Development Control
Application No F/12/71593
Your ref
Please ask for David Huckfield
Direct dial 023 8068 8811
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail david.huckfield@eastleigh.gov.uk

Canford Cliffs Architects
28 Haven Road
Canford Cliffs
Poole
BH13 7LP

06 December 2012

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

Application No. F/12/71593

In pursuance of their powers under the above Act and in accordance with your application received on 11 October 2012

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

Description: Erection of detached single storey office/storage building
Site: Port Hamble Marina, Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4QD

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 2617-2. 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) 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.

(4) No development shall start until a contamination report (assessing the risks, to or arising from, the proposed development) and a remediation scheme (with

recommendations for the protection of the development) have been submitted to and approved in writing by the Local Planning Authority. The implementation of the approved remediation scheme shall be supervised by a competent person who shall prepare a completion certification. Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

(5) The development shall not be occupied until the completion certification for the remediation scheme as required by Condition (4) has been submitted to and approved in writing by the Local Planning Authority. Reason: To minimise the risk from land contaimination for the safety of the property's occupiers.

(6) The development must fully comply with the mitigation measures detailed within the Flood Risk Assessment submitted by Canford Cliffs Architects (RW/PE/2617-2) before the development can be occupied/used. Reason: To ensure that the flood risk is minimised.

(7) The building the subject of this permission shall be used for marine-related office and storage purposes only. Reason: The site is not suitable for general office and storage use.

Note to Applicant: Conditions (4) and (5) have been imposed as the presence of contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number / location of service penetrations. British standard BS 10175:2001 'Investigation of potentially contaminated site - Code of Practice' is a useful source of advice on site investigation. Further information and advice about developing contaminated land can be found on the Council's website or by contacting the Council's Environmental Health Team. You should also bring this matter to the attention of the Building Control Officer.

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 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 39.ES, 100.T, 104.T, 124.E.
Pre-Submission Eastleigh Borough Local Plan 2011-2029 - Policies DM1, DM4, DM18, DM23, DM24.

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 [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, 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)