Development Control
Application No F/13/71880
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18 March 2013

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

Application No. F/13/71880

In pursuance of their powers under the above Act and in accordance with your application received on 18 December 2012

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

Description: Installation of two ground mounted solar arrays within existing grounds of distribution park (site area 1.05ha)
Site: Chalcroft Distribution Park, Burnetts Lane, West End, Southampton, SO30 2PA

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Loc 01, Blo 02, 03, 04.
Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) A Biodiversity Management Plan detailing biodiversity enhancements including wild flower seeding and long term habitat management on site should be submitted to the LPA for approval eg. prior to first use of the solar panels. The development must then proceed in accordance with the approved Plan. Reason: To protect and enhance biodiversity.

(4) Prior to the commencement of development a construction management plan shall be submitted to, and approved in writing by, the local planning authority. The plan shall included details of the routing of HGVs via Tollbar Way, the storage of construction of materials, areas for construction traffic and welfare facilities. The development must accord with these approved details. Reason: In the interest of highway safety.

(5) Development shall not begin until a scheme of works to deal with noise and dust from the site has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the Local Planning Authority.

(6) No construction or demolition work must take place except between the hours 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.

(7) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process. Reason: In the interests of amenity.

(8) Machinery, equipment or construction materials must not be stored, moved or used within the adjacent Sites of Importance for Nature Conservation either during or after construction. Reason: to protect the Site of Importance to Nature Conservation.

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, ecology or highway safety] and it is in accordance with the policies and proposals of the development plan, as listed below, and after due regard to all other relevant material considerations the local planning authority is of the opinion that permission should be granted.

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

Eastleigh Borough Local Plan Review 2001-2011, saved Policies.
1.CO, 18.CO, 21.NC, 22.NC, 25.NC, 26.NC, 34.ES,
36.ES, 41.ES - 43.ES, 101.T, 123.E, 146.OS, 167.LB, 190.IN
Pre submission Eastleigh Borough Local Plan 2011-2029
S1, S3, S7, S8, DM1, DM3, DM7, DM8, DM9, DM23, WE3

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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 required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)