Beacon Authority 2008-2009 Tackling Climate Change

Development Control
Application No F/11/69574
Your ref
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27 June 2012

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

Application No. F/11/69574

In pursuance of their powers under the above Act and in accordance with your application received on 24 August 2011, with subsequent amendments dated

18/01/2012, 09/03/2012, 27/03/2012, 12/04/2012, 03/05/2012

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

Description: Erection of 4no. Four bed & 3no. Three bed dwellings with garages, parking and landscaping with access road off Dodwell Lane, following demolition of public house & associated structures
Site: The Crows Nest, Dodwell Lane, Bursledon, Southampton, SO31 1AQ

Subject to due compliance with the following conditions:

(1) The development hereby permitted shall be carried out in accordance with the following approved plans: 100, 102 REV G, 103 REV E, 104 REV F 105 REV F, 106 REV E, 107 REV C, 111 REV D. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) 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 details and layout of foul sewers and surface water drains.

b: The alignment, height and materials of all walls, fences and other means of enclosure

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

d: Proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land.

(3) 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.

(4) Details of Contractor's site hut location and any areas designated for the storage of building materials and parking of 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.

(5) The fencing of a specification and detail to be approved by the local planning authority along the boundary with Chingulu, Bridge Road and 12 Oakhill Close shall be erected prior to the commencement of demolition and thereafter retained during the construction process. The specification shall take in to account the need to address the difference in ground levels between the application site and neighbouring properties. Reason: In the interest of residential amenity.

(6) 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.

(7) Prior to the commencement of development, a construction traffic management plan shall be provided which shall include details on and make provision for the access/parking of contractor’s vehicles on and off site and the method of and hours of delivery of materials. The demolition and construction phases must accord with these approved details. Reason: In the interest of highway safety and residential amenity.

(8) Prior to the commencement of development details of a non-evasive method of construction for plots 3 and 4 within the root protection zone of adjacent oak trees shall be submitted to, and approved in writing by, the local planning authority. The development must accord with these approved details. Reason: To protect the health of the trees.

(9) The development shall accord with the Arboricultural Implications Assessment and Method Statement prepared by Ecourban Limited. Protective fencing must be erected as per the Tree Protection Plan. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(10) No development shall start until a site meeting (attended by the Arboricultural Consultant and Site Manager) has taken place where a representative from the Local Planning Authority has inspected and approved the fencing and signed the card which accompanies this decision notice. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. The meeting will address the phasing of works as described in section 5.3.6 Planning, communication and preliminary timing of events of the report. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

(11) The development shall proceed in accordance with the recommendations set out in section 5 of the Bat Survey Report (Hampshire Ecological Services, June 2011). A written report shall be submitted to the Local Authority detailing the mitigation measures implemented prior to occupation of any dwelling. Reason: In the interest of biodiversity

(12) The development shall accord with the recommendations set out in the "External Noise Assessment" report by Sound Advice Acoustics Ltd dated 31 July 2011 and shall be retained thereafter. Reason: In the interest of residential amenity.

(13) All plant to be used in the demolition / construction phases of development, shall be screened for noise and dust when in operation, in accordance with a scheme to be approved in writing by the Local Planning Authority. Reason: In the interest of amenity

(14) The siting and installation of plant and equipment, including process exhausts eg generators, compressed air, which gives rise, or is likely to give rise, to noise during the demolition and construction process shall be approved in writing by the Local Planning Authority. Reason: In the interest of residential amenity.

(15) 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.

(16) 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. Reason: In the interests of amenity.

(17) The access, including any footway crossing must be constructed in accordance with details to be approved 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, Hampshire County Council, Jacobs Gutter Lane, Totton, Southampton, SO40 9TQ. Reason: To provide satisfactory access.

(18) Any damage caused to the highway kerbs or verges during the construction period shall be repaired prior to the occupation of the penultimate dwelling. Reason: To protect the character and appearance of the area.

(19) 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.

(20) The development hereby permitted must not be brought into use until the areas shown on the approved plan for the parking, loading and unloading of vehicles shall have been made available, surfaced and marked out, and the areas must be retained 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.

(21) The fence lines required as acoustic protection should be 1.8m high, be close boarded and have a minimum density of 10kg/m3. The fencing once erected shall be retained thereafter. Reason: In the interest of residential 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.
28.ES, 30.ES, 59.BE, 85.H, 100.T, 101.T, 104.T, 147.OS, 185.IN, 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)