



Colin Peters
Head of Development Control

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08/04/2003

RECEIVED

10 APR 2003

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

Application No. 14894/046

In pursuance of their powers under the above Act and in accordance with your application which was made valid on 27 September 2002, with subsequent amendments dated

31/01/2003

the Council, as Local Planning Authority hereby GRANT OUTLINE PERMISSION for the following:

OUTLINE: CONSTRUCTION OF TWO BUILDINGS FOR ALTERNATIVE CAR SHOWROOM/LIGHT INDUSTRIAL (B1)/GENERAL INDUSTRIAL (B2)/ WAREHOUSING WITH ANCILLARY TRADE/RETAIL SALES USES, CAR PARKING AND LANDSCAPING

HAMILTON BUSINESS PARK BOTLEY ROAD, HEDGE END, HANTS

Subject to due compliance with the following conditions:

1. The development hereby permitted must be begun either before the expiry of five years from the date of the grant of this outline permission, or the expiration of two years from the final approval of the reserved matter or, in the case of an approval on different dates, the final approval of the last such matter to be approved. Reason: To comply with Section 92 of the Town and Country Planning Act 1990.
2. In the case of any reserved matter, application for approval must be made not later than three years after the date of the grant of this outline permission. Reason: To comply with Section 92 of the Town and Country Planning Act 1990.
3. Plans and particulars showing the detailed proposals for all the following aspects of the development ("the reserved matters") must be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development must then accord with these approved details. Reason: In order that these matters may be considered by the Local Planning Authority.
4. (b) The design of the buildings. ✓

5. (c) The external appearance of the buildings. ✓
6. (e) The landscaping of the site ✓
7. Plans and particulars showing the proposals for all the following aspects of the development must be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development must then accord with these approved details. Reason: In order that these matters may be considered by the Local Planning Authority.
8. (d) The ground floor levels above ordnance datum of all buildings.
9. (g) The layout of foul sewers and surface water drains.
10. (j) The provision to be made for street lighting and/or external lighting.
11. (l) Proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land.
12. The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking, loading and unloading of vehicles; parking of bicycles and motorcycles; and storage of refuse shall have been made available, surfaced and marked out, and the areas must be retained in a condition to the satisfaction of the Local Planning Authority, and reserved for that purpose at all times. Reason: In the interests of highway safety.
13. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 there shall be no direct means of vehicular or pedestrian access to the development hereby permitted from Botley Road other than the access shown on the approved plans. Reason: In the interests of highway safety.
14. Any trade/retail showroom to be provided in the units hereby permitted shall at all times remain ancillary to the principal use of the units and shall not exceed 25% of the gross ground floor area of any unit. Reason: To control the retail impact of the development and to provide sufficient on-site car parking.
15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking and re-enacting or amending that Order), the units hereby permitted shall only be occupied by the uses within Classes B1, B2 and B8 of the Town and Country Planning Use Classes Order 1987 (as amended, or any Order revoking and re-enacting or amending that Order) or for car showroom or ancillary trade/retail sales uses. Reason: To control the retail impact of the development.
16. The ancillary trade/retail uses hereby permitted will be limited to wholesale electrical products; plumbing, heating and related products; building products including kitchens, bathrooms, ceramic products and timber flooring; windows and conservatories; motor goods; tool hire; and wholesale fabrics/upholstery. Reason: To control the retail impact of the development.
17. The gross internal floorspace hereby permitted shall not exceed 1358sq metres. No mezzanine floorspace shall be added to the units hereby permitted, and the units shall not be subdivided into further independent units, without the prior written consent of the Local Planning Authority. Reason: To control the retail impact of the development.

18. Details and samples 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.
19. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water from parking areas and hardstandings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor. Reason: To prevent pollution of the water environment.
20. No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system. Reason: To prevent pollution of the water environment.
21. Details of external security lighting, lockable gates and all other crime prevention proposals 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: In the interests of crime prevention.
22. No construction or piling work shall take place except between the hours of 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.
23. Before the development commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising planting, details of hard surfacing and means of enclosure must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and trees. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.
24. The landscape scheme must be completed within 12 months from the completion of the last building shell, 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: To ensure that the appearance of the development is satisfactory.
25. Measures to be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway. Reason: In the interests of highway safety.
26. Note to Applicant: This decision and any condition attached, has been taken in accordance with the development plan policies listed below and with due regard to any other material considerations.

Eastleigh Borough Local Plan Review
2001-2011 First Deposit 111.E

A handwritten signature in dark ink, appearing to read "C.D. Peters". The signature is written in a cursive, flowing style with a large initial "C" and "D".

C.D. PETERS
HEAD OF DEVELOPMENT CONTROL

N.B. SEE ENCLOSED NOTES (POL)