

MR MATT PIKE
TEMPLE FORD DESIGN
SUITE K ANCHOR HOUSE
SCHOOL LANE
CHANDLERS FORD
HAMPSHIRE
SO53 4DY

Application	F/23/95483
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
Email	rachael.morris@eastleigh.gov.uk

Thursday 17 August 2023

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

Application No. F/23/95483

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 22 June 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: External pre-fabricated, single storey, timber clad office
Site: 34 MERDON AVENUE, CHANDLER'S FORD, EASTLEIGH,
SO53 1EP

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 900, 901, 902, D00, D01 and D02

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 materials to be used must match as closely as possible, in type, colour and texture those listed in the Materials Section of the application form.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

- 4 Prior to commencement of development, a precautionary working method for small animals and breeding/nesting birds shall be submitted and approved by the Local Planning Authority. This working method shall then be adhered to in full.

Reason: To ensure protection of species during construction and in accordance with Eastleigh Borough Local Plan policy DM11

- 5 Prior to commencement of development, a surface water drainage plan shall be submitted to, and approved in writing, by the Local Planning Authority.

Reason: To ensure adequate on-site drainage and in accordance with Eastleigh Brough Local Plan policy DM6

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

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

- 7 The approved scheme shall only be used in conjunction with the main business on site and shall not, at any time, be used independently.

Reason: To protect the amenity of the adjoining residential properties.

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 dark ink, appearing to read "Andy Grandfield". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes