

MR MATTHEW WANSTALL
HIGH STREET RECREATION GROUND
SOUTHAMPTON
HAMPSHIRE
SO32 2ES

Application	F/24/97705
Please ask for	Clare Martin
Direct dial	023 8068 8256
Working hours	Mon to Fri 8:30am to 5pm
Email	clare.martin@eastleigh.gov.uk

Monday 2 September 2024

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

Application No. F/24/97705

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 17 July 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Partial change of use of building from community centre (Class F2) to cafe (Class E(b))
Site:	BOORLEY GREEN COMMUNITY CENTRE, 121 WALLACE AVENUE, BOTLEY, SOUTHAMPTON, SO32 2RQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: Location Plan (23rd September 2022), Boorley CC Cafe area site plan & 170083 L(2)01 RevC.
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 permitted shall not operate, and no deliveries shall be received or dispatched from the site, except between the hours of 07.00 to 23.00 Friday & Saturday and 07.00 to 22.00 any other day.
Reason: To protect the amenity of the occupiers of nearby properties.
- 4 The development hereby permitted shall be used as a cafe and for no other purpose [including any other purpose in Class E of the Schedule to the Town and Country Planning [Use Classes] Order 1987, or in any provision equivalent to that Class[es] in any statutory instrument revoking and re-enacting that Order with or without modification].
Reason: The cafe is permitted as it will complement the use of the community building.
- 5 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".

Nicholas Parker
Planning Manager

N.B. See Attached Notes