



DETERMINATION OF APPLICATION

TOWN AND COUNTRY PLANNING ACT 1990

Town & Country Planning (Development Management Procedure) (England) Order 2015

Mr Peter Atfield
Goadsby Planning & Environment
99 Holdenhurst Road
Bournemouth
BH8 8DY

In pursuance of its powers under the above Act and Regulations, Southampton City Council, as the Local Planning Authority, hereby gives notice that the application described below has been determined. The decision is:

FULL APPLICATION - **CONDITIONAL APPROVAL**

Proposal: Use of land for the storage of pallets; fencing, siting of cabins and storage container.

Site Address: Itchen Business Park, Kent Road, Southampton

Application No: 20/00954/FUL

Subject to the following conditions:

1.Approved Plans [Performance Condition] The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of proper planning.

2.Restricted Use [Performance Condition] - personal consent
Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order revoking, amending, or re-enacting that Order, the development hereby approved shall be used only for the purposes indicated in the submitted details (storage associated with the business Palletmove Ltd) for the storage and distribution of pallets and associated ancillary office accommodation and not for any other purpose including the storage of any other materials or goods & not for any other use within Use Class B8 use class, without further permission from the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring residential occupiers and Kent Road residents; and to enable a further assessment should further/alternative employment uses/businesses seek to operate from this site.

3.Hours of Use [Performance Condition]



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DX115710 SOUTHAMPTON 17

The use hereby approved shall not operate outside the following hours:

08.00 - 16.00 Mon - Fri.

And at no time on Saturdays and Sundays

Reason: In the interests of the amenities of the neighbouring residential occupiers and Kent Road residents.

4. Business operations location restriction [Performance Condition] In accordance with the approved plans the business operation on site (Palletmove Ltd) to which this permission relates shall at no time operate (including loading/unloading, storage and parking) outside of the fenced enclosure of the site and in particular (for avoidance of doubt) shall not spill out onto the shared access road within the Business Park and which leads to the adjacent Portswood Waste Water Treatment Works.

Reason: To avoid congestion and obstruction of the adjoining access

5. Restricted use of vehicles with more than three axels, or articulated or exceeding 26 tonnes from servicing the site [performance condition]

No vehicles with more than 3 axels, or which are articulated, or which exceed 26 tonnes shall be used on the site or used to service/deliver to or from the site (including the transportation of pallets) in associated with the business operation hereby approved.

Reason: In the interests of the amenities of the neighbouring residential occupiers and Kent Road residents.

6. Refuse & Recycling (Performance Condition) Unless otherwise agreed by the Local Planning Authority, except for collection days only, no refuse shall be stored to the front of the development hereby approved (outside of the fenced and gated site boundary).

Reason: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby business properties and access into the Portswood waste water treatment works; and in the interests of highway safety.

7. Flood Resilience measures (within 1 month)

Within 2 months of the date of this permission the applicant shall provide details of flood resilience measures covering the listed points below. Once approved in writing by the Local Planning Authority the agreed measures shall be provided on site within 6 months of the date of this permission and shall thereafter be retained as approved.

o Details of measures that will ensure that the cabins and storage container will remain anchored to the ground in the event of a flood.

o Details of appropriate flood resilience measures including all electrical equipment and wiring raised 300mm above the 1 in 200 year flood event level of 4.1mAOD.

Reason: To avoid the risk of the cabins and storage container floating in the event of a flood and to ensure the building remains safe should potential flooding occur.

8. Southern Boundary, landscape buffer retention (Performance condition)

The landscape buffer on the southern boundary of the site within the demise of the site to which the application relates shall be retained and maintained at a minimum height of 3 metres for the lifetime of the development.

Reason: In the interests of visual and audible amenity of neighbouring residential occupiers.

Reason for granting planning permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out within the Officers Report. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 39 - 42 and 46 of the National Planning Policy Framework (2019).

Additional Note: Should you require new addresses to be created for your development you are advised to use the following link at the appropriate time:

<http://www.southampton.gov.uk/planning/planning-permission/getting-street-names-numbers.aspx>



Paul Barton
Interim Head of Planning & Economic Development

16 October 2020

If you have any further enquiries please contact:

Mathew Pidgeon

PLANS AND INFORMATION CONSIDERED

This decision has been made in accordance with the submitted application details and supporting documents and the development should be implemented in respect of the following plans and drawings:

Drawing No:	Version:	Description:	Date Received:	Status:
Location Plan		Location Plan	07.08.2020	Approved
Block Plan		Block Plan	07.08.2020	Approved
Fencing Plan		Elevational Plan	07.08.2020	Approved
Fencing Plan		Elevational Plan	07.08.2020	Approved
Storage container		General Plan	07.08.2020	Approved
Porta cabins		General Plan	07.08.2020	Approved

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 contact Building Control Services, Tel. 023 8083 2558. 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) England Regulations 2007. Development affecting buildings of special Architectural or Historical interest is also subject of separate Listed Building Consent. Any queries should be made to Development Control Service 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 Local Planning Authority to approve the proposed development, subject to conditions, they may appeal to the Secretary of State 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 using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or do it online at <https://acp.planninginspectorate.gov.uk/>
4. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
5. If permission to develop land is granted subject to conditions, whether by the Local Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonable beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Council a purchase notice requiring the Council to purchase their interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990.
6. In certain circumstances, a claim may be made against the Local 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 compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
7. 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.
8. For those developments which are covered by the Disability Discrimination Act, the attention of developers is drawn to the relevant provisions of the Act and to the British Standard B300:2001 Design of buildings and their approaches to meet the needs of disabled people code of practice.
9. Your attention is drawn to the conditions this consent is subject to:

Pre-commencement conditions require the full terms of the condition to be approved by the Local Planning Authority before any development starts. In order to discharge these conditions a formal application is required by the applicant and a time period of at least 8 weeks should be allowed for a decision to be made. If the conditions are not met, the Local Planning Authority has the power to take enforcement action.

10. The applicant is recommended to retain this form with the title deeds of the property.

Please address any correspondence in connection with this form quoting the application number to: **Development Management, Southampton City Council, Lower Ground Floor, Civic Centre, Southampton, SO14 7LY.**

