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HEDGE END
SOUTHAMPTON
SO30 2UT

Application	F/23/96293
Please ask for	Alexandra Stone
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Tuesday 18 June 2024

Application No. F/23/96293

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 24 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use from retail (Class E) to hot food takeaway (Sui Generis) including external alterations
Site:	11 MARKET STREET, EASTLEIGH, SO50 5RH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: A2-01-11MS, A2-02-11MS, A3-03-11MS and A4-04-11MS.

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 materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 The development shall not be brought into use until details of a cooking extraction system (to incorporating grease, particulate and odour abatement equipment) has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: In the interests of residential amenity.

- 5 Noise emitted from the operation of the cooking extract system shall not exceed an $L_{Aeq,1 \text{ hour}}$ of 40dBA measured or calculated at any position 25 metres from the cooking extract system.

Reason: In the interests of residential amenity.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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