

DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990
Town and Country Planning General Development Order 1988

DELTA CHARTERED ARCHITECT
102 EUSTON STREET
LONDON
NW1 2HA

In pursuance of its powers under the above Acts and Order, the Southampton City Council, as the District Planning Authority, hereby gives notice that the application described below is:

CONDITIONALLY APPROVED

Proposal	USE FOR VEHICLE HIRE AND SALES AND ERECTION OF A VEHICLE WORKSHOP WITH ASSOCIATED OFFICES
Site Address	121-127 REDBRIDGE ROAD SOUTHAMPTON SO1 0NR
Application No	971080/4663/W

In accordance with the details submitted with the FULL Application No 971080/4663/W subject to the following conditions:-

01

The development hereby permitted shall be begun not later than five years from the date on which this planning permission was granted.

REASON

To comply with S.91 of the Town and Country Planning Act 1990.

02

The development hereby approved shall be implemented solely in accordance with the following plans or documents received by the Local Planning Authority. Drawing nos 97320/SK003D received 24 September 1997 and 97320/L1005C received 11 February 1998.

REASON

To define the consent and for the avoidance of doubt.

03

The workshop shown on the approved plans shall only be used for the repair or maintenance of vehicles for sale or hire at the premises, and shall at no time be used for vehicle spraying except for the respraying of minor repairs.

REASON

To prevent an overintensive use of the premises and to protect the amenity of neighbouring residential properties.

04

No repairs to vehicles shall take place other than in the garage workshop.

REASON

In the interests of the visual amenities of the area and to protect the amenity of neighbouring residential properties.

NOTES

1. This permission relates to planning control only. Approval under the Building Regulations may also be required and should you be in any doubt about this, please get in touch with Building Control Services, Telephone Southampton 832558. Any other necessary consent must be obtained from the appropriate authority. Special attention is drawn to the fact that this permission does not relate to the display of advertisements and separate consent is required under the Town and Country Planning (Control of Advertisements) Regulations. Development affecting buildings of special Architectural or Historic interest is also the subject of separate Listing Building Consent. Any queries should be made to the Head of Planning and Development Management as indicated below.
2. This permission has been granted on the basis of all the information submitted by the applicant shown on the plans accompanying the application. Any material misstatement or wrong information may invalidate the permission.
3. If the applicant is aggrieved by the decision of the District Planning Authority to approve the proposed development subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act, 1990 within six months of the date of decision. (Appeals must be made on a form which is obtainable from the Secretary of State for the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Planning Authority, or could not have been granted other than subject to the conditions imposed by it having regard to the statutory requirements, to the provisions of the development order and to any directions given under that order.
4. If permission to develop land is granted subject to conditions, whether by the District Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part iv of the Town and Country Planning Act 1990.
5. In certain circumstances, a claim may be made against the District Planning Authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
6. Attention is drawn to the provisions of Section 12 of the Hampshire Act 1983 relating to access for the Fire Brigade, and you are advised to contact Building Control Services as set out in note 1.
7. For those developments which are covered by Sections 4, 8 and 8A of the Chronically Sick and Disabled Persons Act 1970 the attention of developers is drawn to the relevant provisions of the 1970 Act and to the British Standards Institution Code of Practice for Access for the Disabled to Buildings (BS 5810:1979) or the Department of Education and Science Design Note 18 "Access for the Physically Disabled to Educational Buildings" (Section 4 of the 1970 Act covers buildings or premises to which the public are to be admitted, Section 8 relates to educational buildings and Section 8A covers offices, shops, railway premises and factories).

Please address any correspondence in connection with this form quoting the application number to:

Head of Planning and Development Management, Civic Centre, Southampton SO14 7LH.
Telephone Southampton 832603

05

The jet spray washing of vehicles shall only take place within the workshop shown on the approved plans, or in such other location to be agreed in writing beforehand by the Local Planning Authority.

REASON

To protect the residential amenity of the neighbouring caravans and houses.

