Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/12/70216
Your ref
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29 March 2012

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

Application No. F/12/70216

In pursuance of their powers under the above Act and in accordance with your application received on 23 December 2011

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

Description: Erection of single storey classroom block following demolition of temporary buildings
Site: Eastleigh College, Chestnut Avenue, Eastleigh, SO50 5FS

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 020, 021, 010, 100, 101, 400, 401
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) The materials to be used must match as closely as possible, in type, colour and texture, those on the existing building. Reason: To ensure a satisfactory visual relationship of the new development to the existing.

(4) Prior to the occupation of the development hereby approved, a green travel plan shall be submitted to and approved in writing by the Local Planning Authority. The green travel plan shall be implemented in accordance with the approved details within three months of first occupation. The green travel plan shall deal with the following key issues:

a. Appointment of a Travel Plan Co-Ordinator and notification in writing to the Local Planning Authority of the name of the holder of that post;

b. Measures to promote and facilitate public transport use; timetables and fare information to be updated regularly;

c. Measures to promote and facilitate walking and cycling;

d. Promotion of car sharing and practices and on-site facilities that reduce the need to travel;

e. Monitoring and review mechanisms.

Reason: In order to provide sustainable transport options.

(5) The hedgerow located on the application site's south and east boundaries shall be retained and maintained at a minimum height of 2 metres in good condition and where necessary reinforced with appropiate species to be agreed in writing with the Local Planning Authority. The new planting shall be completed before the end of the first planting season following the completion of the development hereby permitted.
Reason: In the interests of the visual amenity of the area.

(6) Details of the size, species and location of two replacement trees shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Such replacement planting shall be undertaken during the next planting season following the completion of the development.
Reason: In the interests of visual amenity and to conserve the contribution of trees to the character of the area.

(7) 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.

(8) 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.

(9) The two existing portacabin classrooms shall be removed from the site before development pursuant to this permission is commenced. Reason: The site is not suitable to accommodate both the existing and the proposed buildings.

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 34.ES 59.BE 100.T 104.T186.IN.

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)