Development Control
Application No F/13/71992
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22 May 2013

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

Application No. F/13/71992

In pursuance of their powers under the above Act and in accordance with your application received on 25 February 2013

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

Description: Two storey extension on north west elevation to provide additional production floorspace, plant, office and staff facilities
Site: South Point 3 South Point, Ensign Way, Hamble-Le-Rice, Southampton, SO31 4JR

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans:

1788-PL-001 Rev A, 1788-PL-002, 1788-PL-003 Rev A, 1788-PL-004, 1788-PL-005 Rev A

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 development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:

a) Plans and details showing all proposed plant to be located within or serving the new extension, including all condenser units, air handling units, extact flues and all associated fans and ductwork.

b) A noise impact assessment of all equipment to eb accommodated within or serving the proposed extension, which includes proposed noise mitigation measures.

The development shall then accord with these approved details with no additional plant to be installed without the written permission of the Local Planning Authority.

Reason: To limit the noise impact the development has on the locality.

(4) 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;

b) the parking of vehicles of site operatives and visitors;

c) measures to control the emission of dust and dirt generated by demolition and construction;

d) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);

e) provision for storage, collection, and disposal of rubbish from the development during construction period;

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

(5) 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, as listed below, and after due regard to all other relevant material considerations including the National Planning Policy Framework and the emerging 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 29.ES, 59.BE, 117.E

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.

Under the Town and Country Planning [45] [England] Regulations 2012, a fee is now 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)