Development Control
Application No F/13/72777
Your ref
Please ask for Narinder Phagura
Direct dial 023 8068 8495
Hours of work Mon & Tues only
e-mail narinder.phagura@eastleigh.gov.uk

Mrs A Webb
Southern Planning Practice
Youngs Yard
Churchfields
Twyford
Winchester
SO21 1NN

27 August 2013

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

Application No. F/13/72777

In pursuance of their powers under the above Act and in accordance with your application received on 2 July 2013

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

Description: Change of use of existing ground floor retail unit (A1) to hot food takeaway (A5) & addition of external extraction flue
Site: 8 Botley Road, Hedge End, Southampton, SO30 2HE

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered:E/400/AJW/001, E/400/AJW/002, E/400/AJW/003. 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 not operate and no deliveries shall be received or dispatched from the site except between the hours of 12-2pm and 5-10pm Monday to Saturday and 5-10pm on Sundays and Bank Holidays. Reason: To protect the amenity of the occupiers of nearby properties.

(4) The odour neutraliser plant must be installed and in full working order prior to the commencement of the use and, as long as the use continues, be operated in such a

manner as will effectively suppress the emission of fumes or smell. Reason: To protect the amenities of the occupiers of nearby properties.

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 including the National Planning Policy Framework and the emerging 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,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 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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)