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Development Control
Application No F/11/68969
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29 June 2011

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

Application No. F/11/68969

In pursuance of their powers under the above Act and in accordance with your application received on 4 May 2011

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

Description: Refurbishment of and extensions to Velmore Chapel to provide Church/Community Centre facility with associated car parking and landscaping.
Site: Velmore Chapel, Falkland Road, Chandler's Ford, Eastleigh, SO53 3GA

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 969-LOC, 969-PD01, 969-PD02, 969PD-03, 969-PD04, 922/01-A, Existing Survey, Existing Elevation / Floor Plans. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) The development hereby permitted must be begun within a period of three years beginning with the date on which this permission is granted. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

(3) Before development commences, a schedule for the implementation of an agreed public art scheme shall be submitted to and approved in writing by the Local Planning Authority. The public art scheme must then be implemented in accordance with the approved schedule. Reason: To enhance the appearance of the development.

(4) Developments shall not begin until a scheme of works to deal with dust from the site has been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall then be implemented and retained to the satisfaction of the local Planning Authority. Reason: To protect the amenity of the occupiers of adjoining properties.

(5) No development shall take place until the applicant has carried out an adequate site investigation (in line with the scope of works outlined within Section 5.0 of the Contamination Risk Assessment Report; reference 192.0015/SM/MD/93822: for the Velmore Community Centre; by Upton MCGougan Limited; for First Wessex Housing Group Limited: date 28/4/2011), assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for protection of the development, has been received and approved in writing by the Local Planning Authority. (British Standard BS10175@2011 'Investigation of potentially contaminated sites - Code of Practice' is a useful source of advice on site investigation). Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the Local Planning Authority to certify that the works have been implemented in accordance with that scheme. Reason: To minimise the risks of pollution.

(6) Adequate provision must be made for access for the disabled. Reason: To provide satisfactory access.

(7) The railings shown on the approved drawings must be constructed before the refurbished Church/Community Centre is occupied and must be subsequently retained. Reason: To enhance the appearance of the development.

(8) The landscape scheme must be completed within 12 months from the completion of the last building shell, or by such later date as the Local Planning Authority may determine. Any trees or plants which die, are removed or become seriously damaged or diseased during the first five years must be replaced during the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation. Reason: To ensure that the appearance of the development is satisfactory.

(9) 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.

(10) No amplified or other music shall be played in the premises outside the following times 0900 to 2200. Reason: To protect the amenities of occupers of nearby properties.

(11) The use hereby permitted shall not be open to customers outside the following times without prior written consent of the Local Planning Authority: 0900 to 2200. Reason: To protect the amenity of occupiers of nearby properties.

(12) 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.

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, 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 are relevant to this decision and the conditions attached to it:

Eastleigh Borough Local Plan Review 2001-2011, saved Policies.
59.BE, 100.T, 104.T, 165.TA,186.IN

Under the Town and Country Planning [Fees for Applications and Deemed Applications][Amendment][England] Regulation 2008, a fee is now required for Discharge of Condition Applications.
N.B. Conditions not fully discharged, invalidate the planning permission.

C L Thomas
Head of Development Control

N.B. See Enclosed Notes (PER)