Development Management
Application No F/15/77616
Your ref
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Canford Cliff Architects
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13 January 2016

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/15/77616

In pursuance of their powers under the above Act and in accordance with your application received on 18 November 2015

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 implemented in accordance with the following plans numbered: 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 contamination 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.

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 Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 the Submitted Local Plan comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', 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: 59.BE & 124.E

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies: DM1 & DM18

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.

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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)