

MR IAN KNIGHT
KNIGHT ARCHITECTURAL DESIGN
UNIT 7 THE QUARTERDECK
PORT SOLENT
PORTSMOUTH
PO6 4TP

Application	F/22/93780
Please ask for	Alex Webb
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Tuesday 8 August 2023

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

Application No. F/22/93780

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 20 October 2022 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Demolition of existing annex and erection of new building for Class C1 accommodation with associated parking
Site: HATTS COPSE FARM, BROOK LANE, BOTLEY, SOUTHAMPTON, SO30 2ER

Subject to due compliance with the following conditions

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- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: KAD 01 A PP E, KAD 08 A, KAD 06 A PP E

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 No development shall start until details 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 in accordance with Policy DM1 of the Eastleigh Borough

Local Plan (2016 – 2036).

- 4 No development shall start on site until a Construction Environmental Management Plan has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) The provision of long-term facilities for contractor parking;
 - (b) The arrangements for deliveries associated with all construction works, loading/unloading of plant and materials, and carting away of materials;
 - (c) Location of temporary site compounds, construction material, and plant storage areas;
 - (d) 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;
 - (e) measures to minimise dust, noise and vibration.

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 in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016 – 2036).

- 5 Prior to occupation of the dwellings hereby approved the biodiversity enhancements in section 6 of the Preliminary Ecological Appraisal by Ecosupport (October 2022) shall be implemented in full unless otherwise agreed in writing by The Local Planning Authority.

Reason: To achieve an overall biodiversity net-gain on site in accordance with policy DM11 of the Eastleigh Local Plan (2016-2036)

- 6 The tourist accommodation hereby approved 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 and phosphates 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 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

- 7 The building hereby permitted shall be used as tourist accommodation only and shall not be occupied as a person's sole or main place of residence.

Reason: To ensure the occupation of the property for tourist accommodation only and to prevent the use of the building as a residential dwelling in the countryside, in accordance with Policy S5 of the Eastleigh Borough Council

Local Plan (2016-2036)

- 8 The tourist accommodation hereby approved shall not be occupied by the same person/people for longer than 28 days in any one calendar year. The owners/operators of the tourist accommodation shall maintain an up-to-date register of the names of all persons who stay within the approved tourism accommodation on the site, the duration of their stay, and an indication of their main home addresses by way of road name and town and shall make this information available at all reasonable times to the local planning authority. Reason: To ensure the occupation of the property for tourist accommodation only and to prevent the use of the building as a residential dwelling in the countryside, in accordance with Policy S5 of the Eastleigh Borough Council Local Plan (2016-2036)

Note to Applicant: It is recommended that guidance in set out in the BSI British Standards Publication BS8233 "*Guidance on sound insulation and noise reduction for buildings*" is followed to ensure that residents have adequate noise insulation and are suitably protected from noise outside.

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 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 dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first name "Andy" and the last name "Grandfield" clearly distinguishable.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes