Development Management
Application No F/14/74543
Your ref
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06 February 2015

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

Application No. F/14/74543

In pursuance of their powers under the above Act and in accordance with your application received on 2 May 2014, with subsequent amendments dated

02/07/2014

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

Description: Conversion & alterations of barn to form 2no. four bed & 1no. 3 bed dwellings with associated barn for car parking, amenity areas & landscaping
Site: Moorgreen Farm, Burnetts Lane, West End, Southampton, SO30 2HH

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: PL01, PL02, PL03, PL04 rev C, PL05 rev C, PL06 rev A, PL07, PL08. 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 demolition works shall start until a barn owl survey has been submitted to and approved in writing by the Local Planning Authority. The demolition works shall be undertaken outside the bird nesting season and replacement swallow and starling

nest boxes will be erected. Reason To ensure no harm to nesting birds and provide enhancement for BAP species using the site.

(4) No development shall start until details and samples of the new materials to be used in the construction of the external surfaces of the development hereby permitted including the car port and boundary walls 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.

(5) No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and planting] and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(6) 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.

(7) The development hereby permitted shall be carried out in accordance with the measures detailed within section 4.1.2 of the Barn Owl And Phase 1 and 2 Bat Survey report, by Lindsay Carrington Ecological Services LTD dated June 2014. The woodpile identified within the ecological report shall be dismantled by hand. Reason: To ensure any barn owls, bats and reptiles are protected from harm.

(8) The development hereby permitted shall not be occupied until the parking spaces and car port have been provided in accordance with the approved details and thereafter permanently retained and used only for the purpose of accommodating motor vehicles. Reason: To make provision for off street parking for the purpose of highway safety.

(9) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes A, B, E or F of Part 1 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority. Reason: To protect the amenities of the locality and to maintain a good quality environment.

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 Revised 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, 16.CO, 59.BE, 100.T, 101.T, 104.T, 147.OS, 174.LB & 191.IN.

Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Policies S1, S9, DM1, DM5, DM9, DM10, DM24, DM29, DM32 & 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.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)