Development Management
Application No F/16/79715
Your ref
Please ask for Clare Martin
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Mr P Ashton
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06 February 2017

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

Application No. F/16/79715

In pursuance of their powers under the above Act and in accordance with your application received on 12 December 2016

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

Description: Construction of 1no. 2 bed bungalow, following demolition of existing outbuilding (amendment to F/16/78330)
Site: Quob Cottage, Quob Lane, West End, Southampton, SO30 3HN

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 270/1037-06 Rev A, 270/1037-07 Rev A, 270/1037-08 Rev A. 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) 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 work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority: (a) A report of a site investigation

documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation in accordance with BS10175:2011+A1 2013 and BS8576:2013, and, unless otherwise agreed with the Local Planning Authority;
(b) A detailed site specific 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 risk from land contamination for the safety of the property's occupiers.

(5) 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 4(b) that any remediation scheme required and approved under the provisions of the above condition 4(b) 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 comply with the guidance contained in CLR11 and EA guidance for the safe development of housing on land affected by contamination - R&D Publication 66:2008. Typically such a report would comprise:-
(a) A description of the site and its background, and summary of relevant site information
(b) A description of the remediation objectives and redial works carried out
(c) Verification data including - sample locations/ analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc
(d) 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 4(b).
Reason: To minimise the risk from land contamination for the safety of the property's occupiers.

(6) Development shall be build in accordance with the recommendations detailed within - Environmental Noise Impact Assessment - ref SA-4274 - Feb 2016 - Sound Advice. All works, which form part of this scheme approved by the Local Planning Authority, must be completed before any of the permitted dwellings are occupied (unless agreed by the Local Planning Authority) The scheme shall be fully implemented, unless varied with the written permission of the Local Planning Authority in advance of implementation. Reason: To protect the amenities of the occupiers of the dwelling.

(7) No construction or demolition shall take place except between the hours of 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.

(8) The burning of materials obtained by site clearance or from any other source must not take place without the prior written consent of the Local Planning Authority. Reason: To protect the amenities of the occupiers of nearby properties.

(9) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Classes [A, B & E]

of Part [1] of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority. Reason: To protect the amenities of the locality and to maintain a good quality environment.

(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) No development shall start in respect of the dwelling hereby permitted until details for the sustainable disposal of surface water and disposal of foul sewerage from the development have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details. Reason: To ensure satisfactory provision of foul and surface water drainage.

(12) Prior to commencement, details of how the approved dwellings will achieve Code level 4 equivalent requirements for energy and water [or equivalent requirements that are set out in national legislation or policy], with reference to design stage SAP data and the BRE water calculator, as well as evidence that the relevant ESD requirements 2-8 inclusive of the Council's adopted Environmentally Sustainable Development SPD are being met shall be submitted to, and approved in writing by, the Local Planning Authority. No dwelling shall be occupied until written confirmation that these works have been completed, and the 'as built' stage SAP data and a confirmation of the water calculation, has been submitted for that dwelling.
Reason: To ensure the development meets the requirements of the national technical standards for energy and water consumption and the Council's adopted Environmentally Sustainable Development SPD in residential development.

(13) No development shall start until an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The development must accord with the approved details and to the appropriate British Standard. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(14) No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and the Tree Services Manager from the Local Planning Authority. Work cannot commence until the Tree Services Manager has inspected and approved the tree protection, ensuring it conforms to the Tree Protection Plan and the Method Statement. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work.
All other aspects of the Arboricultural Impact Assessment and Method Statement will be addressed at this meeting including any required changes with final layout of the scheme and the installation of services that may have an impact on trees.
This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of compliance monitoring by the pre-appointed consulting arboriculturalist.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

Note to Applicant: 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.

Note to applicant: In order to comply with condition 14 please resubmit the following information:
- Arboricultural Implications Assessment and Method Statement produced by Barell Tree Consultancy dated 24th January 2013 including Tree Protection Plan (ref. 13037-BT1).



Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)