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Development Management
Application No R/15/77507
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11 February 2016

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

Application No. R/15/77507

In pursuance of their powers under the above Act and in accordance with your application received on 5 November 2015, with subsequent amendments dated

17/12/2015, 15/01/16, 18/01/16, 04/02/16

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

Description: Reserved Matters for appearance, landscape, layout and scale pursuant to Outline Planning Permission O/13/72892 (dated 18 February 2014) for residential (Class C3) development for 85 dwellings, community allotments and orchard, open space, car parking, details of vehicular access arrangements, and associated works.

Site: Land West Of Church Road/North Of Breach Lane, Bishopstoke, Eastleigh,

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1100-P1-550-REV D , 1100-P1-551-REV C, 1100-P2-352-C, 1100-P3-200-A, 1100.F3.SK10, 1100.F3.SK11, 1100.P1.100 REV A, 1100.P1.101 REV A, 1100.P1.500 R, 1100.P1.501 REV A, 1100.P1.502 REV A, 1100.P1.503 REV A, 1100.P1.505 REV B, 1100.P3.003, 1100.P3.201.A, 1100.P3.202.A, 1100.P3.203.A, 1100.P3.210, 1100.P3.211.A, 1100.P3.212.A, 1100.P3.213.A, 1100.P3.214.A, 1100.P3.220, 1100.P3.221.A, 1100.P3.222.A, 1100.P3.223.A, 1100.P3.240, 1100.P3.241, 1100.P3.242.A, 1100.P3.243.A, 1100.P3.244.A, 1100.P3.245.A, 1100.P3.260.A, 1100.P3.261.A, 1100.P3.262.A, 1100.P3.263.A,

1100.P3.264.A, 1100.P3.265.A, 1100.P3.270.B, 1100.P3.271 REV A, 1100.P3.272.A, 1100.P3.273.A, 1100.P3.274 REV B, 1100.P3.275.A, 1100.P3.300, 1100.P3.301.A, 1100.P3.302.A, 1100.P3.303, 1100.P3.310 REV A, 1100.P3.311.A, 1100.P3.312. REV B, 1100.P3.313, 1100.P3.320, 1100.P3.321, 1100.P3.322.A, 1100.P3.323, 1100.P3.324, 1100.P3.330 REV B, 1100.P3.331.A, 1100.P3.332 REV B, 1100.P3.333.A, 1100.P3.400, 4080-SK-008-A, 4080-SK-009-B, 4080-SK-010-B, 4080/ATR/001 REV C, 4080/ATR/002 REV C, 4080/ATR/003 REV B, 4080/ATR/004 B, 4080/D/001 REV H, 4080/D/004 REV F, 4080/GA/001 REV C, 4080/GA/001 REV G, 4080/S278/001 REV F, 4080/S278/002 REV D, 4080/S38/001 REV F, 4080/SD/501 REV C, 4080/SK/002 REV J, 4080/SK/003 REV E, 4080/UD/001 REV F, HCC9/C/165 A, LA.P.003.C, LA.PL.001.H, LA.PL.002. REV D

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/13/72892 which was permitted on 18 February 2014. Reason: To secure properly planned development.

(3) Details of proposed kerbs, which shall be of Conservation style or similar, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development hereby approved, and the approved details shall be fully installed. Reason: in order to enhance the visual appearance of the development

(4) Any structures on the allotments (including sheds) shall be placed on concrete bases and shall not be constructed directly on the ground. Further design details relating to the proposed community structure at the allotments site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction of this structure. These shall provide confirmation of proposed building location, floor construction, and internal layout, as well as confirmation that the risk associated with ground gas have been considered and the building will be suitably protected. Reason: to protect future users of the site from the risks of ground gas.

Note to Applicant: It is considered that the proposed development is acceptable because it will not materially harm the character of the area or the amenity of neighbours and it is in accordance with the policies and proposals of the development plan, comprising the 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 the reserved matters should be approved.

NOTE TO APPLICANTS AND PURCHASERS: the proposed two-bedroomed properties on Plots 15, 16, 17, 18, 19, 25, 26, 27, 28, 29, 61, 62, 63, 64, 65 and 66 (House Type A) must be marketed/sold/leased and occupied as two-bedroomed properties only. The proposed "study" for these properties should not be used as a bedroom.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (ARM)