EASTLEIGH BOROUGH COUNCIL

Application	X/17/80362
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Thursday 6 July 2017

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. X/17/80362

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 18 April 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Variation of Condition 1 of Outline Planning Permission O/10/66978 to substitute approved plans and allow for a revised site layout.

Site: Draper Tools Ltd, Hursley Road, Chandler's Ford, Eastleigh SO53 1YF

Subject to due compliance with the following conditions:

1 The development hereby permitted shall be carried out in accordance with the following approved plans: 924-HR-P01A Location Plan, 924-HR-P02A 1K Site Context Plan, 924-HR-P03A 5KM Site Context, 924-HR/P05A Site Survey + Ordnance Survey Overlay, 924-HR/P06B Site Survey + Arboricultural Survey Overlay, 924-HR/SK 01 Site Plan Layout H5B - Visibility Splays, 997-HR-RM02A & 997-HR-RM11A. Reason: For the avoidance of doubt and in the interests of proper planning.

2 The development hereby permitted must be begun either before the 24th July 2017, 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.

3 In the case of any reserved matter, application for approval must be made not later than the 24th July 2017. Reason: To comply with Section 92 of the Town and Country Planning Act 1990.

4 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.
a: The scale of the buildings.
b: The appearance of the buildings.
c: The landscaping of the site.
Reason: In order that these matters may be considered by the Local Planning Authority.

5 Plans and particulars showing the following aspects of the phasing 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 be carried out in accordance with the approved phasing unless otherwise agreed in writing by the Local Planning Authority:
a. The timing and phasing of the demolition of the existing buildings on the site.
b. The timing, construction and occupancy of the C2 Care Home and Close Care housing.
c. The timing, construction and occupancy of the C3 market housing.
d. The timing, construction and occupancy of the affordable housing and its phasing in relation to the occupancy of the market housing.
e. The timing, construction and completion of roads and footpaths in relation to the occupancy of the C2 and C3 housing.
f. The timing, phasing, completion and maintenance of landscape planting, including the layout of the open space and play area.
Reason: In order to provide properly planned development and to prevent off-site parking as a result of the development.

6 Plans and particulars showing the proposals for all of the following aspects of the development must be submitted to and approved in writing by the Local Planning Authority prior to the construction of any building above slab level or at a later date to be agreed in writing by the Local Planning Authority. The development must then accord with these approved details:
a: The full details of foul sewerage disposal.
b: The provision to be made for street lighting and/or external lighting.
c: The provision to be made for the storage of refuse and bicycles.
d: The proposed ground levels and relationship to existing levels both within the site and on immediately adjoining land.
e: The provision to be made for the access to and use of buildings and spaces by the disabled, and the provision of car parking spaces for the disabled.
Reason: In order that these matters may be considered by the Local Planning Authority.

7 Details and samples of all external facing and roofing materials must be submitted to and approved in writing by the Local Planning Authority prior to the construction of any building above slab level or at a later date to be agreed in writing by the Local Planning Authority. The development must then accord with these approved details. Reason: To ensure that the external appearance of any building is satisfactory.

8 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.

9 Details of external security lighting, lockable gates and all other crime prevention proposals must be submitted to and approved in writing by the Local Planning Authority prior to the construction of any building above slab level or at a later date to be agreed in writing by the Local Planning Authority. The development must then accord with these approved details. Reason: In the interests of crime prevention.

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 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 unless agreed, in writing, with the Local Planning Authority. Reason: To protect the amenities of the occupiers of nearby dwellings.

12 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.

13 The care home/close care bungalows and the dwellings/flats shall not be occupied until their respective areas of allotted and unallotted parking, as shown on the approved plans, are provided and marked out as such. These parking areas shall be retained for these purposes at all times unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of highway safety and amenity.

14 Details of the type of construction proposed for the roads and footways/cycleways proposed, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels together with details of street lighting and the method of disposing of surface water and details of the programme for the making up of the roads and footways must be submitted to and approved by the Local Planning Authority in writing prior to the construction of any building above slab level or at a later date to be agreed in writing by the Local Planning Authority. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.

15 The roads and footways/cycleways must be laid out and made up in accordance with the specification, programme and details approved and in any event shall be so constructed that, by no later than the time any building erected on the land is occupied, there shall be a direct connection from it to an existing highway. The final carriageway and footway/cycleway surfacing must be commenced within three months and completed within six months from the date upon which the erection is commenced of the penultimate dwelling or building for which permission is hereby permitted. Reason: To ensure that the roads are constructed to a standard which will enable them to be taken over as publicly maintainable highways.

16 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.

17 The existing egress arrangement to the site must be stopped up and abandoned and footway and verge crossings shall be reinstated in accordance with details to be approved by the Local Planning Authority, immediately after completion of the new access, or by such later date as may be determined 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: In the interests of highway safety.

18 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 prior to the construction of any building above slab level or at a later date to be agreed in writing by the Local Planning Authority. 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.

19 No work shall commence on any phase of the development until the following has been submitted to, and approved in writing by the Local Planning Authority in relation to that phase:
a. a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the submitted desk study in accordance with BS10175:2001, and unless otherwise agreed with the Local Planning Authority; and
b. 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 and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.
Reason: In the interests of amenity.

20 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 21(b) that any remediation scheme required and approved under the provisions of condition 21(b) has been implemented fully 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. As 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 scheme approved under condition 19(b).
Reason: In the interests of amenity.

