

MR JON BRAY
FIRST FLOOR LEFT HAND SIDE
THE PAVILION
GRANGE DRIVE
HEDGE END
SOUTHAMPTON
SO30 2FU

Application	RM/18/84537
Please ask for	Dawn Errington
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Thursday 14 March 2019

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

Application No. RM/18/84537

In pursuance of their powers under the above Act and in accordance with your application received on Monday 3 December 2018 the Council, as Local Planning Authority hereby **Approve The Reserved Matters** the following :

Description: Reserved matters for appearance, landscaping, layout and scale (pursuant to outline planning permission O/15/76023 which was subject to Environmental Impact Assessment) for the provision of a Local Centre including retail units, cafe, gymnasium, community centre, nursery, offices and 26 age restricted flats within parcels 1C and 1D and associated access roads, drainage, car parking, refuse storage, boundary treatments, sub-station and other supporting works and infrastructure.

Site: North Stoneham Park, Chestnut Avenue / Stoneham Lane, Eastleigh, SO50 9HT

Subject to due compliance with the following conditions:

1

The development hereby permitted shall be implemented in accordance with the drawings and documents numbered in the submitted Application Document Register dated 14.2.19.

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

2 The development hereby permitted shall comply with the conditions imposed on the grant of the outline planning permission reference O/15/76023 which was permitted on 8 January 2016.

Reason: in the interests of proper planning

3

Prior to the first occupation of each building the associated cycle and refuse storage shall be provided in accordance with the approved plans.

Reason: In the interests of sustainable transport.

4

The development hereby permitted shall not be brought into use until a final plan for the parking of vehicles [including provision for disabled, parent and child, and motorbike spaces and any spaces shown as being allocated to other specific uses and/or unallocated/allocated residential spaces) has been submitted to and approved in writing by the Local Planning Authority. The approved parking shall be made available, surfaced and marked out and then be permanently retained and reserved for their approved purposes at all times. Reason: To make appropriate provision for off-street parking for the purpose of highway safety.

5

The development hereby permitted shall not be brought into use until visibility splays as shown on submitted plan drawing number 14-159-3006RevA have been provided at the junctions of the accesses and the public highway. Nothing over 0.6m in height above the carriageway shall be placed or permitted to remain within the approved visibility splays.

Reason: In the interests of highway safety.

6

The Parking Quantum and Waste Management Strategy (Paul Basham Associates, February 2019) hereby approved shall be implemented in full at all times, and any changes to this Strategy shall be agreed in writing beforehand by the Local Planning Authority.

Reason: In the interests of amenity and highway safety.

7

All tree pits shall be provided in accordance with the approved details.

Reason: in the interests of visual amenity

8

The development shall be carried out in accordance with the arboricultural report reference CBA10259LCv1A" dated November 2018 produced by CBA Trees. No excavation, demolition or development related works shall commence until the tree protection fencing and ground protection has been installed as per the Tree Protection Plan contained within the report. Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development subject to submission of monitoring reports.

Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

9

No deliveries to Buildings A or D shall take place between the hours of 08.30 to 09.15 and 15.00 to 16.00 on any day on which the adjoining school is operational and no deliveries to any of the Buildings A, B or D shall take place outside of the hours 0700-2300 on any day except in the case of deliveries of newspapers and associated goods in the same delivery vehicle to Building A, which shall not take place outside the hours of 06:00 hours to 23:00 hours.

Reason: in the interests of on-site safety and residential amenity

10

The retail units shall not open for business outside of the hours of 0600 - 2300 on any day.

Reason: To protect the amenity of occupiers of the flats within the development.

11 Notwithstanding the provisions of Class 12 of Schedule 3 of the Town and Country Planning [Control of Advertisements] Regulations 2007, or any Order amending, revoking or re-enacting these Regulations, the occupiers of the A1/A2/A3 retail units [Building A] hereby approved shall retain clear glazing and an active window display along the length of the glazed shop windows and doors hereby approved, without the installation of window vinyls or equivalents.

Reason: In the interests of retaining a lively and attractive streetscene without obstruction and to improve the natural surveillance offered by the development.

12

Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] [England] Order 1995 [or any order revoking and re-enacting that Order with or without modification], no external security shutters shall be installed without the prior written consent of the Local Planning Authority.

Reason: To protect the amenities of the locality and to maintain a good quality environment.

13

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Planning Authority. The submitted plan shall include details of:

1. Management of the flat roofs within the site which may be attractive to nesting, roosting and "loafing" birds.
2. Management of the landscaping on site which may be attractive to nesting, roosting and "loafing" birds.
3. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design': <http://www.aoa.org.uk/wp-content/uploads/2014/02/AN08-Potential-Bird-Hazards-from-Building-Design-August-2006.pdf> and shall be implemented as approved on completion of the development and shall remain in force for the life of the

building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.

