Development Management
Application No F/14/75443
Your ref
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Advoco Planning Ltd
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07 January 2015

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

Application No. F/14/75443

In pursuance of their powers under the above Act and in accordance with your application received on 13 November 2014

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

Description: Change of use from car wash (sui generis) to light industrial (class B1 (c)) including ancillary storage and office accommodation
Site: Unit 1a, Dutton Lane, Eastleigh, SO50 6AA

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 001, 002 Rev A, 003. 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 machinery, equipment or plant shall be operated, no processes shall be carried out and no deliveries taken at or dispatched from the site except between the hours of 0800-1800 Monday to Saturday and at no time on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby properties.

(4) The development hereby approved shall be used only for purposes within Class B1(c) of the schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes. Reason: In the interests of highway safety and local amenity.

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 25 NC, 59.BE, 117E, 121.E.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, policies DM1, DM5, DM7.

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)