Development Management
Application No F/14/74920
Your ref
Please ask for Steve Nangreave
Direct dial 023 8068 8254
Hours of work Mon-Thurs 9-5 Fri 9-4.30
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Mr Morgan Bailey
Orme Ltd
2 Farm Road
Street
BA16 0BJ

19 December 2014

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

Application No. F/14/74920

In pursuance of their powers under the above Act and in accordance with your application received on 28 July 2014, with subsequent amendments dated

28/07/2014

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

Description: Installation of new shopfront, 3 no. external air conditioning units, refrigeration condensor and ATM
Site: 468 Fair Oak Road, Fair Oak, Eastleigh, SO50 7AL

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 631/101, 631/103, 631/104, 631/105, 631/106, 631/108, Installation Guidance NM-10-2013-GA-4 and NM-10-2013-GA-2 . 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 proposed acoustic fence shall be installed within three months of the date of this planning permission. Within six months of the installation of the acoustic screen a report detailing the plant noise emissions shall be submitted to and agreed in writing by the Local Planning Authority. If the plant noise emission limits set out in the submitted report, Environmental Noise survey and plant noise impact assessment reference RF84724/NIA rev.A; for Uplands Retail; by Noise Solutions Ltd dated

03/06/13, Section 5.0, have not been achieved then further mitigation work will be required to be undertaken until the limits have been achieved, validated and agreed in writing by the Local Planning Authority. ..
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, 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 Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', 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 41.ES 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy DM1

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 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)