

LOCAL PLANNING AUTHORITY SUGGESTED LIST OF CONDITIONS

Site Address: 49 Bishopstoke Road, Bishopstoke, Eastleigh, SO50 6BF

Appeal Reference: APP/W1715/W/23/3320124

Planning Application Reference: F/22/94046

The following list of conditions is put forward by the Local Planning Authority (LPA) on a without prejudice basis. For the avoidance of doubt, the presence of conditions on this list, so far as they pertain to matters the subject of the reason(s) for refusal as set out within the Council's decision notice, do not indicate that the LPA is satisfied that such matter could be adequately addressed by way of planning conditions. Rather their presence is such as to allow a degree of control to be exercised in relation to specific impacts of the development should the Inspector be minded to allow the appeal. In such an event, the LPA respectfully requests that these conditions be imposed.

Conditions and Reasons:

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:

- Locality and Block Plan As Existing 2078 900
- Block Plan As Proposed 2078 D01 Rev A
- South and East Elevations As Proposed 2078 D04A
- Elevations As Proposed 2078 D03 Rev A
- Plans As Proposed 2078 D02 Rev A
- Elevations As existing 2078 903
- Plans As existing 2078 902
- Elevations As existing 2078 904

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

3. No development shall start on site until a Construction Environmental Method Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:

- (a) A programme of and phasing of demolition (if any) and construction work;
- (b) The provision of long-term facilities for contractor parking;
- (c) The arrangement for deliveries associated with all construction works;
- (d) Methods and phasing of construction works;
- (e) Access and egress for plant and machinery;

- (f) Protection of pedestrian routes during construction;
- (g) Location of temporary site buildings, compounds, construction material, and plant storage areas (these should not be within 8m of the River Itchen);
- (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process;
- (i) tree protection measures, and timings of their implementation and how these may change through the construction phase;
- (j) Details of pollution prevention measures to protect the River Itchen SAC, including control measures for sediment and surface water drainage during construction;
- (k) Details of wildlife protection measures;
- (l) Details of noise mitigation measures.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Planning Authority can properly consider the effect of the works on the amenity of the locality.

5. No development shall start until details for the sustainable disposal of surface water and the 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.

6. No development shall start until details for the treatment of site boundaries have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the boundary treatment have been provided in accordance with the approved details and these shall be retained thereafter.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

7. No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping and shall provide details of timings for all landscaping and any future maintenance. The works shall be carried out in accordance with the approved plans and to the appropriate British Standard.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

8. No development shall start until details for the onsite provision of bin & cycle storage facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the storage facilities have been constructed in accordance with the approved details and these shall thereafter be retained and kept available.

Reason: To ensure the adequate provision of onsite facilities.

9. Notwithstanding the approved plans / details, no development shall start until full details and all 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.

10. The development hereby permitted shall not be brought into use until a minimum of 2 car parking spaces have been provided within the curtilage of the site and thereafter maintained and kept available for this purpose.

Reason: To ensure the adequate provision of onsite parking for the purpose of highway safety.

11. 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.

12. No construction, demolition or deliveries to the site shall take place during the demolition and 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 occupiers of nearby dwellings.

13. Prior to the first occupation of the approved development, supporting information to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To achieve water efficiency requirements in the interest of environmental sustainability, in accordance with Policy DM2 of the Eastleigh Borough Local Plan 2016-2036.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development permitted by Classes A, B, C and E of Part 1, Schedule 2 and Class A of Part 2, Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To ensure the provision of an appropriate level of amenity space and in the interest of maintaining a good quality environment for future occupiers and neighbours.

15. No development shall commence until written confirmation has been provided to the Local Planning Authority that the necessary mitigation has been provided to mitigate the impacts of the development upon the European designated Solent Complex with regards to nitrogen and phosphates input and the New Forest SPA, SAC and Ramsar site with regards to additional recreational pressure.

Reason: To ensure the development does not adversely impact the integrity of the Solent Maritime SAC and Solent and Southampton SPA and Ramsar, or the New Forest SPA, SAC and Ramsar site.

16. Prior to first occupation, a noise impact assessment, fenestration and roof sound insulation shall be submitted to and approved in writing by the Local Planning Authority. This should cover noise limits for; road traffic, aircraft and other ambient noise including stray commercial or industrial noise, and community facilities.

Reason: To protect the amenities of future occupiers.

17. A wildlife sensitive lighting plan shall be submitted to and approved in writing by the Local Planning Authority. This would need to demonstrate that exterior lighting will be minimal, low level, shielded and activated by motion sensor (PIR). A dark corridor must be maintained along the watercourse, therefore, light spill from windows due to internal lighting at night must also be controlled.

Reason: To minimise impacts on biodiversity in accordance with the requirements of the NPPF.

18. The development shall be carried out in accordance with the submitted flood risk assessment (Produced by UNDA ref: 91927-ABPlanning-BraesideHs v1.0 040822 and dated August 2022) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 11.95 metres above Ordnance Datum (AOD) as set out in section 6.3 of the FRA.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: In the interests of flood prevention.

19. Notwithstanding the information submitted to date, no development related works shall take place on site until a revised Arboricultural Method Statement and Tree Protection Plan (B.S.5837:2012 Trees in Relation to Design, Demolition and Construction) is submitted to and approved in writing by the Local Planning Authority. The revised Method Statement must include detail on low-impact foundations, driveway construction and mitigation measures regarding future pressure to fell or prune trees retained trees. The approved Method Statement shall be adhered to in full in accordance with the approved plans 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.

20. No excavation, demolition or development related works shall take place on site until an arboricultural monitoring statement proposal, detailing arboriculturally sensitive operations, supervision activity and monitoring of tree protection measures, has been submitted and approved by the LPA. The approved arboricultural monitoring statement proposal must be adhered to in full, and may only be modified subject to written agreement from the LPA. This condition may only be fully discharged upon completion of the proposed development, subject to submission of monitoring reports.

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

21. Prior to first use of the balcony hereby permitted, details of a privacy screen (to the eastern elevation) shall be submitted to and approved by the Local Planning Authority. The Privacy screen shall be no less than 1.8m (measured from the level of the balcony). The approved privacy screen shall then be implemented and retained for the lifetime of the development.

Reason: In the interests of protecting neighbouring amenities.

22. The precautionary working methods, mitigation and enhancements outlined in the Ecological Impact Assessment Section 6 by Lowans Ecology & Associates (September 2022) shall be implemented in full prior to the development being brought into use and maintained in perpetuity. Photographic evidence of biodiversity enhancements shall be submitted to the Local Planning Authority.

Reason: To provide a net gain of biodiversity.