

RHYS LEWIS
THIRD FLOOR
PARK HOUSE
GREYFRIARS ROAD
CARDIFF
CF10 3AF

Application	F/25/99932
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Tuesday 30 June 2026

Application No. F/25/99932

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 19 August 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description: External alterations and refurbishment to building including, new external lighting to front and rear elevations, wall mounted lighting to side elevation, wall mounted cladding panel to front gable and above rear access door. Repainting of external elevations, window frames, fascias and rainwater goods. New external, stand-alone freezer unit with timber enclosure and security gate. 14No. 2.7m high timber posts with 'festoon' lighting along site frontage.

Site: TOBY CARVERY, Eastleigh, SO50 6LD

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall accord with the following plans: location plan (dated 19-Aug-2025), 2652-201A, 2652-202A, 2652-214A, 2652-215A, 2652-221 and plan labelled extras for site delivery (showing walk in freezer)
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Within two months of the date of this decision, a plan outlining biodiversity enhancements to be installed at the site including timings for the installation of the biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved details.
Reason: To enhance biodiversity.

- 3 The illumination of the external lighting shall be no greater than 600 candela per square metres during daylight hours and 300 candela per square metres during night time hours. The external lighting shall be statically illuminated only, use opaque bulbs and shall be angled & designed to prevent light spillage on the highway and residential properties.

Reason: In the interest of highway safety, residential amenity and to limit the impact on bats.

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 lighting specifications should follow the guidance from the Institute of Lighting, which is available at Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals (theilp.org.uk).

Yours faithfully

A handwritten signature in black ink that reads "N Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes