

RACHEL LAMB
GILLINGS PLANNING LTD
2 WESSEX BUSINESS PARK
COLDEN COMMON
WINCHESTER
SO21 1WP

Application	F/25/100388
Please ask for	David Huckfield
Direct dial	023 8068 8811
Working hours	Mon to Fri 8:30am to 5pm
Email	david.huckfield@eastleigh.gov.uk

Thursday 26 March 2026

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application No. F/25/100388

In pursuance of their powers under the above Act and in accordance with your application received on Monday 10 November 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use of internal areas of existing Class B8 warehouse to provide 6 no. padel tennis courts (Use Class E(d)) and an area of co-working office space (Use Class E(g)(i)).

Site: DRAPER TOOLS LTD, HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1YF

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered/referenced: DTHR-BSL-ZZ-ZZ-DR-A-1001-P3, DTHR-BSL-ZZ-ZZ-DR-A-1002-P2, DTHR-BSL-ZZ-ZZ-DR-A-1003-P3, DTHR-BSL-ZZ-ZZ-DR-A-2000-P1, DTHR-BSL-ZZ-ZZ-DR-A-2001-P5.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 3 Prior to the development hereby approved being first brought into use, the cycle parking as shown on drawing number DTHR-BSL-ZZ-ZZ-DR-A-1003-P3 shall be installed and made available for use in accordance with the approved plans and thereafter kept available.

Reason: In the interests of encouraging the use of sustainable modes of travel.

- 4 The ground floor area of the development hereby permitted shall only be used as an indoor sports facility for padel within Use Class E(d) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that/those Class in any statutory instrument revoking and re-enacting that Order with or without modification) and for no other purposes whatsoever, including any other purpose within Use Class E(d).

Reason: In the interests of highway safety and amenity and as the proposals are allowed on the particular circumstances of the case in accordance with Policy DM15 of the Eastleigh Borough Local Plan 2016-2036.

- 5 The first floor area of the development hereby permitted shall only be used for office purposes within Use Class E(g)(i) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that/those Class in any statutory instrument revoking and re-enacting that Order with or without modification) and for no other purposes whatsoever.

Reason: In the interests of highway safety and amenity and as the proposals are allowed on the particular circumstances of the case in accordance with Policy DM15 of the Eastleigh Borough Local Plan 2016-2036.

- 6 The development hereby permitted shall not operate or be open to customers except between the hours of 0600-2200 (Monday to Friday) and 0800-2000 (Saturday and Sunday).

Reason: To protect the amenity of the occupiers of nearby properties.

- 7 The office use hereby approved shall be designed / insulated such as to achieve internal ambient noise levels of 45-50dB(A) under typical operational conditions in accordance with the details set out within Section 9 of the submitted Acoustic Impact Assessment (Hawkins Environmental, 13 March 2026, H4699 – NV – v3).

Reason: To provide an appropriate internal environment for the future occupiers of the office premises and ensure that it is compatible with the proposed ground floor use.

- 8 No additional fixed plant or machinery shall be installed or operated unless first approved in writing by the Local Planning Authority. Details of any proposed plant or equipment submitted so as to obtain approval shall include evidence that the Rating Level from the plant/machinery shall not exceed the representative background sound levels of 36 dB L_{Ar,Tr} at the nearest residential receptors as specified within the submitted Acoustic Impact Assessment (Hawkins Environmental, 13 March 2026, H4699 – NV – v3). The measurements and assessment shall be made according to BS4142:2014+A1:2019.

Reason: In the interests of protecting the amenity of the occupiers of neighbouring residential properties.

- 9 No construction, demolition or deliveries to the site shall take place during the demolition and construction period except between the hours of 0800 to 1800 Mondays to Fridays and 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby properties.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework (December 2024), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: The LTA (Lawn Tennis Association) have recommended that the development adheres to the SAPCA Code of Practice for the Construction of Padel Courts to ensure that the appropriate specifications are met and that the proposals conform to LTA standards and guidance, including in relation to lighting and wheelchair accessibility.

Yours faithfully



Nicholas Parker
Planning Manager

N.B. See Attached Notes

