Development Management
Application No F/15/77191
Your ref
Please ask for David Huckfield
Direct dial 023 8068 8811
Hours of work Mon-Fri 9-5
e-mail david.huckfield@eastleigh.gov.uk

Mr Gregory Gray
Gregory Gray Associates
Victoria House
18-22 Albert Street
Fleet
GU51 3RJ

23 December 2015

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

Application No. F/15/77191

In pursuance of their powers under the above Act and in accordance with your application received on 28 September 2015

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

Description: Single storey garden centre concession building following demolition of existing building and erection of retaining wall.
Site: Wyevale Garden Centre, Winchester Road, Fair Oak, Eastleigh, SO50 7HD

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 2014-090-010 REV A, 2014/090/100, 2014/090/101, 2014/090/102, 2014/090/103, 10103A. 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 materials to be used must match as closely as possible, in type, colour and texture those listed in Section 9 of the application form. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) The retail sales from the building hereby permitted shall be limited to nursery stock, garden sundries, garden sheds and greenhouses, the sales of cold water and

tropical fish, fish supplies, ponds and tanks. The building shall be used for no other purposes within Class A1 of the Schedule to The Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking or re-enacting that Order with or without modification. Reason: To enable the Local Planning Authority to regulate and control the use of the land.

(5) Upon the building the subject of this permission being brought into use, the existing building occupied by Maidenhead Aquatics shall cease to be used for retail purposes and shall revert to being used for storage ancillary to the operations carried out within the garden centre site as a whole and for no other purposes whatsoever. For the avoidance of doubt, this building is that denoted as 'Existing Building' to the western side of the 'New steel framed building' hereby permitted as shown on approved drawing number 2014/090/101. Reason: To enable the Local Planning Authority to regulate and control the use of the land.

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 1.CO, 10.CO, 59.BE, 104.T, 134.TC.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies S9, DM1, DM16, DM19, DM22, 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)