Development Management
Application No F/14/74335
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13 May 2014

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

Application No. F/14/74335

In pursuance of their powers under the above Act and in accordance with your application received on 18 March 2014

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

Description: Erection of 1 no. 3 bed agricultural worker's dwelling to replace temporary mobile home
Site: Stroudwood Nurseries, Stroudwood Lane, Lower Upham, Southampton, SO32 1HG

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1/101 P, MS/1, MS/2. 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) No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
a) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
e) the parking of vehicles of site operatives and visitors;

Reason: To limit the impact the development has on the amenity of the locality

(4) No development shall start until details for the on site provision of bin & cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the [bin & cycle] storage has been constructed in accordance with the approved details and thereafter retained and kept available. Reason - To ensure the adequate provision of on site facilities.

(5) No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(6) No development shall start until a Code for Sustainable Homes level 4 interim stage certificate and sustainability report demonstrating how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met] have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'

(7) The development shall not be occupied until a Code for Sustainable Homes level 4 final stage certificate and sustainability report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met] have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'

(8) No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

(9) 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 Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(10) The development hereby permitted shall not be occupied until a minimum of 3 parking spaces have been provided and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence. Reason: To make provision for off street parking for the purpose of highway safety.

(11) The occupiers of the development hereby permitted shall be limited to persons solely or mainly working, or last working, in the locality in agriculture, Horticulture, or in forestry, or a widow or widower of such a person and any of their dependant relatives. Reason: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry.

(12)The domestic curtilage of the dwelling shall be limited to the hatched area on approved site plan 1/101 P which shall be no larger than 30 metres by 30 metres when measured from the north-eastern corner of the application site, the boundary of which shall be marked by a post and rail or post and wire fence of no more than 1.2 metres in height. Reason: To limit visual impact on the surrounding countryside.

(13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order re-voking or re-enacting that order with or without modification) no development permitted by Classes A, B, C, D abd F of Schedule 2 of the order shall be carried out without the prior written approval of the Local Planning Authority. Reason: To control the size of the dwelling thereby retaining the rural housing stock and character of the area.

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 1.CO, 6.CO, 18.CO, 28.ES, 34.ES, 59.BE, 100.T, 104.T, 104.T, 147.OS, 191.IN.

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies DM1, DM2, DM23, DM24, DM25, DM27, DM29, DM32, DM35, DM37.

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.

Under the Town and Country Planning [England] Regulations 2012, a fee is now required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

Note to Applicant: Please note that the temporary permission for the siting of the mobile home on the site, as permitted by application F/11/68385 has now lasped and is currently unlawful.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)