Development Management
Application No F/14/74941
Your ref
Please ask for Steve Nangreave
Direct dial 023 8068 8254
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail steve.nangreave@eastleigh.gov.uk

Mr Andrew Ward
Pep Project Management Ltd
3rd Floor Tring House
77-81 High Street
Tring
HP23 4AB

18 September 2014

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

Application No. F/14/74941

In pursuance of their powers under the above Act and in accordance with your application received on 9 July 2014, with subsequent amendments dated

27/08/2014 & 04/09/2014

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

Description: Single storey front extension and external barriers
Site: Costa Coffee Channon Retail Park, Woodside Avenue, Eastleigh, SO50 9NA

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 plans numbered: LOC1, A291014/01, A291014/02, A291014/03 Rev A, A291014/04, A291014/05, A291014/ext101 Rev B, A291014/ext105 Rev A. Reason: For the avoidance of doubt and in the interests of proper planning.

(3)The development hereby permitted shall be used for a coffee shop and for no other purpose, including any other purpose in Class A3 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. Reason: To restict the use of the premises in the interests of the vitality and viability of shopping areas.

(4) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

(5) The proposed development hereby permitted shall not be open to customers and no deliveries shall be received or dispatched from the site except between the hours of 0730 to 1800 Monday to Saturday and 1000 and 1700 Sunday and Bank Holidays. Reason: To protect the amenity of the occupiers of nearby properties.

(6) Prior to occupation of the approved scheme, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and boundary treatment, and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(7)The landscape must be completed within 12 months from the completion of the development hereby permitted, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: In the interests of the visual amenities of the locality.

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 (comprising: Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and 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 60.BE 142.TC 110.T].

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 (comprising: Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014). [DM1 DM2, DM23, DM24].

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.

Under the Town and Country Planning [England] Regulations 2012, a fee is now required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)