Development Management
Application No F/17/79842
Your ref
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Jackson Planning Ltd
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09 March 2017

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

Application No. F/17/79842

In pursuance of their powers under the above Act and in accordance with your application received on 13 January 2017

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

Description: Change of use from mixed A1 and A3 to microbrewery (B1c) & bar (A4) with ancillary residential accommodation at first floor (C3), including minor external works
Site: 1 Bishopstoke Road, Eastleigh, SO50 6AD

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1637-001, 1637-002, 1637-003, 1637-004, 1637-005, 1637-006, 1637-101, 1637-110, 1637-201, 1637-202, 1637-210, 1637-211, 1637-212, 1637-220, 1637-301, 1637-302 & 1637-303. 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 B1c microbrewery use hereby approved shall not be brought in to use until a noise report that assesses the impact of this use upon neighbouring residential properties and where necessary, a mitigation scheme has been submitted to, and approved in writing by the Local Planning Authority. The development shall be carried

out in accordance with the approved mitigation details. Reason: To protect the amenities of neighbouring occupiers.

(4) Prior to the first use of the Class B1c microbrewery, details of an extract system/s to reduce the impact of dust emission on residential amenity shall be submitted to and approved in writing by the Local Planning Authority. These approved details shall be implemented in full before the first use of the premises and thereafter maintained. Reason: To protect the amenity of neighbouring occupiers.

(5) Prior to the A4 use hereby approved being brought into operation, details of secure customer cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. These approved details shall be installed and ready for use prior to first opening of the A4 use and shall be retained thereafter. Reason: To encourage more sustainable modes of travel.

(6) No deliveries associated with either approved use shall be received or dispatched from the site except between the hours of 07:00 to 18:00 Monday to Friday and 07:00 to 17:00 on Saturdays. Reason: To protect the amenities of neighbouring occupiers.

(7) Occupation of the first floor flat shall be limited solely to persons working for the A4 and B1c uses hereby approved. Reason: Independent occupation of the flat would likely lead to concerns for residential amenity.

Note to Applicant: This development is located within a resident's parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

Note to Applicant: 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)