Development Management
Application No X/14/75587
Your ref
Please ask for Kitty Budden
Direct dial 023 8068 8266
Hours of work
e-mail kitty.budden@eastleigh.gov.uk

Mr Tony Russell
HNW Architects
61 North Street
Chichester
PO19 1TB

09 February 2015

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

Application No. X/14/75587

In pursuance of their powers under the above Act and in accordance with your application received on 18 November 2014

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

Description: Application for Variation of Condition 8 (which limits internal floor area) of planning permission O/09/64595 for the construction of 2 and 3 storey buildings and a MUGA
Site: Barton Peveril College, Chestnut Avenue, Eastleigh, SO50 5ZA

Subject to due compliance with the following conditions:
(1) The net increase in internal floor area of the development hereby approved must not exceed 4016sq.m. Reason: In order to control the level of development on the site.

(2) Development shall be carried out in accordance with the details, plans and particulars already approved under conditions 3a, 3b, 3c, 3d, 4a, 4b, 4c, 4d, 6, 7, 10, 11, 14, 15, 16, 17, 19, 21, 23, 24, 26, 27, 29 of outline application O/09/64595. Reason: For the avoidance of doubt and in the interests of proper planning.

(3) The existing hedges and trees indicated in green on the approved plan, 08018 P100 Rev B, submitted under outline permission O/09/64595, must be retained. Reason: In the interests of amenity.

(4) During the construction period no storage of building materials or parking of vehicles shall take place underneath the crown spread of the tree(s) to be retained on the site. Reason: To protect the health of the trees to be retained on the site.

(5) The development hereby permitted must not be brought into use until the areas shown on the plan to be approved for parking, loading and unloading of vehicles shall have been made available, surfaced and marked out, and the areas shall be retained in a condition to the satisfaction of the Local Planning Authority for that purpose at all times. Reason: In the interests of highway safety.

(6) No construction or demolition work must take place except between the hours 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(7) 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 without the prior written consent of the Local Planning Authority. Reason: In the interests of amenity.

(8) No building or structure of the development hereby permitted shall exceed 54.34m AOD. Reason: Development exceeding this height would penetrate the Obstacle Limitation Surface (OLS) surrounding Southampton airport and endanger aircraft movements and the safe operation of the aerodrome.

(9) The landscape scheme must be completed within 12 months from the completion of the adjoining 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.

(10) Prior to the first occupation of any part of the development hereby permitted, or unless otherwise agreed in writing by the Local Planning Authority, the mitigation and enhancement measures detailed in Section 6.2 of the submitted report "Biodiversity Checklist and Ecological Appraisal" (February 2009, Gifford) must be undertaken. Reason: To safeguard and enhance biodiversity interests.

(11) The Multi-Use Games Area hereby approved shall only be used on weekdays between the hours of 0830 and 1800 hours, with the exception of tennis and netball use which shall be between the weekday hours of 0830 and 2000 hours. The area shall not be floodlit. Reason: To protect the amenity of adjoining residents.

(12) Prior to the commencement of the development hereby approved (or in accordance with a timetable to be agreed in writing with the Local Planning Authority), a BREEAM interim stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document ‘Environmentally Sustainable Development’ and a BREEAM 'Excellent' standard 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 Planning Document ‘Environmentally Sustainable Development’.

(13) Prior to the occupation of buildings within the development hereby approved, a BREEAM final stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document ‘Environmentally Sustainable Development’ and a BREEAM 'Excellent' standard 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'.

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 Policy 59.BE, 100.T, 101.T, 103.T, 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy DM1, DM23, DM24

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 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)