Revision 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 materials to be used must match as closely as possible, in type, colour and texture those listed in Section 9 of the application form. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) The development hereby approved shall be used only for the storage of ambient food and general merchandise in association with the existing store and shall not at any time be used for additional retail floorspace. Reason: To protect the vitality and viability of town and local centres.

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 34.ES, 59.BE, 100.T, 104.T, 134.TC.

Revised Consultation Draft Eastleigh Borough Local Plan 2011-2029, Policies DM1, DM5, DM19. DM23, DM37.

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)