Development Control
Application No F/11/68419
Your ref
Please ask for Steve Nangreave
Direct dial 023 8068 8254
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail steve.nangreave@eastleigh.gov.uk

Robert C Tutton
High Oak
19 Westley Road
Colehill
Wimborne
BH21 2PG

03 October 2012

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

Application No. F/11/68419

In pursuance of their powers under the above Act and in accordance with your application received on 30 December 2010, with subsequent amendments dated

14/06/11

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

Description: Amended Plans: Erection of detached 4 bed equine workers dwelling with outbuilding to replace existing agricultural workers mobile home
Site: Glen Farm, Stroudwood Lane, Lower Upham, Southampton, SO32 1HG

Subject to due compliance with the following conditions:

(1) This planning decision is in accordance with the following plans numbered: 10/870/1, 10/870/2A, 10/870/3A. Reason: To ensure that the development is completed in accordance with the approved plans.

(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) The occupation of the dwelling must be limited to a person solely or mainly working or last working, in the locality in agriculture or in forestry or equestrian centre manager of the Glen Farm equine centre or a widow or widower of such a person and

to any residential dependent. Reason: The site is in an are where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture, forestry or other occupational requirement.

(4) 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.

(5) The existing hedgerow along the east boundary addressing Stroudwood Lane, must be reinforced with further planting in accordance with a scheme to be approved by the Local Planning Authority. The scheme must be approved before development commences and the planting must be carried out within 12 months of the commencement of the development hereby approved or by such later date as the Local Planning Authority may determine. Any trees or shrubs which die within the first five years must be replaced in the next planting season. Reason: To screen the site and protect the appearance and character of the area.

(6) 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.

(7) Prior to the commencement of the development hereby approved (or in accordance with a timetable to be agree in writing by the Local Planning Authority) a Code for Sustainable Homes interim stage certificate and report highlighting how all the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met shall be submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Document 'Environmentally Sustainable Development.'

(8) Prior to the occupation of the dwelling hereby approved, a Code for Sustainable Homes final stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Document 'Environmentally Sustainable Development' have been met shall be 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.'

(9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification) no development permitted by Classes A B C D E and F of Part 1of Schedule 2 to the Order, shall be carries out without the prior written consent of the Local Planning Authority. Reason: To control the size of the dwelling thereby protecting the rural housing stock and visual amenities of the area.

(10) The existing 'temporary dwelling' must be removed from the site including any resultant materials before the first occupation of the dwelling hereby permitted.. Reason: To accord with the terms of the application since the site lies within an area where additional residential properties would not normally be permitted.

(11) Any gates provided must be set back a distance of 4.5 metres from the edge of the carriageway of the adjoining highway. Reason: In the interests of highway safety.

(12) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking and manoeuvring of vehicles shall have been made available and reserved for those purposes at all times. Reason: In the interests of highway safety/amenity.

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, 6.CO, 59.BE, 101.T, 147.OS, 191.IN.

Pre-submission Eastleigh Borough Local Plan 2011-2029, DM1 DM2 DM27 DM37

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)