Development Management
Application No F/14/73868
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31 March 2014

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

Application No. F/14/73868

In pursuance of their powers under the above Act and in accordance with your application received on 10 January 2014

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

Description: External alterations to existing warehouse (Class B8) and part change of use to a builders' merchant (SUI Generis) for display, sale and storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage and associated works.
Site: Unit 16, Parham Drive, Eastleigh, SO50 4NU

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 2160/1 Rev C, 2160/3 Rev B, 2160/4 Rev D, 2160/5 Rev B, 2160/6 Rev D, 2160/7 Rev B, 2160/8 Rev B. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(3) Details of external security lighting, lockable gates and all other crime prevention proposals must be submitted to and approved in writing by the Local Planning

Authority before development commences. The development must then accord with these approved details. Reason: In the interests of crime prevention.

(4) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the cycle parking, car parking, and the loading and unloading of vehicles shall have been made available, surfaced and marked out, and the areas must be retained and reserved for that purpose at all times. Reason: In the interests of highway safety.

(5) The use hereby permitted shall not be open to customers, no machinery shall be operated and no process shall be carried out within the site outside the following times 0700-1800 nor at any time on Sundays, Bank or Public Holidays without the prior written consent of the Local Planning Authority. Reason: To protect the amenities of occupiers of nearby dwellings.

(6) No deliveries shall be taken at or despatched from the site outside the following times 0700 - 1800 nor at any time on Sundays, Bank or Public Holidays without the prior written consent of the Local Planning Authority. Reason: To protect the amenities of occupiers of nearby dwellings.

(7) No sound amplification equipment, which is audible outside the premises, shall be installed in the premises without the consent, in writing, of the Local Planning Authority. Reason: In the interests of the amenities of occupiers of nearby properties

(8) No external plant or equipment shall be installed or used without the prior written consent of the Local Planning Authority. Any external plant designed for use in connection with the building must have provided with it the sound mitigation measures necessary to ensure that the amenity of occupiers of neighbouring premises are protected etc. Reason: To protect the amenity of occupiers of adjoining residential property.

(9) Any plant or equipment used for the purpose of air conditioning shall be provided with suitable acoustic attenuation, or sited at agreed locations, to mitigate the effects of noise as approved in writing by the local planning authority. Reason: In the interests of amenity.

(10) The use hereby permitted shall be for used as a builders merchants only and for no other purpose (including any purpose in Class B8 of the Schedule of the Use Classes (Amendment) Order 2005, or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification). Upon cessation of this use, the use shall revert to the previous use, namely Class B8 of the Schedule of the Use Classes (Amendment) Order 2005. Reason: To restrict the use of the premises in the interests of local amenity and highway safety.

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 Pre-Submission 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, 62.BE, 100.T, 104.T, 118.E, 134.TC

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies S1, S4, DM1, DM2, DM12, DM23, 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.

Under the Town and Country Planning [England] Regulations 2012, a fee is now required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)