

MRS STACEY PESTER
PEGASUS PLANNING GROUP LTD
FIRST FLOOR
SOUTH WING EQUINOX NORTH
GREAT PARK ROAD
ALMONDSBURY
BRISTOL
BS32 4QL

Application	F/23/95081
Please ask for	Rebecca Altman
Direct dial	023 8068 8266
Working hours	Mon to Fri 8:30am to 5pm
Email	rebecca.altman@eastleigh.gov.uk

Friday 30 June 2023

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

Application No. F/23/95081

In pursuance of their powers under the above Act and in accordance with your application received on Friday 21 April 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	External alterations including new shopfront, removal of existing louvres to rear and side elevations, new louvres to rear, provision of ventilation openings, new doors, and alterations to loading platform (amended description).
Site:	111 WINCHESTER ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 2GH

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:
 - E/22 Rev. C (proposed ground floor plan)
 - E/24 Rev. C (Proposed front elevation)
 - E/25 Rev. C (Proposed NE side elevation)
 - E/26 Rev. C (Proposed rear elevation)
 - E/27 Rev. C (Proposed SW side elevation)
 - C2917-23-M-01 (Ventilation and Electric Heating Layout)

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

- 3 Within 1 month following installation of the new plant, machinery and equipment, a Post Installation Noise Assessment shall be carried out and submitted to and approved in writing by the Local Planning Authority to confirm that the sound level (Rating level) achieved is lower than the lowest existing background sound level by at least 10dBA. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity. The plant, machinery and equipment shall thereafter be retained in accordance with the approved details.

Reason: To protect nearby residents from adverse noise impacts in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 4 All new brickwork shall match as closely as possible in type, colour and texture that on the existing building.

Reason: In the interest of visual amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: In the unlikely event of any bats being found during the development, all work must stop immediately and Natural England must be called. 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: Works within the bird nesting season (March through August inclusive) should be avoided if possible. If works are required within the nesting season, then a nesting bird survey should be undertaken by a suitably qualified ecologist no more than 48 hours in advance. If evidence of an active birds nest is found during construction, a 5m buffer must be erected around the nest to protect it from disturbance until after the chicks have fledged and left the nest.

Note to applicant: It is recommended that a bat and swift box is incorporated into the building to enhance biodiversity. The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>). Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swift-conservation.org/Nestboxes%26Attraction.htm>). Built in boxes are preferred to externally mounted boxes as they do not need maintenance and cannot fall off.

The addition of planters on site with flowering plants to attract pollinators would also help to enhance biodiversity.

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". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes