EASTLEIGH BOROUGH COUNCIL

Application	F/17/80029
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Thursday 12 October 2017

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

Application No. F/17/80029

In pursuance of their powers under the above Act and in accordance with your application received on Friday 5 May 2017 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Part demolition of the existing workshop to the west and east. Erect two storey extension to existing workshop to provide reception area and office space to west. Extend existing workshop to east (rear). Removal of existing filling station forecourt, shop and associated equipment to provide addition display parking. Single storey extension to existing showroom

Site: 95 - 101 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AQ

Subject to due compliance with the following conditions:

1 The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 Rev A, 02 Rev A, 10 Rev A, 11 Rev A, 12 Rev A, 13 Rev A, 14, 15 Rev B, 16 Rev C, 17 Rev B, 18, 20 Rev A, 21 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.

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

(a) Report of preliminary investigation comprising a Desk Study, Conceptual Site Model and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Reports Nos. 11 CLR11, and BS10175:2011+A1 2013 Investigation of potentially contaminated sites Code of Practice, and, unless otherwise agreed with the Local Planning Authority;

(b) A report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation in accordance with BS10175:2011+A1 2013 and BS8576:2013, and, unless otherwise agreed with the Local Planning Authority;

(c) A detailed site specific 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 ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

4 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 the above condition 3(c) that any remediation scheme required and approved under the provisions of the above condition 3(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 comply with the guidance contained in CLR11 and EA guidance for the safe development of housing on land affected by contamination - R&D Publication 66:2008. Typically such a report would comprise:-

a. A description of the site and its background, and summary of relevant site information
b. A description of the remediation objectives and redial works carried out
c. Verification data including - sample locations/ analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
d. 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 3(c).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

5 Development shall not begin until the developer has carried out a noise and vibration assessment which takes into account the impact of site preparation and construction
works on existing and proposed noise sensitive properties, and a report of its findings has been submitted to, and approved in writing by, the Local Planning Authority
(LPA). The report shall include a scheme of mitigation measures for protecting from noise and vibration as deemed necessary by the LPA. The approved scheme shall be
fully implemented (unless varied with the written permission of the LPA in advance of implementation).

Reason: To protect the amenities of neighbouring properties

6 No construction or demolition work shall start until a Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:

a) a programme and phasing of the demolition and construction work, including roads, footpaths, landscaping and open space;

b) location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction;

c) arrangements for the routing/ turning of lorries and details for construction traffic access to the site;

d) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].

e) the parking of vehicles of site operatives and visitors;

f) measures to control the emission of dust and dirt generated by demolition and construction;

g) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);

h) provision for storage, collection, and disposal of rubbish from the development during construction period;

i) measures to prevent mud and dust on the highway during demolition and construction;

j) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

k) temporary lighting;

l) protection of pedestrian routes during construction;

Reason: In order to minimise the amount of mud, soil and other materials originating from the site being deposited on the highway; to prevent inadequate parking, turning and manoeuvring for vehicles; inadequate materials storage and to ensure adequate recycling of materials in the interests of highway safety, visual amenity and environmental management.

7 No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays.

8 A scheme of security lighting and CCTV shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced. The scheme shall be installed and be operational prior to first occupation of the development. The scheme shall be retained for the life of the development.

Reason: To protect the character and amenities of neighbouring areas

9 No development shall take place before details of on-site facilities for the loading and unloading of vehicles have been submitted to and approved in writing by the Local Planning Authority. This Delivery Vehicle Strategy Document must demonstrate:

- Delivery schedule times to be out of peak hours due to the location of the site;
- Delivery vehicles drop off location, ensuring it does not obstruct neighbouring driveways;
- The anticipated frequency of deliveries;
- Alternative delivery locations for low quantum drop-offs

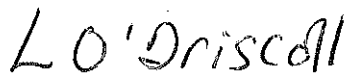
These facilities shall be provided as approved before the first occupation or use of the development and shall be permanently retained.

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