

BY EMAIL

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Application	F/22/92720
Please ask for	Alex Webb
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Monday 26 September 2022

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

Application No. F/22/92720

In pursuance of their powers under the above Act and in accordance with your application received on Monday 28 March 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Erection of outbuilding
Site: Croft Farm, Winchester Road, Botley, SO32 2BX

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, BLOC 01 & Drawing 25

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 No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 Prior to the building hereby approved being first brought into use the biodiversity enhancements in the Preliminary Ecological Appraisal-Eco Walkover (Issue 2, September 2022) shall be implemented in full unless otherwise agreed in writing by The Local Planning Authority.

Reason: To achieve an overall biodiversity net-gain on site.

- 5 The building hereby permitted shall only be used for agricultural storage and for no other purpose set out within the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent in any statutory instrument revoking and re-enacting that Order with or without modification].

Reason: The site is in a countryside area where buildings are not normally permitted except to meet the essential needs of agriculture

- 6 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the ecological report Preliminary Ecological Appraisal-Eco Walkover (Issue 2, September 2022)

Reason: To protect and enhance biodiversity.

- 7 No external lighting shall be installed on the building. During construction if lighting is required, it must not be allowed to shine on the trees or hedgerows.

Reason- to avoid disturbance to wildlife including foraging, commuting or roosting bats, nesting birds, and foraging or commuting badgers.

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: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

In the unlikely event that a reptile is found on site, all work in that immediate area must stop and advice must be sought from a suitably qualified ecologist.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes