

LYDIA CONNELL
100 BARBIROLI SQUARE
MANCHESTER
M23AB

Application	F/24/97711
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
Email	gary.osmond@eastleigh.gov.uk

Thursday 7 November 2024

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

Application No. F/24/97711

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

Description: External and internal alterations to the existing Class E units, including revised access and new drive-through lane.
Site: Unit 3, Hedge End Retail Park, Southampton, SO30 4RT

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: 39.03.01, 39.03.02.REV.A, 39.03.03.REV.A, 39.03.04, 39.03.05.REV.A, 39.03.06.REV.A, 39.03.07.REV.B, 39.03.08.REV.C, 39.03.09.REV.C, 39.03.10.REV.A, 39.03.11.REV.A & 39.03.12.REV.A.
Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building.
Reason: To ensure a satisfactory visual relationship between the new development and the existing.
- 4 The development must accord with the arboricultural report reference 404.064093.00001 Rev. 01. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work and may only be modified subject to written agreement from the LPA.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 5 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Public Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 6 Once the approved works have commenced, no commercial use of the site shall continue until a Delivery / Service Vehicle Management Plan has been submitted and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority. The plan shall be utilised for the lifetime of the proposed use, unless superseded by an updated plan accordingly.
Reason: In the interests of highway safety.
- 7 Once the works hereby approved have commenced, no commercial use of the site shall continue until the access, footway provision and pedestrian crossing facilities have been constructed in accordance with the approved plans.
Reason: To provide satisfactory access and in the interests of highway safety.
- 8 Once the works hereby approved have commenced, no commercial use of the site shall continue until the provision for cycle parking shall have been made within the site in accordance with the approved plans and shall be retained thereafter.
Reason: To ensure adequate on-site cycle parking provision for the approved development.
- 9 The development hereby approved shall be used for retail and/or cafe use 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: In the interests of highway safety, local amenity and vitality of the retail estate.

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