Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69924
Your ref
Please ask for Dawn Errington
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The Planning Bureau
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Bournemouth
BH8 8EZ

29 March 2012

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

Application No. F/11/69924

In pursuance of their powers under the above Act and in accordance with your application received on 13 December 2011, with subsequent amendments dated

27/01/2012

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

Description: Construction of 2no. second floor flats with second floor covered link to main building (amendment to planning permission F/10/68116).
Site: Catherine Court Development, Leigh Road, Eastleigh, SO50 9DT

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: PPA102-01, 01-1710-02-M, PPA102-04-A, 01-1710-12-F, A01-1710-17-C, A01-1710-18-B. 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 occupancy of the assisted living extra care apartments hereby permitted shall be limited to persons aged 70 years or over. Reason: In order that there is sufficient on-site car parking and amenity space provision for the development.

(4) No construction work must take place except between the hours of

0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Bank Holidays. Reason: To protect the amenities of the occupiers of nearby dwellings.

(5) 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, surfaced and marked out, and the areas must be retained as unallocated and reserved for that purpose at all times, including the provision of disabled spaces. Reason: In the interests of highway safety/amenity.

(6) The construction of the development hereby approved shall be in accordance with the approved Construction Method Statement for planning permission F/10/68116 Condition 22.
Reason: to protect the amenity of nearby residents and in the interests of highway safety.

(7) 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 Code for Sustainable Homes interim stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' are to be met for all elements of the development 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'.

(8) Prior to the occupation of buildings within the development hereby approved, a Code for Sustainable Homes final stage certificate and report highlighting how all of the essential requirements of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met for all elements of the development 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, 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:
South East Plan
Eastleigh Borough Local Plan Review 2001-2011, saved Policies. 28.ES, 34.ES, 35.ES, 37.ES, 72.H, 74.H, 59.BE, 100-105.T, 108.E, 109.E 118.E, 134.TC, 190.IN, 191.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.

Note to Applicant: The applicant/developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)