Development Control
Application No F/13/73588
Your ref
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10 January 2014

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

Application No. F/13/73588

In pursuance of their powers under the above Act and in accordance with your application received on 15 November 2013

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

Description: Installation of pond
Site: Dragons Extra, Dodwell Lane, Bursledon, Southampton, SO31 1AQ

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: Q4008/001, 10330/1, Loc 01. 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 only be used in conjunction with the existing dwellinghouse (Dragons Extra) and shall not, at any time, be used for commercial or club related activities. Reason: To protect the amenities of nearby residents and the character of the countryside and local gap setting.

(4) No parking of vehicles, storage or use of machinery, equipment or materials shall take place underneath the crown spread of the nearby trees within the site during the

construction of the pond. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(5) No excavation works forming part of the installation of the pond hereby permitted shall take place within the crown spread of any of the nearby trees within the site. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

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 Consultation Draft 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 1.CO, 3.CO, 9.CO, 59.BE, 157.OS.

Revised Consultation Draft Eastleigh Borough Local Plan 2011-2029, Policies S8, DM1, DM26.

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.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)