EASTLEIGH BOROUGH COUNCIL

Development Management
Application No R/14/74872
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 Paul Thomas
Wyg Planning & Environment
The Loft
St Clair's Farm
Wickham Road
Droxford
SO32 3PW

31 October 2014

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

Application No. R/14/74872

In pursuance of their powers under the above Act and in accordance with your application received on 4 July 2014, with subsequent amendments dated

26/08/2014, 10/09/14, 19/09/14

the Council, as Local Planning Authority hereby APPROVE THE RESERVED MATTERS the following :

Description: Reserved matters pursuant to outline permission O/12/71514 for erection of sports pavilion play area and laying out of playing pitches together with access, landscaping, car parking, cycle parking and bin storage, diversion of public footpath no. 2 and sustainable urban drainage system with access from Maddoxford Lane.

Site: Land To The North And East Of, Boorley Green, Botley, Southampton,

Subject to due compliance with the following conditions:
(1) The development hereby permitted shall be implemented in accordance with the following plans numbered: HP11068/0001 Rev A,, A073968-1 L3B.dwg, A073968-1 L1.1C, A073968-1 L1.1, A073968-1 L1.3E, A074247-25-11-100 P1, 14-1052-011-D, tgms0862.1-1 Rev 2, tgms0862.1-2, 102 01 Rev P2, 104 01 Rev P1, 14176-BT2, 14-1052-001-E, 14-1052-012-B,14-1052-010 D, A073968-1 L1.2D, A073968-1 L1.3E,

10633cv-01-14revA Layout 1, 10633cv-01-14revA Layout 2, 10633cv-01-14revA Layout 3, 10633cv-01-14revA Layout 4, 10633cv-01-14revA Layout 5, 10633cv-01-14revA Layout 6, 10633cv-01-14revA Layout 7, 10633cv-01-14revA Layout 8, 10633cv-01-14revA Layout 9, 10633cv-01-14revA Layout 10, 10633cv-01-14revA Layout 11, 10633cv-01-14revA Layout 12, 10633cv-01-14revA Layout 13, 10633cv-01-14revA Layout 14, 10633cv-01-14revA Layout 15, ITB7205-FIG X, ITB7205-GA-301, ITB7205-GA-302. Reason: For the avoidance of doubt and in the interests of proper planning.

(2) Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy dated 1st July 2014 and referenced 14176-AIA2-DC. The tree protection shall be positioned as shown on the Tree Protection Plan, ref. 14176-BT, before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development. Reason. To protect trees

(3) The development hereby permitted shall comply with the conditions imposed on the grant of the outline planning permission reference O/12/71514 which was permitted on 28/11/2013. Reason: To secure properly planned development.

(4) Details of biodiversity improvements to the approved drainage proposals must be submitted to and agreed with the Local Planning Authority before development commences. Thereafter, the development shall not be carried out otherwise than in accordance with the approved details. Reason: To ensure biodiversity opportunities are taken.

(5) The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans. Thereafter, the parking area shall be permanently retained as such. Reason: To make provision for off street parking for the purpose of highway safety.

(6) All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the submitted details to the appropriate British Standard in the first planting season after the commencement of development. For a period of 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme. Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents

(7) The hedgerow along the southern boundary shall be planted as a double staggered row prior to the occupation of the development hereby permitted and shall subsequently be maintained at a height of 2.0m. Reason: In the interest of visual amenity and restrict footballs from reaching the highway

(8) Prior to the commencement of development details of all crime prevention

measures shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall not be carried out otherwise than in accordance with these approved details. Reason: In the interest of security and public safety.

Note to Applicant:

(i) 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, comprising the Eastleigh Borough Local Plan Review [2001-2011], and after due regard to all other relevant material considerations including the National Planning Policy Framework and the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and - Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014' the local planning authority is of the opinion that permission should be granted.

(ii) The following development plan saved policies and emerging draft local plan policies are relevant to this decision and the conditions attached to it:
25.NC, 26.NC, 28.ES, 29.ES, 32.ES, 34.ES, 35.ES, 36.ES, 37.ES, 42.ES, 45.ES, 63.BE, 59.BE, 100.T, 101.T, 102.T, 103.T, 168.LB, 190.IN
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising: - Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and - Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'
S1, S3, S5, S6, S11, S12, BO1, DM2, DM5, DM7, DM8, DM9, DM10, DM23, DM24, DM32, DM33, DM35, DM37

(iii) Eastleigh Borough Council has taken all the environmental information submitted with the outline application O/12/71514 including the Environmental Statement dated October 2012, the Non-Technical Summary dated October 2012 and the Addendums to the Environmental Statement dated December 2012 and January 2013 into consideration in reaching this decision

(iv) In dealing with this application Eastleigh Borough Council has in accordance with paragraphs 186 and 187 of the National Planning Policy Framework worked with the applicant in a positive and proactive manner.

(v) Under the Town and Country Planning [England] Regulations 2012, a fee is required for Discharge of Condition Applications. N.B. Conditions not fully discharged, invalidate the planning permission.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (ARM)