Development Management
Application No R/16/78543
Your ref
Please ask for Dawn Errington
Direct dial 023 8068 8260
Hours of work Mon&Wed 9-3 Tue&Thu 9-5
e-mail dawn.errington@eastleigh.gov.uk

Boyer Planning
Uk House
82 Heath Road
Twickenham
TW1 4BW

12 August 2016

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. R/16/78543

In pursuance of their powers under the above Act and in accordance with your application received on 13 May 2016, with subsequent amendments dated

03/08/2016, 08/08/2016

the Council, as Local Planning Authority hereby APPROVE THE RESERVED MATTERS the following :

Description: Reserved matters application pursuant to outline permission O/13/73707 of phase 4 residential development. Comprising 23no. 1, 2, 3, 4 & 5 bedroom dwellings with associated access roads, parking & landscaping (matters for approval, appearance, landscaping, layout & scale)

Site: Land At Winchester Road, Fair Oak, Eastleigh, Hampshire, SO50 8GL

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 03041.00012.29.001 Rev 5, 03041.00012.29.002 Rev 1, AHL.01-PH.4 REV A, BML.01-PH.4 REV B , BSC.01pe REV A, DML.01-PH.4 REV A, GAR.01.pe REV A, GAR.02.pe REV A, GAR.03.pe REV A, HT.402-1pe REV A, HT.402-2.pe REV A, HT.404-1.e REV A, HT.404-1.p REV A, HT.404-2.e REV A, HT.404-2.p REV A, HT.411-A.e REV A, HT.411-A.p REV A, HT.411.e REV A, HT.501-A.e REV A, HT.501-A.p REV A, HT.501.e REV A, HT.501.p REV A, HT.A37.e REV B, HT.A37.p REV A, HT414.p REV A, LP01-PH4 REV A, P.306-312.e1 REV A, P.309-312.e2 REV A, P.309-312.p REV A, P.313-315.e REV A , P.313-315.p REV A , P.316-318. REV A, P.316-318.e REV A, P.319-320.e REV A,

P.319-320.p REV A, P.322.e REV A, P.322.p REV A, SE.01-PH.4 REV B, SL-01.PH-4 REV P. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall comply with the conditions imposed on the grant of the outline planning permission reference O/13/73707 which was permitted on 25 September 2014. Reason: To secure properly planned development.

(3) No private parking management scheme shall be implemented on the site without the prior written approval of the Local Planning Authority. Reason: In the interests of proper planning.

(4) Prior to their first occupation the dwelling units on Plots 329 and 330 shall be constructed to Lifetime Homes standard (or an equivalent agreed in writing by the Local Planning Authority) . Reason: to provide accommodation for the elderly as required by Policy FO1

Note to Applicant: It is considered that, as the proposed development is acceptable because it will not materially harm the amenity of neighbours or heritage, and it is in accordance with the policies and proposals of the development plan, comprising the saved policies of 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 local plan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review [2001-2011], saved Policy 25.NC, 45.ES, 59.BE, 82.H, 100.T, 102.T, 174.LB.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies S1, S8, S11, DM9, S12, DM1, DM2, DM5, DM10, DM24, DM28, DM29, FO1.

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.

For the avoidance of doubt, adoption details are not approved and these details are required to be approved under the outline permission conditions.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (ARM)