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Application	F/22/94159
Please ask for	Rebecca Altman
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Monday 3 July 2023

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

Application No. F/22/94159

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 16 November 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Single storey extension to existing commercial building (Use Class E, excluding E(b), (d), (g)ii, iii and (f)), including new refuse and cycle storage (amended description)
Site: 103 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AE

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:
 - 22572-22-01 (Topographical)
 - 22572-22-02 (Floor plans existing) x 3
 - 22572-22-03 (Existing elevations and sections)
 - 22.3377.105 P9 (Block Plan, Location Plan and Context Elevation)
 - 22.3377.100 P16 (Proposed Site Plan)
 - 22.3377.101 P10 (Proposed Ground Floor Plan and Section)
 - 22.3377.102 P9 (Proposed First Floor Plan)
 - 22.3377.104 P8 (Proposed Elevations east and west)
 - 22.3377.103 P9 (Proposed Elevations north and south)

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

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- 3 No development, including demolition, shall take place until the following has been submitted to, and approved in writing by the Local Planning Authority:
- a) Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land;
 - b) A site investigation report, documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk study;
 - c) A detailed site specific scheme for remedial works, and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed, and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.
- Investigations, assessments and reports are to be undertaken by a competent person and should comply with UK Land contamination risk management (LCRM) national guidance, including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and gas monitoring deemed appropriate is to be in accordance with best practice as outlined in such documents as BS8576:2013, BS 8485:2015+A1:2019, Claire RB17 and CIRIA C665 unless otherwise agreed with the LPA.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 4 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the LPA verification by the competent person approved under the provisions of condition 3(c) that any remediation scheme required and approved under the provisions of condition 3(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the LPA in advance of implementation). Unless agreed in writing with the LPA such verification shall accord with UK Land contamination risk management (LCRM) national guidance, and the guidance contained in EA Guidance for the Safe Development of Housing on Land Affected by Contamination - R&D Publication 66: 2008. Typically such a report would comprise:
- a. A description of the site and its background, and summary of relevant site information,
 - b. a description of the remediation objectives and remedial works carried out
 - c. verification data, including - data (sample locations/analytical results, as built drawings of the implemented scheme, photographs of the remediation works in progress, etc.
 - d. Certificates demonstrating that imported and / or material left in situ is free

from contamination, and gas / vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 3(c)”

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 5 No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details and mitigation relating to:
- A programme of construction works;
 - The provision of long term facilities for contractor parking;
 - Arrangements and timings for construction traffic access and deliveries and loading/ unloading of plant and materials;
 - Access and egress for plant and machinery;
 - Protection of pedestrian routes during construction;
 - The location of temporary site buildings, compounds, construction material and plant storage areas;
 - Measures to control dust and dirt generated by construction;
 - Provision of storage, collection and disposal of waste;
 - Measures to prevent mud and dust on the highway;
 - Details of hoarding and temporary lighting;
 - Construction drainage measures;
 - Precautionary working method to prevent harm to protected species including hedgehogs.
- Construction work shall thereafter only take place in accordance with the approved CEMP.

Reason: To limit the impact of the development on the amenity of the locality and to ensure no adverse impact on protected species.

- 6 Prior to any development above foundation/ slab level, full details of the external materials (including doors and windows), shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality design in the interest of visual amenity.

- 7 a. No development above foundation / slab level shall take place until a detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The planting scheme shall specify species, density, planting, size and layout.
- b. The approved landscaping scheme shall be carried out in the first planting

season following occupation of the development, or completion of the development (whichever is sooner), and shall thereafter be retained.

c. If, within a period of 10 years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased, another tree or plant of the same species and size as that originally approved shall be planted at the same place within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure a high quality landscape scheme in the interest of visual amenity and biodiversity.

- 8 Prior to any development above foundation / slab level, full details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure a high quality design in the interest of visual amenity, in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 9 Prior to first use of the development hereby permitted, the access proposals including the footway and /or verge crossing shall be constructed in accordance with details first approved through the S278 process. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1m in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: In the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 10 Prior to first use of the development hereby permitted, the redundant northern access from the site to Bournemouth Road shall be permanently stopped up and effectively closed with the footway provided or verge reinstated, in accordance with details that have first been approved through the S278 process.

Reason: In the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 11 Prior to first use of the development hereby permitted, the signal works (including required upgrades, phase changes and pedestrian crossing works), and the pedestrian crossing refuse to the south of the site on Bournemouth Road, shall be completed in accordance with plans and details first approved through the S278 process. The highway works shall thereafter be retained in accordance with the approved plans and details.

Reason: In the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 12 Prior to first use of the development hereby permitted, a Car Park and Delivery Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall outline elements of on-site management, inclusive of:
- a) How the delivery bay / 2 x vehicle parking spaces will be managed when deliveries are due, in order to ensure that deliveries take place on-site and unobstructed movement of customer vehicles through the site can be retained at such times;
 - b) How parking will be managed on site to ensure that only designated parking pays are utilised;
 - c) How the applicant intends to enforce the entry only, exist only vehicle movements in and out of the site (signage or other measures); and
 - d) Details of how this plan will be reviewed on a periodic basis and updated as necessary.

