

MR OWEN RUSHWORTH
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Application	F/24/96659
Please ask for	Summer Sharpe
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Friday 9 February 2024

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

Application No. F/24/96659

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 4 January 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use from Sui Generis (laundrette) to Class E (restaurant), including extraction system and air conditioning unit.
Site:	109 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:
 - Site Location & Block Plan S01
 - Existing Floor Plans EX01
 - Proposed Floor Plans PR01
 - Proposed Elevations PR02

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

- 3 Notwithstanding the details shown on plan referenced Proposed Elevations PR02 and details contained within email dated 19 January 2024, prior to first use, full details of the siting and installation of any plant and equipment serving commercial kitchens and which give rise, or are likely to give rise, to emissions to air of either fume, gases, and or odours shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented and maintained in good working condition for the lifetime of the development.

Reason: To protect the amenities from air pollution.

- 4 Notwithstanding the details shown on plan referenced Proposed Elevations PR02, prior to first use, any fixed plant or machinery used on site shall be provided with suitable acoustic attenuation, or sited at agreed locations, to mitigate the effects of noise in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The approved details shall then be maintained in good working condition for the lifetime of the development.

Reason: To protect the amenities from noise.

- 5 The use hereby permitted shall only operate and receive deliveries between the hours of:
- 09:00 to 20:00 Monday to Friday,
 - 09:00 to 20:00 Saturdays,
 - 10:00 to 17:00 Sundays and bank holidays.

Reason: To protect the amenity of the neighbouring occupiers.

- 6 The development hereby approved shall be used only for purposes of a restaurant within Class E use of the schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes.

Reason: In the interests of highway safety and local amenity.

- 7 No deep fat frying of food or produce shall take place on the premises.

Reason: In the interests of the amenity of neighbouring properties and the locality.

Note to Applicant: Plan referenced "Proposed Elevations PR02" also shows proposed signage which is subject to planning application A/24/96662. Approving these plans as part of this application does not prejudice any decision on the separate application. This consent solely relates to the advertisement shown.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2023), 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