Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No C/11/69199
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

Mr M Greve
WCEC Architecture
Studio 2 Park Road
Henfield
BN5 9DS

08 December 2011

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

Application No. C/11/69199

In pursuance of their powers under the above Act and in accordance with your application received on 9 June 2011, with subsequent amendments dated

05/08/11

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

Description: Conversion & restoration & change of use of 2no. Barns with single storey extension to form 1no. 6 bedroom dwelling, 2.1m high boundary wall & detached double garage with first floor store, following demolition of existing outbuildings & workshop
Site: Marks Farm, Church Lane, Botley, Southampton, SO30 2EQ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 0958.PL01 C, 0958.PL05 C, 0958.PL06 C, 0958.PL07 C, 0958.PL09 C, 0958.PL10 C, 0958.PL11 C, 0958.PL20 D, 0958.PL21 C, 0958.PL22 C, 0958.PL23 C, 0958.PL30 D, 0958.PL31 C, 0958.PL35 C, 0958.PL36 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) Details of Contractor's site hut location and any areas designated for the storage of building materials and contractor's vehicles 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. 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.

(4) Measures to be submitted to and approved in writing by the Local Planning Authority, to prevent mud being deposited on the public highway by vehicles leaving the site must be implemented during the whole of the construction period. No vehicle shall leave the site unless its wheels have been sufficiently cleaned to prevent mud being deposited on the public highway. Reason: In the interests of highway safety.

(5) 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.

(6) 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 ground floor levels above ordnance datum of all buildings.

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

(7) No development shall take place until the applicant has carried out an adequate 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 LPA. [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 LPA to certify that the works have been implemented in accordance with that scheme. Reason: In the interest of health.

(8) Before the development commences, or by such later date as the Local Planning Authority may determine, a landscape scheme comprising planting, details of hard surfacing and means of enclosure must be submitted to, and approved in writing by the Local Planning Authority. Such a scheme must include a planting specification and schedule, and shall indicate the position, size, number, planting density and species of shrubs and trees. A seed or turf specification must be provided for areas to be grassed. The planting scheme must include details of 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 a survey of the site shall be undertaken to establish if asbestos is present. Should asbestos be found within the development site a scheme for the demolition of the out buildings and the safe removal of the asbestos 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 health.

(10) Prior to the commencement of development a construction traffic and management plan shall be submitted to, and approved in writing by the local planning authority. The plan shall include provision for the site to be accessed only via Brook Lane and not via Botley Village centre and Church Lane.The development must accord with these approved details. Reason: In the interest of highway safety and residential amenity.

(11) The development must proceed in accordance with the measures set out in the Bat Survey Report (ALUCO Ecology, June 2011). A report stating how these measures have been achieved should be submitted to the Planning Authority once development is complete. Reason: To protect and enhance bat species

(12) The development must proceed in accordance with the measures set out in section 6.2 of the Ecological Appraisal (ALUCO Ecology, June 2011). A report stating how these measures have been achieved should be submitted to the Planning Authority once development is complete. Reason: to protect and enhance nesting birds

(13) 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.

(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 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.

(17) 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: To protect and preserve the character and appearance of the listed buildings and surrounding area.

(18) The garage shall not be converted to living accommodation without the prior written permission of the Local Planning Authority. Reason: In order to provide adequate on-site car parking.

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, the natural environment 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.
1.CO, 4.CO, 15.CO, 16.CO, 18.CO, 24.NC, 26.NC, 59.BE, 101.T, 145.OS, 147.OS, 169.LB, 171.LB, 174.LB, 176.LB & 191.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)