

ROBERT TUTTON
TOWN PLANNING CONSULTANTS LTD.
23 ROMSEY AVENUE
FAREHAM
PO16 9TR

Application	F/23/94640
Please ask for	Gary Osmond
Direct dial	023 8068 8490
Working hours	Mon to Fri 8:30am to 5pm
Email	gary.osmond@eastleigh.gov.uk

Friday 26 May 2023

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

Application No. F/23/94640

In pursuance of their powers under the above Act and in accordance with your application received on Friday 10 February 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Proposed erection of a terraced two-storey commercial [Use Class E(g) & B8] building.
Site: UNIT 5, BROOKWOOD INDUSTRIAL ESTATE, BROOKWOOD AVENUE, EASTLEIGH, SO50 9EY

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: S5207_01B, S5207_02B, S5207_03A, S5207_04D, S5207_04J, S5207_05D, S5207_06 & S5207_07C.

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 match in type, colour and texture those used on the adjoining industrial unit.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 No construction or demolition work shall start until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include:
- a) measures to control the emission of dust and dirt generated by demolition and construction works, including measures to prevent mud on the highway;
 - b) a scheme for controlling noise and vibration from demolition and construction activities [including details of any piling];
 - c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].

Reason: To limit the impact the development has on the amenity of the locality.

- 5 The development must accord with the arboricultural report reference AIA/AMS-KC/BROOKWOOD/001. No excavation, demolition or development related works shall commence until the tree protection measures have 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 and may only be modified subject to written agreement from the LPA.

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

- 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 Public Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 7 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

- 8 The development hereby permitted shall not be brought into use until the areas shown on the approved plans for the parking of vehicles shall have been made available, surfaced and marked out. The parking areas shall then be permanently retained and reserved for that purpose at all times.

Reason: To make provision for off street parking for the purpose of highway safety.

- 9 The development hereby approved shall be used only for purposes within Class E(g) iii) [any industrial process, (which can be carried out in any residential area without causing detriment to the amenity of the area)], and/or Class B8 [storage

and distribution] of the schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to those Classes 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.

- 10 No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 07:00-21:00 hours Monday to Saturday nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenities of occupiers of nearby dwellings.

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: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

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