Development Management
Application No X/16/77891
Your ref
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Vail Williams Llp
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SO14 3TJ

11 March 2016

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. X/16/77891

In pursuance of their powers under the above Act and in accordance with your application received on 21 January 2016

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

Description: Variation of condition 13 of planning permission F/13/73591 to extend hours of opening to 07.00 to 23.00 Monday to Sunday
Site: 3 High Street, West End, Southampton, SO30 3AA

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall comply with all conditions imposed on the full planning permission F/13/73591, which was permitted on 19 March 2014, with the exception of condition 13. Reason: To secure properly planned development.

(2) The development hereby permitted shall not operate except between the hours of 07:00 to 23:00 Monday to Sunday. Reason: To protect the amenity of the occupiers of nearby properties.

Informative Note:
Whilst there appears to be low potential for bat roosts in the buildings to be demolished, if any are discovered during works, the applicant should note that all species of bat are legally protected and therefore the work should stop and the statutory nature conservation organisation, Natural England, must be contacted for advice.

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 25.NC, 29.ES, 36.ES, 59.BE, 63.BE, 69.BE, 100.T, 101.T, 102.T, 104.T, 134.TC, 142.TC, 191.IN

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies DM1, DM7, DM9, DM19, DM23, DM24, DM35, 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PVR)