

MR STEPHEN KIRBY
BOURNE WOOD PARTNERSHIP LIMITED
SALISBURY HALL LONDON COLNEY
ST. ALBANS
AL2 1BU

Application	F/26/100694
Please ask for	Katie Lasham
Direct dial	023 8068 8339
Working hours	Mon to Fri 8:30am to 5pm
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Thursday 13 August 2026

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

Application No. F/26/100694

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 10 February 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Proposed external alterations to facilitate subdivision of retail unit to provide 2 retail units (Use Class E), including proposed new customer and delivery entrance door accessed from Brownhill Road and proposed new ramp, balustrading and landing area. Installation of cladding and timber to elevations fronting Brownhill Road. Alterations to front elevation fronting Winchester Road and installation of 2no. Additional bicycle sheffield stands.
Site:	111 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GH

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:

2243 PD01 Rev K - Proposed site plan
2243 PD02 Rev K - Proposed floor plan
2243 PD03 Rev M - Proposed elevations
2243 PD05 Rev E - Site Location Plan
2243 PD10 - Proposed boundary treatment plan

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

- 3 The materials to be used must match as closely as possible, in type, colour and texture those detailed on drawing number 2243 PD03 Rev M and as set out within an email dated 22nd April 2026.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 The development hereby permitted shall not be open to customers and no deliveries shall be received or dispatched from the site except between 8am - 8pm on Monday to Saturday and 10am - 5pm on Sundays.

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

- 5 The development hereby permitted shall not be brought into use until the area shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out. The parking area shall then be permanently retained and kept clear of any obstruction at all times.

Reason: To make provision for off street parking for the purpose of highway safety.

- 6 The development hereby permitted shall not be occupied until onsite provision of cycle parking and secure bin storage has been made as shown on the plans hereby approved. The provision shall thereafter be retained and kept available.

Reason: To ensure the adequate provision of onsite facilities.

- 7 No external lighting, including security lighting serving the Brownhill Road entrance way shall be installed until details, specifications and locations of the lighting have been submitted to and approved in writing by the Local Planning Authority. The approved external lighting shall thereafter be installed in accordance with the approved details and maintained in full working order.

Reason: To protect the amenities of the occupiers.

- 8 Within six months of the date of this planning permission, a biodiversity enhancement plan shall be submitted to and approved by the local planning authority and shall thereafter be implemented in full accordance with the approved details and retained in perpetuity.

Reason: To provide a biodiversity enhancement.

Note to Applicant: Trolleys shall at no time be allowed to extend or be positioned over the highway, nor shall they be left unattended within the car park. If this occurs, they must be moved and relocated immediately.

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.

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