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Development Control
Application No F/11/68721
Your ref
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Mr D Rockman
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26 April 2011

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No. F/11/68721

In pursuance of their powers under the above Act and in accordance with your application received on 3 March 2011

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

Description: Change of use from B1 (Business), B2 (General Industrial), and B8 (Storage & Distribution) to D1 (Education & Training Centre)
Site: Unit 5a Tower Industrial Estate, Tower Lane, Eastleigh, SO50 6NZ

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: 001, 002, 003.
Reason: To ensure that the development is completed in accordance with the approved plans.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) The development hereby permitted must not be brought into use until a plan showing car and cycle parking arrangements has been submitted to and approved in writing by the LPA. The areas shown on the approved plan for the parking of vehicles must be made available, surfaced and marked out, and the areas must be retained, including those areas marked out on the plan as being unallocated prior to use commencing, and reserved for that purpose at all times.
Reason: In the interests of highway safety/amenity.

(4) The use hereby permitted shall be carried out only by OLCI Construction Training for D1 non-residential education purposes. The applicant shall inform the LPA of their intent to cease occupation prior to doing so. When the premises cease to be occupied by OLCI Construction Training, the D1 training use shall cease and revert to the previously permitted employment uses.
Reason: To ensure the availability of appropriate industrial sites in the future.

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, or the employment base and it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

The following development plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, saved Policies, 117.E, 118.E.

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)