Development Management
Application No X/15/77591
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14 January 2016

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

Application No. X/15/77591

In pursuance of their powers under the above Act and in accordance with your application received on 6 November 2015

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

Description: Addition of covered yard to Unit 2 and subdivision of Building 1 to 2 units (variation to condition 2 of permission F/15/75988 which specifies the approved plans) Section 73 application
Site: Alpha Park, Electron Way, Chandler's Ford, Eastleigh, SO53 4SE

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: 13123-P102 REV P3, 13123-P103 REV P2, 13123-P104 REV P2, 13123-P105 REV P2, 13123-P106 REV P2, 13123-P107 REV P2, 13123-P108 REV P2, 13123-P109 REV P2, 13123-P110 REV P2, 13123-P111 REV P2 Reason: For the avoidance of doubt and in the interests of proper planning.

(3) Prior to Commencement of Development or phase of development the following details shall be submitted to and approved in writing by the Local Planning Authority:

a) the details and samples of the materials to be used in the construction of the external surfaces of the buildings;

b) the details including height and materials of all fences and other means of enclosure, including construction details for the proposed acoustic fencing;
c) the details and layout of foul sewers and surface water drains;
d) plans including cross sections to show proposed ground levels and their relationship to existing levels both within the site and on immediately adjoining land;
e) the details, including width, alignment, gradient, sight lines and construction, for new or altered accesses;
f) details of proposed external lighting.
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.

(4) Prior to Commencement of Development or phase of development a Method Statement shall be 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) the location of temporary site buildings, compounds, construction material and plant storage areas used during construction;
b) the arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway;
d) the parking of vehicles of site operatives and visitors;
e) measures to control the emission of dust and dirt generated by construction;
f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
g) measures to prevent mud and dust on the highway during construction;
h) protection of pedestrian routes during construction;
i) measures to prevent runoff into the adjacent stream.
Reason: To limit the impact the development has on the amenity of the locality.

(5) Prior to Commencement of Development or each phase of development details of a sustainable drainage system shall be 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 any 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.

(6) Prior to First Occupation of each unit details for the onsite provision of cycle storage facilities shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed in accordance with the approved details. The scheme shall be implemented prior to first use and thereafter retained and kept available. Reason: To ensure the adequate provision of onsite facilities.

(7) Prior to Commencement of Development or each phase of development a BREEAM ‘Very Good’ interim stage certificate and sustainability report for units 2 and 3, demonstrating how all of the essential requirements for non-residential development of the Eastleigh Borough Council adopted Supplementary Planning Document ‘Environmentally Sustainable Development’ are to be met, shall be submitted to, and approved in writing, by the Local Planning Authority.
Reason: To ensure the development meets the non-residential requirements of the adopted Supplementary Planning Document ‘Environmentally Sustainable Development’.

(8) Prior to First Occupation, unless agreed in writing by the Local Planning Authority, a BREEAM 'Very Good' final stage certificate and sustainability report for units 2 and 3, highlighting how all of the essential requirements for non-residential development of the Eastleigh Borough Council adopted Supplementary Planning Document 'Environmentally Sustainable Development' have been met, shall be submitted to, and approved in writing by, the Local Planning Authority. Reason: To ensure the development meets the non-residential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(9) No burning of materials obtained by site clearance or any other source shall take place during the construction and fitting out process. Reason: To protect the amenities of the occupiers of nearby properties.

(10) No construction or construction related deliveries to the site shall take place during the construction period 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 occupiers of nearby dwellings.

(11) The development shall accord with the Tree Survey Report reference A2403 Revision A, January 2016. Any Tree Protection Fencing required shall be erected prior to demolition or construction works commencing on site. Once erected 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.

(12) The development shall accord with the Flood Risk Assessment, Hydraulic Modelling and Drainage Strategy Report, ref. R/C14907/F001.03, July 2015, unless agreed in writing by the Local Planning Authority and the Environment Agency. Reason: To ensure that the flood risk is minimised.

(13) Prior to completion of the slab, a landscaping scheme including details of hard and soft landscaping and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development in respect of any excavation works required adjacent to boundary trees, shall be submitted to, and approved by, the Local Planning Authority. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

(14) Prior to First Occupation the car park shall be constructed, surfaced and marked out in accordance with the approved plan. The approved parking area shall thereafter be kept free of obstructions and shall not 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.

