Development Management
Application No F/15/77693
Your ref
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Miss Clara Blagden
Savills (Uk) Limited
33 Margaret Street
London

15 February 2016

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

Application No. F/15/77693

In pursuance of their powers under the above Act and in accordance with your application received on 10 December 2015, with subsequent amendments dated

30/12/2015

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

Description: Reconfiguration of existing car park with associated landscaping and alterations to existing elevations
Site: Bradbeers Retail Park, Wellington Park, Hedge End, Southampton, SO30 2QY

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1274-P-0101 Rev A, 1274-P-0102, 1274-X-0101, 1274-X-0102, 1274-X-0103, 531-01, 531-02, 531-03. 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) No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(4) No development shall start until details for the on site provision of a cycle shelter have been submitted to and approved in writing by the Local Planning Authority. The cycle shelter must be provided in accordance with the approved details and retained/maintained thereafter Reason: In the interest of amenity and to ensure adequate provision for cyclists.

(5) No development shall start until plans and details for the proposed retaining wall and steps have been submitted to, and approved in writing by, the Local Planning Authority. The development must then be implemented in accordance with the approved details. Reason: In the interest of amenity and safety.

(6) No development shall start until details of the proposed tree pits have been submitted to, and approved in writing by, the Local Planning Authority. The new trees must be planted in accordance with these approved details and as shown on the approved landscaping plans. Reason: In the interest of the visual amenity.

(7) No tree or scrub clearance shall occur on site during the bird nesting season between 1st March & 31st August unless supervised by an appropriately qualified ecologist. Reason: To prevent harm to breeding birds.

(8) All hard & soft landscaping and tree planting shall be carried out in accordance with the approved details and to the appropriate British Standard, within a period of 12 months following completion of the development. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenity of the locality.

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, the local planning authority is of the opinion that permission should be granted.

The following development plan saved policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review [2001-2011], saved Policy: 34.ES, 35.ES, 45.ES, 59.BE, 62.BE, 63.BE, 100.T, 102.T, 104.T, 134.TC, 190,IN

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.

Note to Applicant: The application simply relates to the refurbishment of external elevations. It does not trigger any alterations to the permitted use of the existing floorspace.

Note to Applicant: Under the British standard code of practice for crane operators, the operator has an obligation to contact Southampton Airport concerning the use of any cranes at least 28 days prior to the operation.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)