Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69145
Your ref
Please ask for Andy Grandfield
Direct dial 023 8068 8267
Hours of work Mon-Thurs 9-5 Fri 9-4.30
e-mail andy.grandfield@eastleigh.gov.uk

Kenn Scadd Associates Fao D Knight
Concept House
35 Kingston Crescent
Posrtsmouth
PO2 8AA

21 September 2011

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

Application No. F/11/69145

In pursuance of their powers under the above Act and in accordance with your application received on 25 May 2011

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

Description: Construction of 6no. two bed dwellings with associated parking area, footpaths, extension to highway, cycle stores & landscaping, following demolition of existing 7no. dwellings (amended description)
Site: 75-81 Midlands Estate, West End, Southampton, SO30 3AD

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 958-PD-201 B, 958-PD-202, 958-PD-203 A, 958-PD-204, 958-PD-205, 958-PD-206 B, 958-PD-207, 958-PD-112, TREE SURVEY, EXISTING SURVEY, 913/01 C. 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) 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 alignment, height and materials of all walls, fences and other means of enclosure

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

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

(4) Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority before development commences. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

(5) Details of Contractor's site hut location and any areas designated for the st Planning Authority before development commences. The development must then accord with these approved details. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 site huts and building materials must not be stored elsewhere on the site without the prior written permission of the Local Planning Authority. Reason: To ensure that natural features are not damaged.

(6) Development shall not begin until a scheme of works detailing measures to be taken to control noise and vibration from site activities has been submitted and approved in writing by the local planning authority. The approved scheme must then be fully implemented. Reason: In the interest of amenity.

(7) Developments shall not begin until a scheme of works to deal with dust from 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.

(8) Before the development commences, or by such later date as the Local Planning Authority may determine, the following landscape information shall be provided; phasing, timing and provision for management and maintenance during the first ten years from the date of planting. Reason: To ensure that the appearance of the development is satisfactory.

(9) Prior to the commencement of development details of the replacement tree planting along the boundary with Glenlea Drive shall be submitted to, and approved in writing, by the local planning authority. The development must accord with these approved details. Reason: In the interest of amenity.

(10) No development shall commence until an arboricultural method statement is submitted, and agreed in writing by the local planning authority, demonstrating how trees within and adjacent to the site are to be protected during the demolition and construction process. The development must accord with these details. Reason: To protect natural features worthy of retention.

(11) 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.

(12) 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.

(13) The development shall proceed in accordance with the recommendations listed in section 5 of Ecological Appraisal (GPM Ecology, 17/05/2010). Reason: To protect and enhance biodiversity.

(14) The existing dwellings must be demolished and all resultant materials removed from the site before development pursuant to this permission is commenced. Reason: To protect the amenities of the occupiers of nearby properties.

(15) The development should proceed in accordance with the recommendations outlined in Bat Mitigation proposals (Ecological Consultancy Services, May 2011). Reason: In the interest of protected species.

(16) The access, including any footway crossing and verge crossing, must be constructed in accordance with details to be approved in writing by the Local Planning Authority. The permission does not authorise the undertaking of any works involving excavations in the carriageway, footway or verge. A road opening permit should be obtained from Hampshire County Council at Hampshire Highways, Eastleigh Civic Offices, Leigh Road, Eastleigh SO50 9YN. Reason: To provide satisfactory access.

(17) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking of vehicles shall have been made available, surfaced and marked out, and the areas must be retained, including those areas marked out on the plan as being unallocated, in a condition to the satisfaction of the Local Planning Authority, and reserved for that purpose at all times. Reason: In the interests of highway safety/amenity.

(18) 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.

(19) Prior to the occupation of buildings within the development hereby approved, a Code for Sustainable Home final stage certificate and report highlighting how all of the essential requirements 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 requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development'.

(20) No window shall be constructed in the roof or gable ends at first floor of the building hereby permitted without the prior written permission of the Local Planning Authority. Reason: To protect the amenity and privacy of the occupiers of the adjoining property.

(21) Notwithstanding the provisions of the Town and Country Planning General Permitted Development (Amendment) (No 2) (England) Order 2008, the building must not be extended or altered and there shall be no structures erected within the curtilage without the prior written permission of the Local Planning Authority. Reason: In the interest of amenity and to protect the character of the area.

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 28.ES, 34.ES, 35.ES, 37.ES, 38.ES, 43.ES, 45.ES, 59.BE, 73.H, 74.H, 100.T, 101.T, 104.T

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)