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Application	F/22/93119
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Tuesday 25 April 2023

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

Application No. F/22/93119

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 15 June 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Relocation of existing mobile home, replacement of existing dayroom and siting of additional mobile home
Site: MOBILE HOME AT COST A LOT STABLES, BLIND LANE, WEST END, SOUTHAMPTON, SO30 2HJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: TDA.2685.01, TDA.2685.02, TDA.2685.03, TDA.2685.04 & TDA.2685.05 Rev.A.

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 development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.

Reason: To comply with Section 28(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

- 4 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the Local Planning Authority. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority.

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

- 5 The semi-detached dayroom building hereby approved shall be finished in a red-multi brick and dark grey slate/slate-effect roof tiles with black rainwater goods.

Reason: To ensure a satisfactory visual relationship of the new development with the locality.

- 6 No development shall start until details for the sustainable disposal of surface water and disposal of foul sewerage from the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall then accord with the approved details.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 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 occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 9 The site shall not be occupied by any persons other than Gypsies and Travellers as defined by Annex 1 of the Communities and Local Government document 'Planning policy for traveller sites'.

Reason: The site is within designated countryside and not usually considered suitable for new residential development.

- 10 No more than four caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 [of which no more than two shall be a static caravans] shall be stationed on the site at any one time and shall be occupied by persons with direct family connections.

Reason: The site is not considered suitable for additional caravans.

- 11 No non-equestrian commercial activities shall take place on the land, including the external storage of materials, and no vehicles over 3.5 tonnes shall be stationed, parked or stored on the land.

Reason: In the interests of residential and visual amenity.

- 12 All boundary planting around the site shall be retained to a height of no less than 4.0 metres.

Reason: In the interests of the visual amenity of the locality.

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, appearing to read "Andy Grandfield".

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes