Development Control
Application No F/12/71694
Your ref
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27 December 2012

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

Application No. F/12/71694

In pursuance of their powers under the above Act and in accordance with your application received on 2 November 2012

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

Description: Construction of new freestanding data centre within existing car park and reconfiguration of car parking spaces
Site: Stoneham Rectory, Stoneham Lane, Eastleigh, SO50 9NW

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: L1, B1, D01, D02, D03, D04, D05 & E01. 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) 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) Details of Contractor's site hut and parking location and any areas designated for the storage of building 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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 site huts and building materials must not be stored elsewhere on the site without the prior written permission of the Local Planning Authority. Reason: To ensure that natural features and the adjacent listed building are not damaged.

(6) Developments shall not begin until a scheme of works to deal with dust from site has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority. Reason: To protect the amenity of the occupiers of adjoining offices.

(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) The development shall accord with the Arboricultural Impact Appraisal and Method Statement produced by Ecourban Limited Arboricultural Consultancy dated 1st November 2012. Protective fencing and ground protection must be erected as per the Tree Protection Plan contained within the Tree Report. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(9) No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority. Work cannot commence until the LPA officer has inspected and approved the fencing and ground protection. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. All other aspects of the Arboricultural Implications Assessment and Method Statement will be addressed at this meeting. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(10) Before the development commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising planting, details of hard surfacing and means of enclosure 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 trees. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(11) The landscape scheme must be completed within 12 months from the completion of the building shell, 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.

(12) 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 and surfaced, and the areas must be retained and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

(13) No burning of materials obtained by site clearance or from any other source to take place on this site during the construction and fitting out process. Reason: In the interests of amenity and to protect natural features.

(14) The development hereby permitted shall be used for data storage purposes only and for no other purpose (including any purpose in Class B1(a) of the Schedule of the Use Classes (Amendment) Order 2005, or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification). Reason: To restrict the use of the building in the interests of highway safety and local amenity.

Note to Applicant: Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Monks Brook, which is designated a 'main river'.

Please be aware that the Environment Agency has up to two months to determine applications for consent made under Section 109 of the Water Resources Act 1991 and you are therefore advised to contact the local Environment Agency office on 01962 764832 as soon as possible to discuss making an application. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

This consent is separate to the requirement for planning permission and cannot be issued retrospectively.

Please note that as part of any application for consent for the construction of a building near the watercourse we will expect to see detailed plan and cross sections showing the accurate juxtaposition of development and the culvert, showing actual dimensions and levels, and taking into account the full size of the culvert structure and building foundations. The foundations should be deep enough so that no additional loading is placed upon the culvert. All levels should be to Ordnance Survey datum. We will also require details of how the culvert will be protected from damage during the construction works.

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, 2.CO, 17.CO, 18.CO, 59.BE & 174.LB].

Pre submission Eastleigh Borough Local Plan 2011-2029, Policies [S1, S8, DM1& DM10].

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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 [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)