

MR ADRIAN CREES
VISION ARCHITECTS
WESSEX HOUSE
UPPER MARKET STREET
EASTLEIGH
SO50 9FD

Application	F/22/93417
Please ask for	Summer Sharpe
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Monday 6 February 2023

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

Application No. F/22/93417

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 12 July 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use of B1(a) office space, B1(b) research and development and B8 storage space into class E(g) and B2/ B8 general industrial / storage or distribution space. Installation of new sectional shutter and pedestrian doors on the south elevation and photovoltaic panels on the roof. Associated external alterations to include relocation of external plant, erection of an acoustic fence, and landscaping. (amended description)

Site: UNIT 2, STRATEGIC PARK, COMINES WAY, HEDGE END

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:
 - Location Plan 22009-A-PL-001 Rev A
 - Block Plan 22009-A-PL-002 Rev A
 - Existing Floor Plans 22009-A-PL-006 Rev A
 - Existing Elevations 22009-A-L-007 Rev A

- Proposed Site Layout 22009-A-PL-010 Rev A
- Proposed Floor Plans 22009-A-PL-011 Rev A
- Proposed Elevations 22009-A-PL-015 Rev A
- Biodiversity Enhancement Plan 22009-A-PL0016 Rev A
- Site Habitats Plan 22009-A-PL-017 Rev A
- Boundary Treatments Plan & Acoustic Fence Details 22009-A-PL-018 Rev A
- Cooling Plant & Enclosure Details 22009-A-PL-019 Rev A

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

- 3 Prior to the occupation of any new occupier falling within B2 usage (now and all future occupiers) of Unit 2, a noise management strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall include details of how the following matters shall be addressed to mitigate the impact of the use on nearby residential amenities and ensure that noise (Rating Level according to BS4142: 2014) is at least five decibels below the Background Noise Level when measured from the southern boundary of the application site:
- (a) nature of activities/ operations taking place (internally and externally)
 - (b) operating hours
 - (c) nature, times and frequency of deliveries (and other related vehicle movement)
 - (d) any other potential noise generating sources/ activities.
- The agreed details shall then be implemented in full for the lifetime of that occupier.

Reason: To protect the amenities of the neighbouring residential properties.

- 4 The development hereby approved shall be used only for the purposes of office, light industrial and storage and distribution (Classes E(g), B2 and B8) use of the Schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes.

Reason: In the interests of highway safety and local amenity.

- 5 The recommendations set out within the Ecology Considerations & Enhancements and as shown on plans referenced: Biodiversity Enhancement Plan 22009-A-PL0016 Rev A and Site Habitats Plan 22009-A-PL-017 Rev A, shall be implemented in full prior to the development being brought into use and thereafter maintained in perpetuity.

Reason: To safeguard protected species and to enhance biodiversity.

- 6 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the neighbouring residential properties.

- 7 Prior to first occupation of the development hereby permitted, the acoustic fencing shall be implemented in accordance with plan referenced: Boundary Treatments Plan & Acoustic Fence Details 22009-A-PL-018 Rev A. The acoustic fencing shall be retained for the lifetime of the development.

Reason: To protect the amenities of the neighbouring residential properties.

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 dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes