Development Control
Application No F/11/69822
Your ref
Please ask for Rachel Illsley
Direct dial 023 8068 8446
Hours of work Tues-Thurs 9-5 Fri 9-4.30
e-mail rachel.illsley@eastleigh.gov.uk

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

30 November 2012

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

Application No. F/11/69822

In pursuance of their powers under the above Act and in accordance with your application received on 7 October 2011

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

Description: Application to replace extant planning permission (Ref. F/08/63351) for two storey extension to provide 4no. New units & replacement marina office, following demolition of existing control building

Site: Saltmakers House, Huntsman Road, Hamble Point Marina, Hamble-Le-Rice, Southampton, SO31 4NB

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 3 Rev A, 4 Rev A, 5 Rev A, 8 and 9

(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) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(4) Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. The approved details shall be fully implemented before the building hereby approved is occupied. Reason: To ensure satisfactory provision of foul and surface water drainage.

(5) The development hereby permitted must not be brought into use until adequate turning space shall have been constructed within the curtilage to enable vehicles to enter and leave in a forward gear and this must be maintained and be kept available for that purpose at all times. Reason: In the interest of highway safety.

(6) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and the areas must be retained, including those areas marked out on the plan as being unallocated, in a condition to the satisfaction of the Local Planning Authority, and reserved for that purpose at all times.
Reason: In the interests of highway safety/amenity.

(7) Measures to be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway.
Reason: In the interests of highway safety.

(8) A flood warning and evacuation plan must be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the building hereby permitted. Reason: In the interests of the safety of the future occupants of the building.

(9) No percussive piling or works with heavy machinery shall take place within the waterfowl overwintering period, 1st October to 31st March inclusive. Reason: In the interests of nature conservation.

(10) Development shall not begin until a scheme of work detailing the extent and of piling proposed has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect the amenity of occupiers of adjoining residential properties

(11) No building materials are to be stored on site 14 days after the completion of the principal construction works. Reason: To ensure the protection of the SPA/Ramsar/SAC site.

(12) No development shall take place until the applicant has carried out an adequate assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for protection of the development, has been received and approved in writing by the LPA. (British Standard BS10175:2011 'Investigation of potentially contaminated sites - Code of Practice' is a useful source of advice on site investigation). Any recommendations for protection of the development and the remediation scheme must be supervised by a competent person and a completion certificate provided by that person to the LPA to certify that the works have been implemented in accordance with that scheme. Reason: To ensure ground contamination in fully investigated.

(13) Prior to the commencement of the development hereby permitted, the existing warning and evacuation procedure in place for the building must be updated to reflect the new development and submitted to and approved in writing by the Local Planning Authority. Reason: To ensure satisfactory evacuation procedures are in place.

Notes to Applicant:

The applicant is advised that they should sign up to the Environment Agency's Floodline Warnings Direct Service in order that future occupants receive advanced warning of a flood. Further information on the Floodline can be found on the Environment Agency's website, http://www.envrionment-agency.gov.uk/floodline or by phone, 0845 988 1188.

The applicant is advised that the site lies within Flood Zone 3, as defined by PPS25, 'Development and Flood Risk', and is considered to be at high risk of flooding, with a greater than 0.5% chance of flooding each year.

The applicants are also advised that in accordance with the Environment Agency's guidelines, all reasonable precautions must be taken to ensure no pollutants enter the watercourse.

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: 1.CO. 10.CO, 34.ES, 59.BE, 124.E

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)