Development Control
Application No F/13/72659
Your ref
Please ask for Eleanor Evans
Direct dial 023 8068 8495
Hours of work Wed, Thurs & Fri's Only
e-mail eleanor.evans@eastleigh.gov.uk

Mr G Brombley
King's Community Church
Upper Northam Close
Hedge End
Southampton
SO30 4BB

10 September 2013

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

Application No. F/13/72659

In pursuance of their powers under the above Act and in accordance with your application received on 16 July 2013

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

Description: Construction of multi use games area with 3m high fencing & 6no. 5m high lamp columns for games area & 4no. car park lights
Site: King's Community Church, Upper Northam Close, Hedge End, Southampton, SO30 4BB

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: RTCS 131_MUGA REV B, RTCS 131_LAYOUT REV B, RTCS 131_SPECS REV B, RTCS 131_LOCATION REV B, 06195-LO1.02 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 an Arboricultural Impact Assessment, Method Statement, Tree Survey and a protective fencing plan has been submitted to and approved in writing by the Local Planning Authority. The development must accord with the approved details and to the appropriate British Standard. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(4) No development shall start until a site meeting attended by the Arboricultural Consultant and Site Manager has taken place where a representative from the Local Planning Authority has inspected and approved the fencing and signed the card which accompanies this decision notice. Once approved no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

(5) Before the development commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising planting, must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and replacement trees, including vegetation which maintains a continuous high bat foraging flight line. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first five years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(6) The landscape scheme must be completed within 12 months from the completion of the MUGA, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(7) All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the approved details and to the appropriate British Standard. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(8) No development shall start until details for the sustainable disposal of surface water from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Reason: To ensure satisfactory provision of foul and surface water drainage.

(9) The MUGA hereby permitted shall not be used for any purpose except between the hours of 09:00 to 22:00 Monday to Sundays. Reason: To protect the amenities of the occupiers of nearby properties.

(10) The lamp columns used in association with the MUGA hereby permitted shall not be lit except between the hours of 09:00 to 22:00 Monday to Sundays. Reason: To protect the amenities of the occupiers of nearby properties.

(11) The lighting element of the lamp columns hereby approved shall be shielded and angled in a manner so that light is directed towards the MUGA courts or parking spaces to which they relate. Reason: In order to avoid light pollution and to protect residential amenities and the countryside.

Note to applicant:
The connection of the proposed french drain to the ditch may require formal consent from Hampshire County Council. Before any work commences you are therefore requires to contact Hampshire County Council Ordinary Watercourse Team on 01962 845581 or owc@hants.gov.uk. An explanitory leaflet of different forms of connections to the ditch is attached for your information.

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, comprising the Eastleigh Borough Local Plan Review [2001-2011], and after due regard to all other relevant material considerations including the National Planning Policy Framework and the emerging pre-submission 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
1.CO, 2.C0, 18.CO, 20.CO, 25.NC, 45.ES, 59.BE, 100.T, 101.T, 104.T, 148.OS, 157.OS, 160.TA, 186.IN

Pre-submission Eastleigh Borough Local Plan 2011-2029 Policies
S5, S8, DM1, DM6, DM9, DM23, DM24 , DM33, DM35, DM37

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 [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)