(15) The proposed boundary fence along Electron Way and School Lane frontages shall be set back a minimum of 1.2 metres from the edge of carriageway, as shown on the approved plans, prior to the commencement of the use. Reason: To safeguard

potential use of land alongside highway for use in connection with foot/cycle way provision.

(16) Units 2 and 3 shall be operated in accordance with the approved Route Management Plan (Hydrock ref C14907/T001) received on 31 July 2015, unless otherwise agreed in writing by the Local Planning Authority. Reason: To limit the impact on residential amenity.

(17) Prior to First Occupation of Unit 2 and Unit 3 or any subsequent occupation, a Noise Management Plan relating to the operation of the unit in question shall be submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise emanating from the site. The Noise Management Plan shall accord with the operational principles identified with the approved Noise Assessment by White Young Green dated 22 June 2014 (Issue 5). The units shall be operated in accordance with the approved details.
Reason: To safeguard the amenity of nearby residents.

(18) Within 2 months of each unit being occupied, a Travel Plan to reduce the use of the private motor car and encourage the use of alternative forms of transport to and from the site by members of staff, shall be prepared by the occupier of that unit and submitted to and approved in writing by the Local Planning Authority. This Travel Plan will have regard to guidance policies issued by the Department of the Environment, Transport and the Regions; and will include clear and unambiguous objectives and modal split targets, together with a time-bound programme of implementation, monitoring and regular review and improvement [no less than annually]. Once approved, the Travel Plan will be brought into operation and operated for no less than 7 years from the date of first occupation; with the results of the monitoring submitted to the Local Authority. Within 2 months of occupation, the Local Authority shall be notified of the name and contact details of the Travel Plan Co-ordinator for each unit. Reason: To encourage use of alternative sustainable modes of transport.

(19) Prior to installation, details of any plant and/or equipment required shall be submitted to and approved in writing by the Local Planning Authority. Reason: To safeguard the amenity of nearby premises and residents.

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, 26.NC, 29.ES, 32.ES, 33.ES, 34.ES, 35.ES, 36.ES, 37.ES, 43.ES, 45.ES, 59.BE, 63.BE, 100.T, 101.T, 102.T, 103.T, 104.T, 117.E, 190.IN, 191.IN.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, the Submitted Local Plan, Policy S1, S2, S4, S7, S8, S11, DM1, DM2, DM4, DM5, DM7, DM9, DM12, DM23, DM24, DM37.

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: Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 [as amended]. It is highly advisable to undertake clearance of potential bird nesting habitat [such as hedges, scrub, trees, suitable outbuildings etc.] outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable [approximately 5m] stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

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. Contact should be made with Southampton Airport no later than 4 weeks prior to a crane arriving on site. This is further explained in Advice Note 4, "Cranes & Other Construction Issues" [available at http://www.aoa.org.uk/policy-campaigns/operations-safety/].

Note to Applicant: Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Chandler's Ford Stream which is designated a 'main river'. Please be aware that the Environment Agency has up to two months to determine applications for consent made under Section 109 of the Water Resources Act 1991. The applicant is therefore advised to contact the local Environment Agency office as soon as possible to discuss making an application.

Not to Applicant: For the purpose of the conditions set out above the following definitions apply:

"Building" means any building to be built, extended or developed as part of the Development.

"Commencement of Development" means the carrying out of a Material Operation pursuant to the Permission on the Site for the implementation of the Development and "Commence Development" or "Commencement" shall be construed accordingly.

"Development" means the development permitted by this Permission.

"Enabling Works" means any (i) site establishment including haulage roads and site access points; (ii) Enabling Works including soil stripping and storage, levelling, excavation and storage for re-use on-site; (iii) Site clearance including vegetation removal; (iv) works of archaeological or ground remediation; (v) the erection of construction fencing or construction hoardings; (vi) the provision of security measures or lighting; (vii) the laying removal or diversion of services; (viii) earth retaining structures.

"Material Operation" means any operation within the meaning of section 56(4) of the 1990 Act save that for the purposes of this Permission the term shall not include Enabling Works.

"First Occupation" means first beneficial use of any Building permitted by this Permission.

"Permission" means this planning permission ref. 15/00294/FULLS to carry out the Development.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (PER)