06

The area shown on the approved plans for customer parking shall be laid out and clearly marked for that purpose within 3 months of the date of this consent, and shall subsequently be maintained and used only for that purpose.

REASON

To avoid parking and congestion on adjacent highways.

07

The workshop shown on the approved plan shall only be in use between the hours of 8.00 am and 8.30 pm Mondays to Saturdays and at no time on Sundays or recognised public holidays.

REASON

To protect the amenity of neighbouring residential properties.

08

Notwithstanding the provisions of the Town and Country General Development Order 1988 (as amended) (or any Order revoking or re-enacting that Order) no access other than that shown on the approved plan shall be formed to the site, and all other footway and verge crossings shall be stopped up and abandoned and reinstated to the satisfaction of the Local Planning Authority within 6 months of the date of this consent.

REASON

In the interests of highway safety especially in respect of the cycle track which is located along the highway frontage of the site.

09

The window or windows in the elevation(s) specified below shall be glazed in obscure glass before the development hereby permitted is first occupied and shall be permanently maintained in obscure glass. All windows to the rear (south) elevation.

REASON

To protect the privacy enjoyed by the occupiers of the adjoining property.

10

Details of satisfactory facilities to be provided for the storage and removal of refuse from the premises shall be submitted to the Local Planning Authority before the building is first occupied.

REASON

In the interests of visual amenity, the amenities of future occupiers of the development and the amenities of occupiers of nearby properties.

11

The area shown on the approved plan as 'manoeuvring area' shall be laid out within 3 months of the date of this consent and thereafter used only by vehicles being manoeuvred for the purpose of affording access to vehicles within the block parked areas of displayed vehicles.

REASON

To avoid parking and congestion on adjacent highways.

12

Within 3 months of the date of this consent details of the proposed fence to the frontage of the site and of other measures to prevent surface water run-off onto the adjacent highway shall be submitted to and approved by the Local Planning Authority. The agreed scheme shall be implemented within 6 months of the date of the consent.

REASON

In the interests of the safety and convenience of highway users.

13

A detailed landscaping scheme and implementation timetable, which clearly indicates the numbers, planting densities, types, planting size and species of trees and shrubs to be planted, and treatment of hardsurfaced areas, shall be submitted to and approved by the Local Planning Authority before the commencement of any site works. Any trees, shrubs, seeded or turfed areas which within a period of 5 years from the date of planting die, fail to establish, are removed or become damaged or diseased shall be replaced by the Developer in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. The developer shall be responsible for any replacements for a period of 5 years from the date of planting. The approved scheme shall be carried out before within one year of the date of this consent.

REASON

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990.

14

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local Planning Authority.

REASON

To ensure that the archaeology of the site is properly investigated.



