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Development Control
Application No O/10/68181
Your ref
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24 December 2010

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure) Order 1995

Application No. O/10/68181

In pursuance of their powers under the above Act and in accordance with your application received on 8 November 2010

the Council, as Local Planning Authority hereby GRANT OUTLINE PERMISSION for the following :

Description: Application for extension of time to implement extant outline planning permission O/05/54736 for erection of 2no. Industrial units with 6no. Car parking spaces, associated landscaping & cycle space

Site: Mayflower Park, 28 Botley Road, Hedge End, Southampton, SO30 2HE

Subject to due compliance with the following conditions:

(1) The development hereby permitted must be begun either before the expiry of three years from the date of the grant of this outline permission, or the expiration of two years from the final approval of the reserved matter or, in the case of an approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(2) In the case of any reserved matter, application for approval must be made not later than three years after the date of the grant of this outline permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

(3) Plans and particulars showing the detailed proposals for all the following aspects of the development ('the reserved matters') 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 scale of the buildings

b: the appearance of the buildings

c: the landscaping of the site

d: the means of access.

(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 storage of building 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. 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) Details of the facilities to be provided for the storage and removal of refuse from the premises must be submitted to and approved in writing by the Local Planning Authority. The facilities must be provided before the first occupation of the buildings hereby permitted and retained thereafter. Reason: In the interests of amenity.

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

(8) A layout plan showing provision for a temporary car park within the site to accommodate operatives and construction vehicles during the construction and fitting -out period must be submitted to and approved in writing by the Local Planning Authority and shall indicate the eventual use of that area. The development must accord with these details. Reason: To avoid obstruction of the adjoining highway.

(9) The hatched area on the approved layout plan shall not be used for parking and must be retained for access and turning space, unless first agreed in writing with the Local Planning Authority. Reason: To ensure the provision of satisfactory turning space within the site.

(10) 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.

(11) Prior to the commencement of the development hereby permitted, full details of the proposed means of cycle storage shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall accord with these approved details and provision shall be made on site prior to the first occupation of the new units hereby permitted. Reason: To ensure satisfactory onsite provision.

(12) Details of the proposed treatment of the site boundaries must be submitted to and approved in writing by the Local Planning Authority and the approved measures must be implemented by a date to be agreed with the Local Planning Authority. Reason: In the interest of amenity.

(13) 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.

(14) No goods, plant or material shall be deposited or stored in the open on the site without the prior consent in writing of the Local Planning Authority. Reason: In order to protect the amenities of the area, and/or to maintain adequate parking areas.

(15) Notwithstanding the provisions of the Town and Country Planning Use Classes (Amendment) Order 2005, the buildings hereby permitted shall be used for B1(a), (b) and (c), B2 and B8 uses only and for no other purpose including trade counters, without the prior written approval of the Local Planning Authority. Reason: To maintain a diverse and varied economic base within the Borough.

(16) No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority:

(a) Desk Study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 1 and 2, and BS10175:2001 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority;

(b) A site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study in accordance with BS10175:2001, and, unless otherwise agreed with the Local Planning Authority;

(c) A detailed scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance a and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.

(17) The development hereby permitted shall not be occupied/brought into use until there has been submitted to the local planning authority verification by the competent person approved under the provisions of condition 16 that any remediation scheme required and approved under the provisions of condition 16 (c) has been implemented in full in accordance with the approved details (unless varied with the written permission of the local planning authority in advance of implementation). Unless agreed in writing with the local planning authority such verification shall comprise:-

(a) built drawings of the implemented scheme
(b) photographs of the remediation works in progress
(c) certificates demonstrating that imported and /or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the approved scheme under condition 16 (c)
Reason: to minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated.

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, 117.BE
The South East Plan: BE1

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 (POL)