Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70661
Your ref
Please ask for Gary Osmond
Direct dial 023 8068 8490
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail gary.osmond@eastleigh.gov.uk

Mr C Patrick
Consultant Planning Services
29 Ruby Road
Bitterne
Southampton
SO19 7NB

28 June 2012

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

Application No. F/12/70661

In pursuance of their powers under the above Act and in accordance with your application received on 29 March 2012

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

Description: Change of use from domestic dwelling (C3) to a childrens day nursery (D1)
Site: 93 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AQ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Location, Block, 01 & 001-OGDEN. Reason: For the avoidance of doubt and in the interests of proper planning.

(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) Details of the reinstated front boundary treatment must be submitted to and approved in writing by the Local Planning Authority before development commences. The front boundary treatment must then accord with these approved details and be in place prior to the opening of the nursery hereby approved. Reason: To ensure that the external appearance of the development is satisfactory.

(4) Prior to the opening of the nursery the existing vehicular access to the site as shown on approved drawing '001-OGDEN' must be stopped up and abandoned and footway and verge crossings shall be reinstated in accordance with details to be approved by the Local Planning Authority, immediately after completion of the new access, or by such later date as may be determined by the Local Planning Authority. The permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit should be obtained from Hampshire County Council at Hampshire Highways, Hampshire County Council, Jacobs Gutter Lane, Totton, Southampton, SO40 9TQ. Reason: To provide sufficient on-site parking and in the interests of highway safety/amenity.

(5) The development hereby permitted must not be brought into use until the areas shown on the approved plan '001-OGDEN' for the parking of vehicles shall have been made available, surfaced and marked out, and the areas must be retained and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

(6) The development hereby permitted shall be used for a children's day nursery and for no other purpose (including any purpose in Class D1 of the Schedule of the Use Classes (Amendment) Order 2005, or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification). Reason: To restrict the use of the premises in the interests of highway safety and local amenity.

(7) The use hereby approved shall only be open to parents and children between 0800 hours and 1830 hours Monday to Friday and not at all on Saturdays, Sundays or Bank Holidays. Reason: In order to protect the amenities of neighbouring residential properties.

(8) The external play area shall only be used for external play and children's activities between 0900 hours and 1700 hours Monday to Friday and at no other time. Reason: In order to protect the amenities of neighbouring residential properties.

Note to Applicant: Please ensure that the swimming pool to the rear of the site, if it is to remain, is kept secure at all times in the interests of the children's safety.

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, 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 [59.BE, 182.LB & 186.IN].

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)