Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/68923
Your ref
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28 October 2011

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

Application No. F/11/68923

In pursuance of their powers under the above Act and in accordance with your application received on 15 April 2011

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

**Description:** Two storey warehouse extension (958 sqm) and additional landscaping (amendment to previously approved application number F/10/67765 dated 17/09/2010)
**Site:** Ahmad Tea Ltd Rex Industrial Estate, Winchester Road, Chandler's Ford, Eastleigh, SO53 2PZ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 1036-01, 1036-02, 1036-03. 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) Detailed proposals for the disposal of surface water shall be submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water, 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.

(4) Before development commences, details of measures to protect the public sewers must be submitted to and approved in writing by the Local Planning Authority, in consultation with Southern Water. Reason: to protect the public sewers on site.

(5) No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority:

(a) Desk Study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 1 and 2, and BS10175:2001 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority;
(b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study in accordance with BS10175:2001, and, unless otherwise agreed with the Local Planning Authority;
(c) A detailed scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance a and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.

(6) The development hereby permitted shall not be occupied/brought into use until there has been submitted to the local planning authority verification by the competent person approved under the provisions of condition 5 (c) that any remediation scheme required and approved under the provisions of condition 5 (c) has been implemented in full in accordance with the approved details (unless varied with the written permission of the local planning authority in advance of implementation). Unless agreed in writing with the local planning authority such verification shall comprise:-

(a) built drawings of the implemented scheme
(b) photographs of the remediation works in progress
(c) certificates demonstrating that imported and /or material left in situ is free from contamination.
Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under condition 5 (c)
Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.

(7) The development hereby permitted shall not begin until a scheme of works to deal with construction noise from the site, with particular reference to any power floating, 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 properties.

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

(9) There must be no structural changes to the elevations of the extension, including the enlargement of openings without the prior permission of the Local Planning Authority, in writing. Reason: To protect residential amenity by ensuring that the proposed fire access door to the front elevation of the warehouse extension is not used as a delivery or dispatch point for goods or as a pedestrian access point necessitating the vehicular use of the lower part of the site by delivery/dispatch vehicles or for the parking of cars.

(10) The access road to the warehouse extension on the lower section of the site must be built in accordance with the approved plans and must not be enlarged or widened without the prior permission, in writing, of the Local Planning Authority. Reason: To ensure this area of the site is not used by delivery/dispatch vehicles or for the parking of cars thereby affecting the amenity of neighbouring occupiers.

(11) 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.

(12) The development shall be carried out in accordance with the approved Arboricultural Impact Appraisal and method statement which includes the requirement for a pre-commencement meeting to be held on site before any site clearance or construction work begins, such meeting to be attended by the Local Planning Authority and the arboricultural consultant for the developers. Reason: To ensure the health of the protected trees.

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: 59.BE, 120.E

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: A formal application for the connection to the public sewerage system is required in order to service this development.

Note to Applicant: No development or new tree planting should be located within 3 metres of either side of the centreline of the public sewer.

Note to Applicant: All existing water infrastructure should be protected during the course of construction works.



C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)