

MRS CAROLINE JEZEPH
THE GALLERY
3 SOUTH STREET
TITCHFIELD
FAREHAM
PO14 4DL

Application	F/24/97142
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

Monday 13 May 2024

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

Application No. F/24/97142

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 27 March 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of Use from Gymnasium (Class E(d)) to Storage Use (Class B8) and siting of 9 storage containers and 8 half sized storage containers.
Site: Unit 4, Trafalgar Close, Eastleigh, SO53 4BW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Location Plan (Part of Unit 4 Trafalgar Close, C/Ford), Front Elevation (Dated 25/03/2024), Roof Plan (Dated 25/03/2024), Side Elevation (Dated 25/04/2024), Site Plan (25/03/2024).

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 The development hereby approved shall not be brought into use until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover hard and soft landscaping (planting and boundary treatments) along the north-eastern and south-eastern boundaries of the site and shall provide details of timings for the implementation of the landscaping and any future maintenance. The works shall then be carried out in accordance with the approved details and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality.

- 4 The development hereby permitted shall not be brought into use until the car parking spaces as shown on the approved Site Plan (Dated 25/03/2024) have been provided and made available for use. These shall thereafter be maintained and kept available.

Reason: To ensure the adequate provision of on site parking for the purpose of highway safety.

- 5 The development hereby permitted shall not be brought into use until the cycle storage as shown on the approved Site Plan (Dated 25/03/2024) has been provided and made available for use. The storage shall be sufficient to accommodate a minimum of 3 bicycles and once provided it shall thereafter be maintained and kept available.

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

- 6 The development hereby approved shall be used only for storage purposes within Class B8 of the schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that/those Class[es] 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 amenity and highway safety and to protect and maintain an appropriate employment base within the Borough.

- 7 With the exception of the shipping containers hereby approved, no display, placing or storage of goods, materials, racking, plant or equipment shall take place outside of the building at any time.

Reason: To control the visual impacts of the development on its surroundings and to ensure appropriate levels of parking and manoeuvring space are maintained to serve the development.

- 8 No more than 8 half-sized storage containers (measuring a maximum of 3.05m x 2.44m) and 9 full-sized containers (measuring a maximum of 6.10m x 2.44m) shall be stored on the site at any one time and containers shall be sited only in accordance with the layout as shown on the approved Site Plan (Dated 25/03/2024).

Reason: In the interests of amenity and highway safety.

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