Reason: To avoid endangering the safe movement of aircraft and the operation of Southampton Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

14

No lighting which results in light spill above the horizontal during construction and for the completed development shall be installed. Lighting shall be of flat glass, full cut off design, mounted horizontally.

Reason: To avoid endangering the safe operation of aircraft through confusion with aeronautical ground lights or glare.

15

Prior to the commencement of the development hereby permitted, a detailed noise mitigation scheme to minimise the noise that may be emitted from D2 uses carried out within Building A and D shall be submitted to the local planning authority for approval. The scheme shall consider the sound insulation of the building envelope, the means for ventilating the building and the expected internal noise levels to be generated by the uses. The approved scheme shall be implemented prior to first use and thereafter maintained.

Reason: To protect the amenity of occupiers of the residential uses within the development.

16

Prior to the first use of buildings A B or D for any use except C3 or C2 use, a noise management plan shall be submitted to the local planning authority for approval. The plan shall set out the operational controls to be implemented to minimise the impact those uses have upon residential uses. In the case of D2 uses, the plan shall set out how internal noise levels will be managed to not exceed the design criteria established under condition 15.

Reason: To protect the amenity of occupiers of the residential uses within the development.

17

Prior to the commencement of the C2 or C3 use within building B, a detailed noise mitigation scheme to address noise from road traffic noise and commercial noise emitted from the development hereby permitted shall be submitted to the local planning authority for approval. The scheme shall include the provision of sound insulation, ventilation (including the provision of mechanical ventilation, heat recovery systems) and protection for the external spaces provided for amenity use by occupiers of the residential units. The approved scheme shall be implemented prior to first use and shall thereafter be maintained.

Reason: To protect the amenity of occupiers of the residential uses within the development.

18

Prior to the first use of Building D, details of an acoustic barrier to protect the residents garden adjoining Block B from noise generated from the external play area shall be submitted to the local planning authority for approval. The approved barrier shall be installed prior to the first use of the play area and shall thereafter be maintained.

Reason: To protect the amenity of occupiers of the residential uses within the development

- 19 The uses permitted within Building B shall be limited to those contained within Use Classes A1, A2, A3, A5, B1a, C2, C3 and D1 of the Town and Country Planning (Use Classes Order) 1987 (as amended). Any Class A5 uses within Building B shall not operate outside the hours of 0700 to 2000 on any day.

Reason: To protect the amenity of occupiers of the residential uses within the development

20

No fixed plant or machinery shall be installed external to any building or internally within Building B without the prior approval of the local planning authority. Any submission seeking approval shall in the case of plant or equipment installed externally to any buildings, demonstrate that the impact of the proposed plant or machinery in combination with any other such plant or machinery previously approved under this condition would be unlikely to result in a difference between the cumulative rating $L_{A_{r,Tr}}$ and the representative L_{A90} of greater than zero during periods of operation. Any submission seeking approval shall in the case of plant or equipment installed internally within Building B demonstrate that the plant or equipment will be sufficiently isolated from the building structure so as to prevent the transmission of significant noise into residential properties.

Reason: in the interests of amenity.

21

Unless otherwise agreed by the local planning authority, details of a cooking extraction system shall be submitted to the local planning authority for approval before the first use of any building or part of a building for either A3 or A5 use. The submitted details shall show the position of the extract system, the specific odour abatement equipment to be incorporated and the position of the terminus. The approved cooking extraction system shall be installed before the first use under class A3 or A5 commences and shall thereafter be maintained.

Reason: in the interests of amenity.

22

No flat within Building B shall be occupied by persons aged below 60 years unless they are aged between 55 and 59 and in receipt of disability benefits e.g. Disability Living Allowance or Personal Independence Payments or unless otherwise agreed in writing by the Local Planning Authority. All flats for rent shall be made available to applicants on the Housing Register using the appropriate nominations agreement e.g. Hampshire Home Choice, and all flats

offered for Shared Ownership shall, as a minimum to be advertised through the Help to Buy Agency or such other body that replaces the same.

23 Reason: to secure appropriate affordable housing and parking

The proposed changing facilities within the office Building C shall be provided upon first use of the building and subsequently retained.

Reason: to support sustainable travel by staff.

24 **Notes to Applicant:**

In accordance with paragraph 38 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.

Your attention is drawn to the requirement within the British Standard 'Code of practice for safe use of cranes' for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues', available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>

Yours faithfully

A handwritten signature in dark ink, appearing to read "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Lead Specialist for Housing and Development

N.B. See Attached Notes