Mark Luken
Head of Planning and Development Management

Dated 19th March 1998

DLE

971080 / 4663 / W

SOUTHAMPTON CITY COUNCIL
DEPARTMENT OF STRATEGY & DEVELOPMENT
STATUTORY COPY

PLANNING & DEVELOPMENT
24 SEP 1997
SERVICES

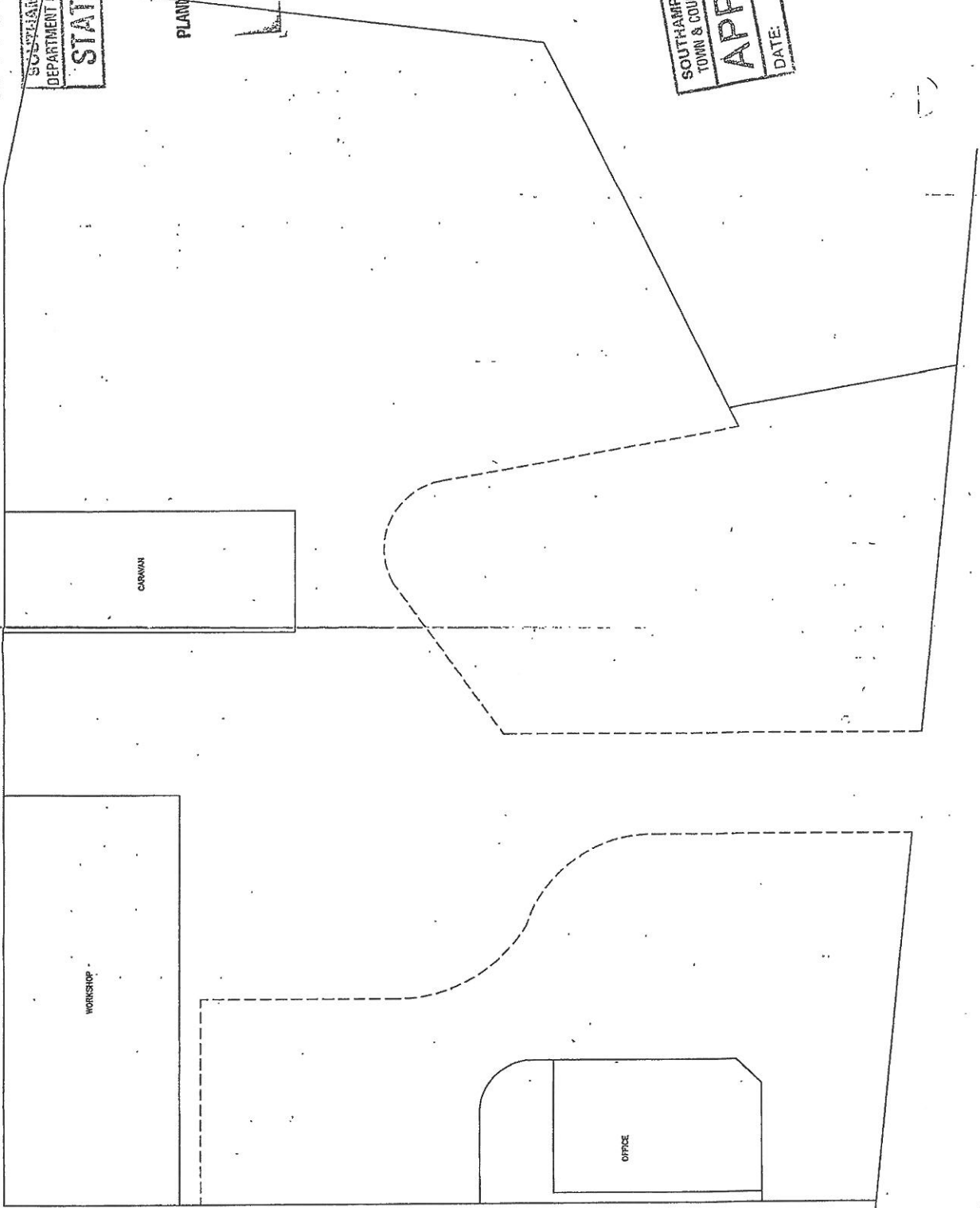
Plans/Drawings



SOUTHAMPTON CITY COUNCIL
TOWN & COUNTRY PLANNING ACT 1990
APPROVED
DATE: 14.3.98



DELTA CHARTERED ARCHITECTS
102 Buxton Street London NW1 2NA
Tel: 071 306 6047 Fax: 071 306 2546
The REDBRIDGE VAN CENTRE EXISTING SITE PLAN
Scale 1:200 Date MAY 97 Drawn JCB No. 97/350/L1006



REF	REVISION	DATE	REF	REVISION	DATE	REF	REVISION	DATE

- NOTES:
- The general contractor is responsible for all dimensions on site, and the Architect is to be informed of any discrepancy.
 - If this drawing is not approved, drawings marked (A) (REV) or (A) (REV) contain information relevant only to that identified subject, and must not be used for any other purpose.
 - Do not scale from this drawing.

