Development Management
Application No F/15/77341
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21 December 2015

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

Application No. F/15/77341

In pursuance of their powers under the above Act and in accordance with your application received on 30 September 2015

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

Description: Renewal of planning permission F/12/71729 for the construction of dog training hall with associated exercise area, parking and landscaping following demolition of existing barn.
Site: Land At Moorlands Farm, Botley Road, West End, Southampton, SO30 3HD

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: H16 07 S1, 212.05 02 Rev A, 212.05 01 Rev B, 212.05/03. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) Not withstanding the approved plans / details, no development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

(4) No development shall start until the following details have been submitted to and approved in writing by the Local Planning Authority: a) The alignment, height and materials of all walls, fences and other means of enclosure b) The details and 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. d) width, alignment, gradient and type of construction proposed for any roads footpaths and accesses. e) The provision to be made for street lighting and/or external lighting. Lighting shall be designed and located to minimise light spillage and avoid impacting on flight corridors used by bats. f) A scheme for protecting the development from motorway noise. The development shall be completed in accordance with the approved details. Reason: To limit the impact the development has on the locality.

(5) Prior to the commencement of development, a sustainable drainage strategy must be submitted to the LPA detailing how the Moorgreen Stream will be protected from construction and operational phases of the development. Details of the physical footprint of the discharge point should be provided as it is within the SSSI, along with details of interceptors needed to regulate water quality which shall include a silt trap, swale and settlement tank before discharge offsite. Once approved by the LPA, the development shall then proceed in accordance with the drainage strategy. Reason: to protect the Moorgreen meadows SSSI and stream and Solent complex.

(6) The development hereby permitted shall not be brought into use until the car park has been constructed, surfaced and marked out in accordance with the approved plan. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles. Reason: To make provision for off street parking for the purpose of highway safety.

(7) No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority: (a) 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; (b) 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 and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works. Reason: To protect human health.

(8) 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 the above condition that any remediation scheme required and approved under the provisions of the above condition 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 the above condition. Reason: To protect human health.

(9) No development shall start until full details for the treatment of site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the boundary treatment has been

provided in accordance with the approved details and retained thereafter. Reason: In the interests of the visual amenity of the locality and to safeguard the SSSI.

(10) No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(11) The landscape scheme must be completed within 12 months of the occupation of the building hereby approved, or by such later date as the Local Planning Authority may determine. Any trees or plants which die during the first five years must be replaced during the next planting season. Reason: To ensure that the appearance of the development is satisfactory.

(12) No development shall start until: a) A plan has been submitted to the Local Planning Authority showing a line of protective fencing around all trees not scheduled for removal. The fencing shall be in accordance with the appropriate British Standard. b) A site meeting has taken place where a representative from the Local Planning Authority has inspected and approved the fencing and signed the card which accompanies this decision notice. Once approved no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(13) The development hereby permitted shall be implemented in accordance with the recommendations and mitigation outlined in the submitted ecological assessment revised December 2015; the Reptile Survey Report June 2015 and the Amphibian Survey Report and Ponds Management Strategy September 2015. Reason: To protect and enhance biodiversity.

(14) No vegetation clearance shall occur on site during the bird nesting season (between 1st March & 31st August) unless supervised by an appropriately qualified ecologist. Reason: To prevent harm to breeding birds.

(15) Before any work commences on site a Construction Environment Management Plan shall be submitted to the Local Planning Authority incorporating safeguards to preserve the water quality and flows leaving the site. Reason: To ensure no impact on the Moorgreen Stream and Solent Complex due to contamination and changes in flow.

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 protected species or the Moorgreen Meadows SSSI 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 and emerging local pan policies are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, saved Policies 1.CO, 2.CO, 59.BE, 62.BE, 104.T, 191.IN, 18.CO, 10.CO, 22.NC

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council take a positive and proactive 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.

Under the Town and Country Planning (England) Regulations 2012, a fee is required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

The contaminated land assessment is required be completed and approved prior to the commencement of development. As a result of the assessment, amendments to the design of building structures may be required, further that adequate provision of time needs to be made so the assessment can be completed before works commence on site. Further information and advice about developing 'Brownfield land' can be found on the Council's website. The relevant web-page is entitled Development of Brownfield Land'.

For further Southern Water advice, the applicant is advised to contact www.southernwater.co.uk
The applicant is advised to consult the Environment Agency directly regarding the use of a cess pit. The owner of the premises will need to empty and maintain the cess pit to ensure its long term effectiveness.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)