Awarded for excellence

Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/10/68320
Your ref
Please ask for Dawn Errington
Direct dial 023 8068 8260
Hours of work Mon 9-3/Wed 9-1/Tu&Th 9-5
e-mail dawn.errington@eastleigh.gov.uk

Mr R Greenwood
WGDP Ltd
Cross Keys House
22 Queen Street
Salisbury
SP1 1EY

11 July 2011

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

Application No. F/10/68320

In pursuance of their powers under the above Act and in accordance with your application received on 8 December 2010, with subsequent amendments dated

27-Jun-2011

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

Description: Extension of time to implement extant planning permission F/08/62428 for amendments to external design of retail units, sub division of Unit 4, provision of new vehicular and pedestrian access and an enlarged roundabout, regrading and realigning of car parking and revisions to landscaping.

Site: Centre 27 Retail Park, Wellington Park, Hedge End, Southampton, SO30 2QY

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: 446.10.T01, 446.19.05, 446.19.04, 0095-PD10-I, 446.29.03, 446.15.01, 0095-X01B, 0095-X02, 0095-PD-07-A, 0095-PD-08-G,0095-PD-09-C,9W1347/GA/01RevF; 382.02RevD; 382-03; 382-09RevC; and 382.DL01; 9W1347/TM/01. 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) Details of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(4) The lockable car park barriers and other crime prevention measures shown on drawing 9W1347/GA/01 shall be provided before the use of the new vehicular access first commences and these measures shall be used and retained thereafter.. Reason: In the interests of crime prevention.

(5) The approved landscape scheme must be completed within 12 months of the completion of the works hereby approved, or by such later date as the Local Planning Authority may determine. Any trees or plants which die during the first five years must be replaced during the next planting season. Reason: To ensure that the appearance of the development is satisfactory.

(6) Prior to the commencement of the development hereby permitted, elevational details of the proposed cycle shelter must be submitted to and approved in writing by the local planning authority. The shelter must be provided in accordance with the approved details and retained /maintained thereafter. Reason: in the interests of visual amenity and to ensure adequate provision for cyclists.

(7) The development shall be implemented in accordance with the approved highway, car parking and landscaping phasing plan ref 9W1347/TM/01 and statement received 27 June 2011. Reason: in the interests of highway safety.

(8) Prior to the commencement of development hereby permitted, the measures to be undertaken to protect both the public water supply mains and the public sewer within the site must be agreed in writing with the Local Planning Authority, in consultation with Southern Water Services. Reason: To protect the public water supply mains / the public sewer.

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, 62.BE, 63.BE, 102.T,104.T

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)