

ALICE DREW
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SO21 1NN

Application	F/26/101981
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
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Tuesday 13 October 2026

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

Application No. F/26/101981

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 2 September 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use of part of unit to a mixed Class E (Commercial, Business and Service) use comprising: indoor golf simulator centre (Class E(d)) with ancillary retail; restaurant (Class E(b)); fitness and wellness centre (Class E(d) and E(e)); and office (Class E(g)(i)), along with external alterations including new first floor feature window and ground floor door to east elevation and kitchen extracts to south elevation.

Site: UNIT H, GEORGE CURL WAY, EASTLEIGH, SO18 2RX

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:
 - 472-00-001 Rev. A – Existing site location plan

- 472-10-011 Rev. C – Proposed site plan
- 472-20-503 Rev. A – DDA proposed site plan
- 472-10-012 Rev. B – Proposed ground floor site plan
- 472-10-100A Rev. D – Proposed ground floor block plan Option A
- 472-20-101 Rev. E – Proposed first floor block plan
- 472-10-300 Rev. D – Proposed north and south elevations
- 472-10-301 Rev. E – Proposed west and east elevations
- 472-47-100 Rev. A – Proposed ground floor drainage layout plan
- 472-10-103 Rev. C – Proposed roof and site plan
- 472-20-500A Rev. A – DDA proposed ground floor block plan
- 472-80-012 Rev. A - Proposed external lighting plan
- 472-10-400 Rev. B – Proposed bin store layout
- 472-10-401 – Proposed bin store elevations sheet 1
- 472-10-401 – Proposed bin store elevations sheet 2

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

- 3 No development shall start on site until a final version of the draft Construction Management Plan (Southern Planning Practice, September 2026), has been submitted to and approved in writing by the Local Planning Authority. Preparation and construction work shall thereafter only take place in accordance with the approved details.

Reason: To limit the impact of the development on the amenity of the locality, in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order, Act or other statutory provision revoking, re-enacting, replacing or modifying those provisions, the premises shall be used only for the mix of recreation, fitness, wellness, office, restaurant and ancillary retail use, as shown on the approved plans, and for no other purpose, including any other use falling within Class E of the Order or any equivalent use class subsequently introduced.

Reason: In the interests of highway safety and local amenity in accordance with policies DM8 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 5 Within 3 months following occupation of the development hereby permitted, a report demonstrating how the development meets the relevant BREEAM requirements including a New Construction Post Construction certificate at 'Excellent' standard, shall be submitted to and approved in writing by the local Planning Authority.

Reason: To ensure that the development meets required sustainability standards in accordance with Policy DM2 of the Eastleigh Borough Local Plan (2016-2036).

- 6 Prior to first occupation of the development hereby permitted, the refuse and recycling facilities shall be provided in accordance with the approved plans and thereafter retained and made available for their intended purpose.

Reason: To ensure satisfactory waste storage arrangements in the interest of amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: If a crane is to be used during construction, there is a requirement to consult the aerodrome. Please refer to the following information: Crane notification | UK Civil Aviation Authority.

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