Development Management
Application No F/15/76068
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15 April 2015

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

Application No. F/15/76068

In pursuance of their powers under the above Act and in accordance with your application received on 19 February 2015

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

Description: Provision of trade counter
Site: Unit 2 Discovery Business Park, Brickfield Lane, Chandler's Ford, Eastleigh, SO53 4DP

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 100, 101, 102. 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 trade counter areas hereby permitted shall be ancillary to the principle use of the units for B1c (Light Industry) purposes and shall not be subdivided or utilised independently of the principle use. Reason: The location of the site is not considered suitable for a separate retail use.

(4) The trade counter shall be used for trade sales only with no retail sales to the general public with hours of operation being between 8am and 6pm Monday to Friday, 8am to 1pm on a Saturday and not at all on a Sunday or Bank Holiday. Reason: The location of the site is not considered suitable for a separate retail use.

(5) The floor area used for trade counter and display of goods shall not exceed 15 square metres of the gross internal floor space of the unit. Reason: To ensure that the employment use remains the primary use of the units.

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 59.BE and 118.E

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies DM1 and DM12

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.

Note to Applicant: It is noted that the proposed plans show a larger mezzanine floor that currently exists however this is not included as part of the application and has not therefore been considered further. Please note this additional floor space will require planning consent.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)