Reason: To ensure that there is sufficient space on site for the manoeuvring of goods and refuse vehicles, in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 13 Prior to any works above foundation/slab level, a Biodiversity Enhancement Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include a Biodiversity Net Gain calculation and include full details of biodiversity enhancement measures, which shall broadly accord with the recommendations set out in Section 7.4 of the Preliminary Ecological Appraisal (Arun Ecology, December 2022, ref. C-CGP-002/001/001).

Reason: To secure biodiversity enhancements in accordance with Policy DM11 of the Local Plan.

- 14 Prior to any works above foundation/ slab level, details of hard surfacing (which shall be of porous material) shall be submitted to and approved in writing by the Local Planning Authority. The hard surfacing shall be installed in accordance with the approved details and thereafter maintained.

Reason: To ensure suitable drainage and in the interest of visual amenity in accordance with Policies DM1 and DM6 of the Eastleigh Borough Local Plan (2016-2036).

- 15 Prior to any works above foundation/ slab level, details shall be submitted to and approved in writing by the Council of the external sound level (Rating Level) emitted from the premises including plant/ machinery/ equipment, and mitigation measures as appropriate. The measures shall ensure that the external sound level emitted from the premises and plant, machinery/ equipment will be lower than the existing background sound level by at least 10dB(A) in order to prevent adverse impact. The assessment shall be made in accordance with BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all premises activity (including delivery vehicles and all

plant/ machinery and equipment) operating together at maximum capacity. A post installation noise assessment shall be carried out where required to confirm compliance with the sound criteria and additional steps to mitigation noise shall be taken as necessary. The approved details shall be fully implemented prior to first use of the development and thereafter retained.

Reason: To ensure that the potential noise impacts of the development would not harm the amenities of neighbouring residents in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 16 Prior to first use of the proposed development, the parking areas shall be provided in accordance with the approved plans and shall thereafter be retained for vehicle parking purposes only.

Reason: To ensure adequate parking provision in the interest of highway safety.

- 17 At no time shall any plant or equipment be installed on the flat roof of the extension hereby permitted.

Reason: To protect the visual appearance and amenity of the area in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 18 Unless otherwise agreed in writing by the Local Planning Authority, the use hereby permitted shall not be open to customers outside the hours of 07:00 - 22:00 daily.

Reason: To protect the amenity of neighbouring residents and the local area in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 19 No deliveries by any vehicle shall take place outside the hours of 06:00 – 22:00 daily and no deliveries by HGV's shall take place outside the hours of 08:00 – 22:00 Monday to Friday and 08:00 – 20:00 Saturday, Sunday and public Bank Holidays.

Reason: To protect the amenity of neighbouring residents and the local area in accordance with Policy DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 20 No vegetation clearance shall occur on site during the bird nesting season (1st March to 31st August) unless supervised by a quality ecologist. If any active nests are found, work must stop and the area around the nest must be protected with a suitable buffer until the young have fledged and left the nest.

Reason: To prevent disturbance and harm to nesting birds in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the Wildlife and Countryside Act 1981 (as amended).

- 21 Prior to first use of the development, secure cycle storage for at least 3 bicycles for staff shall be provided on site in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The cycle storage shall thereafter be installed and retained in accordance with the approved details.

Reason: To encourage the use of alternative means of transport to the private car.

- 22 The development shall be carried out in accordance with the recommendations set out in paragraph 1.2.1 and Section 6 of the Bat Dusk Emergence Survey prepared by Arun Ecology, dated December 2022.

Reason: To ensure that if any bats are found, they are suitably protected in accordance with Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the Wildlife and Countryside Act 1981 (as amended).

- 23 Notwithstanding the provisions of Schedule 2, Part A of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the development hereby permitted shall only be occupied by uses within Class E(a), (c), (e) or (g)(i), unless permission for an alternative use is given by the Local Planning Authority through submission of a formal planning application.

Reason: To ensure that the impacts of alternative uses can be properly assessed to protect the amenity of the area and ensure highway safety, in accordance with Policies DM1, DM8 and DM13 of the Eastleigh Borough Local Plan (2016-2036).

- 24 Prior to first use of the development hereby permitted, a Noise Management Plan for operation and management purposes shall be submitted to and approved in writing by the Local Planning Authority. This shall include: details of vehicle movements, reversing methods and types of reversing alarms; location of loading bays; quiet loading/unloading measures; management of anti-social behaviour; and all other relevant noise controls, attenuating features or operating practices. The development shall thereafter be operated in accordance with the approved Plan.

Reason: To protect nearby residents and workers from adverse noise impacts in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 25 Prior to any works above foundation/slab level, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. All external lighting shall thereafter be installed and maintained in accordance with the approved details.

Reason: To protect the amenity of the area and nearby residents, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

Note to applicant: Any new signage for the building may require a separate application for Advertisement Consent.

Note to applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. 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: 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