

MR GARETH JENKINS
STUDIO FOUR ARCHITECTS LTD
TOLLGATE ESTATES
STANBRIDGE EARLS
ROMSEY
HAMPSHIRE
SO51 0HE,

Application	F/22/93941
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Monday 12 December 2022

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

Application No. F/22/93941

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 19 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed new first floor offices. Replacement of canopy
Site: BOTLEY MILLS, MILL HILL, BOTLEY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 110, 111, 112 Rev A, 113, 114 Rev A, 115 Rev B, 116 Rev A, 117, 118, and 119

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 must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 Demolition should be scheduled outside the bird nesting season if possible which runs from March through August inclusive. If not, then a nesting bird check must be done by a suitably qualified ecologist just prior to demolition. In any case, if there are any active bird nests or if evidence of an active bird's nest is found, work must not start, and a 5 m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.
Reason: To protect nesting birds

- 5 A biodiversity enhancement is required in the form of a bird box (such as swift nest boxes, which can be used by other birds as well) or a bat box. These can be installed on the gable ends of the new office unit or as a built-in feature behind the timber cladding.
Reason: To ensure biodiversity enhancement

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>

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.

Yours faithfully

A handwritten signature in black ink that reads "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes