Development Management
Application No F/14/75237
Your ref
Please ask for Kitty Budden
Direct dial 023 8068 8266
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail kitty.budden@eastleigh.gov.uk

Mr David Sweeney
Rh Partnership Architects
30-31 Foundry Street
Brighton & Hove
BN1 4AT

14 November 2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/14/75237

In pursuance of their powers under the above Act and in accordance with your application received on 16 September 2014, with subsequent amendments dated

03/11/2014, 05/11/2014

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

Description: Erection of 2 no. detached buildings to provide changing rooms, storage, office accommodation and community space following demolition of existing buildings.
Site: Lakeside Country Park, Wide Lane, Eastleigh, SO50 5PE

Subject to due compliance with the following conditions:
(1) 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.

(2) The development hereby permitted shall be implemented in accordance with the following plans numbered: P0013 1000 Rev 01, P0013 1001, P0013 1020, P0013 1025, P0013 2020, P0013 2025, P0013 2026, P0013 2220, P0013 2221, P0013 2225, P0013 2226, P0013 2227, P0013 2228, 14079 E 63 00 03 P3, 14138 01 50 A, 14138 01 51A, Figure 1 Rev 01, LLD745/01 Rev 03, Poo13 2227, POO13 2228. Reason: For the avoidance of doubt and in the interests of proper planning.

(3) No demolition work shall start until a Method Statement has been submitted to, and approved in writing by the Local Planning Authority. Demolition work shall only take place in accordance with the approved method statement which shall include:

a) a programme and phasing of the demolition work;
b) management plan to continue the provision of services on site while the approved works are undertaken;
b) location of temporary site buildings, compounds, construction material and plant storage areas used during demolition;
c) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
d) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials.
e) the parking of vehicles of site operatives and visitors;
f) measures to control the emission of dust and dirt generated by demolition;
g) provision for storage, collection, and disposal of rubbish from the development during construction period;
h) measures to prevent mud and dust on the highway during demolition;
i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
j) temporary lighting;
k) protection of pedestrian/cycle routes during construction;
Reason: To limit the impact the development has on the amenity of the locality and the country park.

(4) No demolition or tree removal shall occur on site, in relation to this development, during the bird nesting season [between 1st March & 31st August] unless supervised by an appropriately qualified ecologist. Reason: To prevent harm to breeding birds.

(5) No construction work shall start until a Method Statement has been submitted to, and approved in writing by the Local Planning Authority. Construction work shall only take place in accordance with the approved method statement which shall include:
a) a programme and phasing of the construction work;
b) management plan to continue the provision of services on site while the approved works are undertaken;
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 access to the site;
d) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials.
e) the parking of vehicles of site operatives and visitors;
f) measures to control the emission of dust and dirt generated by construction;
g) provision for storage, collection, and disposal of rubbish from the development during construction period;
h) measures to prevent mud and dust on the highway during construction;
i) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
j) temporary lighting;
k) protection of pedestrian/cycle routes during construction;
Reason: To limit the impact the development has on the amenity of the locality and the country park.

(6) No construction shall start until the following details have been submitted to and approved in writing by the Local Planning Authority:
a) details and samples of the materials to be used in the construction of the external surfaces of the development, including hard surfacing.
b) the details and layout of foul sewers.

c) width, alignment, gradient, sight lines and type of construction proposed for any footpaths and accesses.
d) the provision to be made for external lighting. Lighting shall be designed and located to minimise light spillage and avoid impacting on flight corridors used by bats.
e) the layout and details for the parking of vehicles and bicycles.
f) a landscaping scheme to cover all surfacing, trees and planting.
g) green roof.
The development shall not be brought into use until the approved details have been fully implemented, unless agreed in writing by the Local Planning Authority.
Reason: To limit the impact the development has on the locality and the country park.

(7) No construction shall start until details and samples of the materials to be used in the construction of the external surfaces and hard surfacing 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.

(8) No construction shall start until details of a sustainable drainage system have been submitted to and approved in writing by the Local Planning Authority. The details shall include a timetable for its implementation and a management/ maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime]. The system shall be implemented and thereafter managed and maintained in accordance with the approved details. Reason: To ensure satisfactory drainage for the development.

(9) Prior to construction of the approved buildings, details for the on site provision of bin & cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the bin & cycle storage has been constructed in accordance with the approved details and thereafter retained and kept available. Reason: To ensure the adequate provision of on site facilities.

(10) No construction shall start until a scheme of works with recommendations for the protection of the development has been submitted to and approved in writing by the Local Planning Authority. The implementation of the approved remediation scheme shall be supervised by a competent person who shall prepare a completion certification. Reason: To minimise the risk from land contamination for the safety of the building's occupiers.

(11) No construction shall take place until details and layout of the foul sewers have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved details have been fully implemented. Reason: To limit the impact the development has on the locality and the country park.

(12) No construction shall take place until details of the width, alignment, gradient, sight lines and type of construction proposed for any footpaths and accesses have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved details have been fully implemented. Reason: To limit the impact the development has on the locality and the country park.

(13) No construction shall take place until details of the provision to be made for external lighting have been submitted to and approved in writing by the Local Planning Authority. Lighting shall be designed and located to minimise light spillage and avoid impacting on flight corridors used by bats. The development shall not be brought into use until the approved details have been fully implemented. Reason: To limit the impact the development has on the locality and the country park.

(14) No construction shall take place until final details of the construction of the approved green roof have been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the green roof can be properly constructed.

(15) No construction shall start until details of additional cycle storage have been submitted to and approved in writing by the Local Planning Authority. The development shall not commence until the cycle parking has been constructed in accordance with the approved details and thereafter retained and kept available. Reason: To ensure the adequate provision of on-site cycle parking.

(16) No construction shall start until a BREEAM excellent interim stage certificate and sustainability report has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'

(17) No construction 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 screening planting, and shall provide details of timings for all landscaping and future maintenance of the screening. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard. Reason: In the interests of the ecology and visual amenity of the locality and to safeguard the landscape qualities of the countryside and strategic gap.

(18) Details of the measures to be taken to protect the public sewers shall be submitted to the Local Planning Authority, prior to the commencement of development. Reason: To protect the public sewers.

(19) The development shall not be brought into use, unless agreed in writing by the Local Planning Authority, until a BREEAM excellent final stage certificate and sustainability report has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure the development meets the requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(20) For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenities of the locality.

(21) The development hereby permitted shall be implemented in accordance with the recommendations outlined in the ecological report, Preliminary ecological Appraisal Report, Lizard Landscape Design, September 2014, Rev.1. Reason: To protect and enhance biodiversity.

(22) The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Bat & Nesting Bird Survey & Mitigation Strategy, 4 Woods Ecology, September 2014. Reason: To protect bats species.

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 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 Policies 1.CO, 2.CO, 10.CO, 18.CO, 19.CO, 28.ES, 59.BE, 101.T, 104.T, 160.TA, 191.IN.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policies S9, DM1, DM16, DM23, DM24, DM33.

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: Due to the presence of bats, a licence will be required from Natural England, prior to demolition of the storage buildings.

Note to Applicant: Any use of cranes must comply with the British Standard Code of Practice for the safe use of Cranes and the Crane operators must consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is further explained in Advice Note 4, Cranes & Other Construction Issues [available at www.aoa.org.uk/publications/safeguarding.asp). It is advised the applicant contact the Southampton Airport Airside Operations Policy and Planning Officer, sousafeguarding@baa.com, at least 4 weeks prior to the arrival of any crane.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)