Development Management
Application No O/15/77592
Your ref
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Mr P Phasey, Architecture Plb
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25 July 2016

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

Application No. O/15/77592

In pursuance of their powers under the above Act and in accordance with your application received on 23 November 2015, with subsequent amendments dated

Amended Site Layout Plan received 23rd December 2015

the Council, as Local Planning Authority hereby GRANT OUTLINE PERMISSION for the following :

Description: Outline: Construction of 9no. 2-storey 3-bed houses with associated car parking, construction of a 67 space car park for Eastleigh College following demolition of existing buildings (access, layout and scale to be considered)

Site: College Of Further Education, Desborough Road, Eastleigh, SO50 5NH

Subject to due compliance with the following conditions:
(1) The development hereby permitted must be begun either before the expiry of three years from the date of the grant of this outline permission, or the expiration of two years from the final approval of the reserved matter or, in the case of an approval on different dates, the final approval of the last such matter to be approved.
Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(2) Application for the approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) Plans and particulars showing the detailed proposals for all the following aspects of the development ('the reserved matters') 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 external appearance of the buildings.

b: The landscaping of the site

(4) 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 colour and texture of facing and roofing materials.

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

c: The alignment, height and materials of all walls, fences and other means of enclosure

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

e: The provision to be made for street lighting and/or external lighting.

f: The provision to be made for the storage of refuse.

(5) The dwellings hereby permitted shall not exceed a floor area of 1000 square metres and two storeys in height . Reason: To ensure a satisfactory visual relationship between the existing and new development

(6) The development hereby permitted shall be implemented in accordance with the following plans numbered: 2577-GAD-101001-A, 2577-GAD-111000-A, 2577-GAD-111001-D, 2577-GAD-121000-B, 2577-GAD-141001-B, 2577-GAD-141010-B, 826EC02, MWA TPP 001, MWA TPP 002, MWA TPP 003, Reason: For the avoidance of doubt and in the interests of proper planning.

(7) Prior to clearance/demolition of the building, a site meeting shall be held with the Council's Conservation Officer to identify architectural features worthy of preservation. These features shall be removed intact by the demolition contractor and be made available to the LPA. Reason: To preserve features of local heritage significance for the enjoyment of future generations.

(8) Prior to the demolition of the building, a detailed historic record of the interior and exterior of the building, including comprehensive photographs and original drawings, the extent and content to be agreed with the Council's Conservation Officer, shall be made and submitted to the LPA. Should any unexpected building archaeology be uncovered during the demolition, the Council's Conservation Officer shall be notified immediately and a photographic record of the find made. Reason: To provide a comprehensive historical record for future generations.

(9) No development shall start until details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have

been submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall then accord with the approved details. Reason: To ensure satisfactory provision of foul and surface water drainage.

(10) 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, 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 in residential development.

(11) No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
a) a programme and phasing of the demolition and construction work, including roads, landscaping and open space;
b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
c) the arrangements for the routing/ turning of lorries and details for construction traffic acces to the site;
d) the arrangements for deliveries associated with all construction works to take place outside of Cherbourg School pick up/drop off times [plus 30 minutes before and after], loading/unloading of plant & materials and restoration of any damage to the highway including vehicle crossovers and grass verges
e) the parking of vehicles of site operatives and visitors;
f) measures to control the emission of dust and dirt generated by demolition and construction;
g) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
h) provision for storage, collection, and disposal of rubbish from the development during construction period;
i) measures to prevent mud and dust on the highway during demolition and construction;
j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
k) temporary lighting;
l) protection of pedestrian routes during construction;
Reason: To limit the impact the development has on the amenity of the locality

(12) The development shall not begin until the developer has submitted a comprehensive constuction management plan that has due regard to noise and to the details contained in the Best Practise Guidance - The Control of Dust and Emissions from Construction and Demolition, 2006 London Authorities and Guidance on the Assessment of Dust from Demolition and Construction, 2014, Institute of Air Quality Mangement.
Reason: To protect the amenities of the occupiers of nearby properties.

(13) No development shall start until a noise and vibration assessesment which takes into account the impact of site preparation and construction works on existing and proposed noise sensitive properties, and a report of its findings has been submitted

to, and approved in writing by, the Local Planning Authority.The report shall include a scheme of mitigation measures for protecting from noise and viberation as deemed necessary by the Local Planning Authority. The approved scheme shall be fully implemented unless varied with the written permission of the Local Planning Authority in advance ofimplementation.
Reason: To protect the amenities of the occupiers of nearby properties.

(14) 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.

(15) 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.

(16) The parking areas for the proposed housing shall be provided in accordance with the approved plans before the first dwelling is occupied and thereafter permanently retained and used only for the purposes of accommodating private motor vehicles incidental to the use of the dwelling houses as residences. Reason: To ensure the permanent availability of parking for the housing.

(17) The implementation of the 67 space car park shall be agreed in writing with the Local Planning Authority and shall be 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.

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, 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 permission should be granted.

The following development plan saved policies and emerging draft 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 28.ES 45.ES 59.BE 100.T 101.T 103.T 104.T 185.IN

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, PolicyS1 S11 DM11 DM1 DM2 DM5 DM24

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.

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.

Note to Applicant: This development is located within a resident's parking scheme and it is Council policy that residents of all new developments will not be eligible for parking permits. The term development means the construction of new or replacement buildings or alterations to existing buildings that result in an increased demand for parking not catered for within the development.

A formal application for connection to the water supply is required in order to service this development. any sewers found during the construction works, require an investigation of the sewer to ascertain the condition, the number of propertes served and potential means of access before any further works commemnces on site. Please contact Southern Water' Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW Telephone No 0330 303 0119 or www.southernwater.co.uk.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (POL)