Development Management
Application No F/14/74052
Your ref
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Mr Matthew Edwards
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08 May 2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/14/74052

In pursuance of their powers under the above Act and in accordance with your application received on 11 February 2014

the Council, as Local Planning Authority hereby PERMIT the following :

Description: Extension to Unit G, following demolition of Unit H and part Unit J.
Site: Lambert Brothers Haulage Ltd, Woodside Avenue, Eastleigh, SO50 4ZR

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: 100, 101 Rev A, 102, 103 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.

Note to Applicant: It is considered that, subject to compliance with the conditions and any obligations attached to this permission, the proposed development is acceptable because it will not materially harm the character of the area, the amenity of neighbours or highway safety and it is in accordance with the policies and proposals

of the development plan, comprising the Eastleigh Borough Local Plan Review [2001-2011], and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Revised Pre-Submission Eastleigh Borough Local Plan [2011-2029] the local planning authority is of the opinion that permission should be granted.

The following development plan saved policies and emerging draft local plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, saved Policies [59.BE, 120.E].

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies [DM1, DM12].

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, 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.

Note to Applicant: Due to the proximity of Network Rail's operational railway infrastructure, Network Rail have strongly recommended the developers contact its Asset Protection Wessex team at AssetProtectionWessex@networkrail.co.uk, prior to any works commencing on site. This will help to ensure that construction and demolition works associated with the proposed development do not affect the safety of the operational railway. More information can be obtained from our website at www.networkrail.co.uk/aspx/1538.aspx.

In additional, the following advise has been given:

Construction
Any scaffold, cranes or other mechanical plant must be constructed and operated in a “fail safe” manner that in the event of mishandling, collapse or failure, no materials or plant are capable of falling within 3.0m of the nearest rail of the adjacent railway line, or where the railway is electrified, within 3.0m of overhead electrical equipment or supports. To avoid scaffold falling onto operational lines, netting around the scaffold may be required. In view of the close proximity of these proposed works to the railway boundary the developer should contact Network Rail’s Outside Parties Engineer before any works begin.

Demolition
Any demolition or refurbishment works must not be carried out on the development site that may endanger the safe operation of the railway, or the stability of the adjoining Network Rail structures.

Drainage
Storm/surface water and effluent must not be discharged onto Network Rail’s property or into Network Rail’s culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail’s property. Suitable foul drainage must be provided separate from Network Rail’s existing drainage.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)