Development Control
Application No F/12/71334
Your ref
Please ask for Steve Nangreave
Direct dial 023 8068 8254
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail steve.nangreave@eastleigh.gov.uk

Jem Musselwhite
106 Burton Road
Winchester
SO22 6JF

18 December 2012

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

Application No. F/12/71334

In pursuance of their powers under the above Act and in accordance with your application received on 10 September 2012

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

Description: Two storey front extension and partial change of use of first floor showroom to provide coffee shop and meeting space
Site: Haywood Office Services, Unit 1, Trafalgar Close, Chandler's Ford, Eastleigh, SO53 4BW

Subject to due compliance with the following conditions:

(1) 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.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:01,02,03
Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(4) The partial change of use of first floor showroom to coffee shop and meeting area will remain an ancillary element to the main use of the building. Reason: To protect the vitality and viability of the town, district and local centres.

(5) No development shall take place until the applicant has carried out an adequate assessment of the risks, to or arising from the proposed development, and a report of this assessment, including recommendations for protecting of the development has been received and approved in writing by the Local Planning Authority. British Standard BS10175:2011 "Investigation of potentially contaminated sites - Code of Practice" is a useful source of advice on site investigation. Any recommendation for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the Local Planning Authority to certify that the works have been implemented in accordance with that scheme. Reason To ensure the site is satisfactorily de-contaminated.

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 104.T 117.E 134.TC 142.TC.

Pre submission Eastleigh Borough Local Plan 2011-2029, DM1 DM12 DM19

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.

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

Informative - The applicant is advised to contact David Reed from the Environmental Health Unit to discuss the requirements for condition 5 of this planning permission on 02380 683352.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)