our ref: **TR/Q40217**
your ref: F/14/73868
email: tim.rainbird@quod.com
Date: 15 January 2015

Head of Planning
Eastleigh Borough Council
Civic Offices
Leigh Road
Eastleigh
SO50 9YN

Submitted via the Planning Portal (PP-03912518)

Dear Sirs,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
16-17 PARHAM DRIVE, EASTLEIGH, HAMPSHIRE, SO50 4NU
SECTION 96A APPLICATION FOR NON-MATERIAL AMENDEMENT TO PLANNING PERMISSION REF. F/14/73868 (DATED 31 MARCH 2014)
APPLICATION SUBMITTED ON BEHALF OF TRAVIS PERKINS (PROPERTIES) LIMITED

We are instructed by our client, Travis Perkins (Properties) Limited, to submit the enclosed Section 96A application which seeks approval for a non-material amendment to planning permission ref. F/14/73868, dated 31 March 2014. Specifically this application relates to 16-17 Parham Drive, Eastleigh, SO50 4NU and seeks to minor amendments to the car parking layout. The applicant is the leaseholder the site and, as such, they have an interest in the land which entitles them to submit this proposal.

As Officers will be aware, an application made under Section 96A is not an application for planning permission. It is a simple and quick procedure which allows non-material amendments to be approved by the Local Planning Authority within 28 days. Section 38(6) is not relevant and for the reasons set out in this covering letter, the amendments to the existing planning permission are non-material and they should, therefore, be granted. It should also be noted that Central Government does not expect consultation or publicity to be required given the non-material nature of the amendments, which is wholly relevant in this instance.

It is important to note from the outset that due to the minor nature of the changes for which this application seeks approval, can be dealt with by way of a Section 96A non-material amendment application. This submission is being advanced on this basis.

The application comprises the following documentation:

- Completed requisite application form;
- Decision notice (ref. F/14/73868, dated 31 March 2014);
- Drawing approved under permission F/14/73868 to be replaced:

Drawing Ref.	Drawing Title	Scale
2160/4 Rev D	Proposed Site Plan	1:250 @ A1

Quod (2010) Limited. Registered in England at above address No. 7170188.

- Approved drawings to be superseded by the following drawings submitted as part of this application:

Drawing Ref.	Drawing Title	Scale
2160/4 Rev F	Proposed Site Plan	1:250 @ A1

In addition, a cheque for £195, being the requisite fee for a Section 96A application, made payable to Eastleigh Borough Council has been sent under separate cover.

In accordance with DCLG's Guidance on Information Requirements and Validation, there is no requirement for a Design and Access Statement to support a non-material amendment to an existing planning permission.

a) Background

Eastleigh Borough Council granted full planning permission for the proposed retail development at 16-17 Parham Drive, Eastleigh, SO50 4NU on 31 March 2014 (ref. F/14/73868). Specifically, consent was granted for the following development:

> **"External alterations to existing warehouse (Class B8) including minor demolition and part change of use to a builders' merchant (sui generis) for display, sale and storage of building, timber and plumbing supplies, plant and tool hire including outside display and storage; and associated works."**

For ease of reference, a copy of the decision notice is enclosed as part of this submission.

Condition 4 of the permission states:

> **"The development hereby permitted must not be brought into use until the areas shown on the approved plan for the cycle parking, car parking, and the loading and unloading 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."**

This application will ensure the development has been built out in line with this condition.

b) Proposal

TPP have been made aware that their existing operations at 16-17 Parham Drive, Eastleigh are not being carried out in accordance with the approved layout plan (ref. 2160/4 Rev D). Specifically, minor alterations to the car park layout are required in order to ensure that the operations align themselves with condition 4 within the approved planning permission.

This non-material amendment application therefore seeks consent to revise the existing car parking layout, in turn facilitating additional racking required to ensure stock levels can be met. Specifically the car parking spaces to the western elevation of the unit have been rotated to run parallel to the building. This is also the case to the north-western elevation. In both cases this has been done to ensure external racking can be placed against the building. The amendments result in a reduction of one customer car parking space and 14

staff car parking spaces as it has been deemed that these are surplus to TPP's day-to-day requirements. No other amendments or changes to approved scheme are proposed as part of this application.

For clarity, the table below clearly sets out the approved drawings and the drawings which we are seeking approval for, by way of this Section 96A application:

Drawing Title	Approved Plan	Revised Plan
Proposed Site Plan	2160/4 Rev D	2160/4 Rev F

For the avoidance of any doubt, the revised plans set out above supersede the approved plans.

c) Summary & Conclusions

We are instructed by our client, Travis Perkins (Properties) Limited, to submit the enclosed Section 96A application. It seeks consent for non-material amendment to planning permission F/14/73868, dated 31 March 2014, to enable minor revisions to the existing car parking layout.

This revision is being sought as it has been confirmed that the existing quantum of car parking for members of staff is surplus to TPP's day-to-day requirements. The revision to the existing car parking layout is non-material in nature. As such, we trust that this submission can be approved without delay.

We trust the enclosed information is sufficient to ensure that the application is validated and subsequently registered. If, for any reason, this is not the case, please contact us immediately. Otherwise we look forward to receiving confirmation of registration in due course.

Yours sincerely,



Tim Rainbird
Director

Enc.

cc: Travis Perkins (Properties) Limited