Development Management
Application No X/16/78941
Your ref
Please ask for Kitty Budden
Direct dial 023 8068 8266
Hours of work
e-mail kitty.budden@eastleigh.gov.uk

Savills Uk Limited
33 Margaret Street
London
W1G 0JD

09 November 2016

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

Application No. X/16/78941

In pursuance of their powers under the above Act and in accordance with your application received on 20 July 2016

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

Description: Variation to Condition 8 of Planning Permission Z/28673/11 to enable the sale of a range of child and baby related goods (including non-bulky goods)
Site: Unit 1b Bradbeers Retail Park, Wellington Park, Hedge End, Southampton, SO30 2QY

Subject to due compliance with the following conditions:
(1) 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.

(2) The development hereby permitted shall be implemented in accordance with the following plan titled: Site Location Plan, July 2016. Reason: For the avoidance of doubt and in the interests of proper planning.

(3) No more than 49% of the net sales floor space shall be used for unrestricted retail sales purposes within Use Class A1 (not including any ancillary café) and, notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, a minimum of 51% of the net sales floor space shall be used for the sale of the following Class A1 goods and associated services only: DIY materials and building supplies; furniture, household textiles, furnishings and carpets; domestic electrical appliances; auto accessories; garden equipment and materials; boats; child and baby home and travel products (e.g. prams, pushchairs, car seats,

cots and baby baths); toys, games, party and play equipment and educational apparatus and parent, child and baby accessories (e.g. feeding products and equipment) and associated ancillary facilities including a children's play area, private ultrasound scan facility and demonstration room. Reason: To limit the retail impact of the development and preserve the vitality and viability of the town centres.

(4) The retail premises, the subject of this permission, shall not be subdivided and there shall be no concessions without the prior written approval of the Local Planning Authority.
Reason: To limit the retail impact of the development and preserve the vitality and viability of town centres.

(5) No goods, plant or material shall be deposited or stored in the open or displayed for sale in the open on the site without the prior consent in writing of the Local Planning Authority. Reason: In order to protect the amenities of the area, and/or to maintain adequate parking areas.

(6) Notwithstanding the provisions of the Town and Country Planning (Uses Classes) Order 1988, or any order revoking and re-enacting that Order with or without modification, the use of the restaurant must be restricted to uses within Use Class A3 only. Reason: To protect the viability of local shopping centres as a whole.

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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PVR)