Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/10/67626
Your ref
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20 March 2012

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

Application No. F/10/67626

In pursuance of their powers under the above Act and in accordance with your application received on 10 August 2010

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

Description: Renewal of extant planning permission F/07/60123 for the erection of one A1 retail, A2 or B1(a) commercial unit with 4no. flats over in a three storey building with associated parking, access, refuse and cycle storage following demolition of existing bungalow.
Site: 443 Fair Oak Road, Fair Oak, Eastleigh, SO50 7AJ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: Loc 01, 0615 2.10 C, 0615 2.11 C, 0615 2.14 A, 0615 2.13 A. 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) 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) 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.

(5) The existing building must be demolished and all resultant materials removed from the site before development pursuant to this permission is commenced.
Reason: To protect the amenities of the occupiers of nearby properties.

(6) 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.

(7) 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 properties.

(8) Development shall not begin until a scheme of work detailing the extent and of piling proposed has been submitted to and approved in writing by the Local Planning Authority. Reason: To protect the amenity of occupiers of adjoining residential proper

(9) Details of the proposed treatment of the site boundaries must be submitted to and approved in writing by the Local Planning Authority and the approved measures must be implemented by a date to be agreed with the Local Planning Authority.
Reason: In the interest of amenity.

(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 last 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) Plans and particulars showing the proposals for all the following aspects of the development must be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The development must then accord with these approved details.

Reason: In order that these matters may be considered by the Local Planning Authority.

a: The ground floor levels above ordnance datum of all buildings.

b: The layout of foul sewers and surface water drains.

c: Proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land.

(13) The access, including any footway crossing and verge crossing, must be constructed in accordance with details to be approved in writing by the Local Planning Authority. The permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit should be obtained from Hampshire County Council at Hampshire Highways, Eastleigh Civic Offices, Leigh Road, Eastleigh SO50 9YN.
Reason: To provide satisfactory access.

(14) 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 for those purposes at all times.
Reason: In the interests of highway safety.

(15) 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.

(16) 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.

(17) Details of the constuction proposed for the footway together with details of the programme for making up and widenen footway must be submitted to and approved in writing by the Local Planning Authority. The footway must be constructed prior to the occupation of the building.
Reason: In the interests of highway safety.

(18) Before the development hereby permitted is occupied a minimumof 6 car parking spaces shall be provided within the curtilage of the site and thereafter maintained and kept available.
Reason: To ensure adequate car parking provision within the site.

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 133.TC 105.T 147.OS 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.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)