21 Separate Travel Plans for the C3 housing and C2 housing shall be submitted and approved in writing by the Local Planning Authority prior to the construction of any relevant part of the C2 and C3 development above slab level or at a later date to be agreed in writing by the Local Planing Authority. These approved travel plans shall be fully implemented in accordance with their specified programmes of implementation and proposals. Reason: in order to reduce the dependence on the use of the private car and to promote the use of sustainable methods of transport.

22 Development shall not begin, unless otherwise agreed in writing by the Local Planning Authority, until the developer has carried out a dust assessment, and prepared a scheme of works to deal with dust from the site that adequately takes into account the impact of site preparation and construction works, on existing and proposed dwellings, and this has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall detail the mitigation measures for protecting existing and proposed dwellings from dust, and otherwise as deemed necessary by the Local Planning Authority. The assessment should have due regard to current advice and guidance. Reason: To protect the amenities of occupiers of any nearby premises from dust.

A useful approach is provided by: The Greater London Authority and London Councils in; 'The control of dust and emissions from construction and demolition Best Practice
Guidance'. http://www.london.gov.uk/mayor/environment/air_quality/docs/construction-dustbpg.pdf

23 No trees other than those shown hatched red on drawing no. 924-HR/P06B shall be removed, unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of visual amenity.

24 Prior to the commencement of the approved works, or at a later date to be agreed in writing by the Local Planning Authority, details of paving and construction within the root zones of retained trees (which means existing trees which are to be retained in accordance with the approved plans and particulars) must be submitted to and approved in writing by the Local Planning Authority. These details shall be in accordance with the British Standards Institute Code of Practice, BS 5837 : trees in relation to construction. The development must not be carried out otherwise than in accordance with the approved details. Reason: To conserve the trees adjacent to and within the proposed development.

25 Before development commences, or at a later date to be agreed in writing by the Local Planning Authority, a plan must be submitted to and approved in writing by the Local Planning Authority showing a line of protective fence around all trees, hedges and other natural features to be retained. Fencing shall be weld mesh panels secured to a scaffold framework in accordance with BS5837. No excavation shall commence on the site until the fencing has been erected and the fencing must be maintained during the course of works on the site. No access by vehicles or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fencing area. Note: The card accompanying this notice should be sent to the Development Control Section when the protective fencing is in place and development must not commence until the fencing has been inspected and the card signed by the inspecting officer. Reason: To ensure the natural features are protected from damage throughout the construction period.

26 Prior to the construction of any building above slab level, or at a later date to be agreed in writing by the Local Planning Authority, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include details of how the scheme shall be maintained and managed after completion. Reason: To reduce the surface water run off from the site, prevent an increased risk of flooding, to improve and protect water quality, and to ensure future maintenance of the surface water drainage system.

27 The garage(s) 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.

28 Subject to approval under Condition 5 (timing, construction and occupancy) the C2 Care Home and bungalows shall not be occupied prior to the permanent cessation of the existing warehouse, offices and workshop uses on the site unless the site continues to be occupied by, and only by, Draper Tools Ltd. Reason: to limit the traffic generated by development within the site, in the interests of highway safety, and to permit reasonable flexibility of timing in the occupation of the C2 uses.

29 Details of the type and timing of any piling works shall be submitted to and approved in writing by the Local Planning Authority before development commences or at a later date to be agreed in writing by the Local Planning Authority, and no driven piles shall be used. Reason: In the interests of residential amenity.

30 Details of a Public Art Strategy for the development hereby approved shall be submitted and approved in writing by the Local Planning Authority prior to the construction of any building above slab level or at a later date to be agreed in writing by the Local Planning Authority. The approved Public Art Strategy shall be fully implemented in accordance with its proposals, specifications and timetable for the provision of artwork. Reason: In the interests of visual and cultural amenity.

31 Prior to the construction of any building above slab level or at a later date to be agreed in writing by the Local Planning Authority, full details and specifications of the off-site highway works, as shown in principle on Drawing No 924-SK-03D, have been approved in writing by the Local Planning Authority in consultation with the highway authority. These works shall include:
a. Modifications to the existing southern site access to serve the C3 residential development;
b. Improvements to the Ramalley Lane/Hursley Road junction;
c. Improvement to the Ramalley Lane carriageway; and
d. Improvement of the footway along the site frontage to form a footway/cycleway and the extension of the footway north of the proposed C3 residential access point.
No part of the development shall be occupied until the approved off-site highway works have been completed in accordance with the timing approved under Condition 5 of this permission. Reason: In the interests of highway safety and to provide for sustainable methods of transport.

32 Prior to the construction of any building above slab level or at a later date to be agreed in writing by the Local Planning Authority, full details and specifications of a controlled crossing on Hursley Road between the site entrance and Common Road shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved crossing shall be fully installed prior to the first occupation of the 50th dwelling at the site, unless otherwise agreed in writing by the Local Planning Authority. Reason: In the interests of highway safety and to provide for sustainable methods of transport.

33 Prior to the commencement of development of the C2 Care home and bungalow development hereby permitted, or at a later date to be agreed in writing by the Local Planning Authority, full construction details of the four parking spaces adjacent to Ramalley Lane, as shown in principle on Drawing No. 924-SK-03D, shall be submitted to and approved in writing by the Local Planning Authority. These parking spaces shall be provided in accordance with these approved details prior to the first occupation of any part of the C2 development. Reason: In the interests of highway safety.

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Yours faithfully



Louise O'Driscoll
Head of Development Management

N.B. See Attached Notes

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