

MR IAN MARSHALL
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Application	F/22/93229
Please ask for	Clare Martin
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Wednesday 17 August 2022

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

Application No. F/22/93229

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 29 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Replacement roof and alterations to access doors on existing agricultural building
Site: Steeple Court Winery, Church Lane, Botley, SO30 2EQ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 1 & 2revB.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 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.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be timber weather boarding to the gable ends, plain clay tiles and the doors shall be painted dark brown.
Reason: In order to protect the character and appearance of the Botley Conservation Area.
- 4 The development hereby permitted shall incorporate a bat brick or bat tube.
Reason: To provide a biodiversity enhancement.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2021), 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.

Note to Applicant: There are records of bats in the immediate area, so a built-in bat brick or bat tube should be incorporated into the top of the east gable as it is being rebuilt. Planting night blooming scented plants around the building would attract moths as food for bats. Exterior lighting should be avoided unless needed for safety.

Yours faithfully

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

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes