Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69356
Your ref
Please ask for Rachel Illsley
Direct dial 023 8068 8446
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Mr Ian Robinson
Mountford Pigott Ltd
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New Malden
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12 October 2011

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

Application No. F/11/69356

In pursuance of their powers under the above Act and in accordance with your application received on 13 July 2011, with subsequent amendments dated

15/08/11

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

Description: Refurbishment and recladding of existing retail unit; addition of non-trading mezzanine (2,598 sqm gross floorspace); associated amendments to car park and external works improvements.
Site: Wickes, Unit 27, Tollbar Way, Hedge End, Southampton, SO30 2QY

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1121-F08, 1121-F07, 1121-F05-D, 1121-F04-D, 1121-F06-D, 1121-X03-A, 1121-X02-B, 1121-X01-B. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) 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.

(3) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(4) Prior to the commencement of the development hereby permitted, full details of the proposed cycle and trolley storage areas shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with the approved details and provision made on site prior to the first use of the mezzanine floor. Reason: To ensure satisfactory storage provision.

(5) Details of the type of construction proposed for the new sections of footways including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water and details of the programme for the making up of the footways must be submitted to and approved by the Local Planning Authority in writing before development commences. Implementation must be in accordance with the approved plans and provision made on site prior to the first occupation of the mezzanine floor.
Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.

(6) Prior to the commencement of the development hereby permitted, full details of the regrading and resurfacing works, (including existing and proposed levels and measures for surface water drainage,) to the car park shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with the approved plans and provision made on site prior to the first occupation of the mezzanine floor. Reason: In the interests of highway safety.

(7) Prior to the commencement of the development hereby permitted, full details of the new trees to be planted in the car park area, as well as a maintenance plan and planting timetable shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with the approved details and provision be made on site by a date to be agreed with the Local Planning Authority. Reason: To ensure satisfactory planting on site.

(8) Prior to the commencement of the development hereby permitted, full details of the proposed link to the cycle/footway on the eastern boundary, including means of construction, sections and elevations, details of the trees to be removed, replacement planting details, improvements to bat foraging habitat, materials, drainage and tree protection measures, (which should conform to BS5837:2010), shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with the approved details and provision made on site prior to the first use of the mezzanine. Reason: In the interests of highway safety and the protection of natural features being retained on site.

(9) Notwithstanding the established retail use of the premises, the mezzanine floor hereby approved within it shall only be used for storage and other purposes ancillary to the use of the ground floor, and shall not be used for the purposes of the display and sale of retail goods. Reason: To control the amount of retail floor space in the interests of protecting the vitality and viability of existing town centres.

(10) The development hereby permitted shall implement the proposals regarding encouraging sustainable transport options and measuring and monitoring staff travel patterns contained within the travel plan submitted in support of the application, (royal Haskoning - July 2011, ref: 9W7790), which is hereby approved. Reason: To encourage sustainable travel patterns to and from the store.

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, 117.E, 118.E, 102.T, 103.T, 104.T, 134.TC

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.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)