

MR STEPHEN HURRELL
HURRELL ARCHITECTURE LTD
24 BROAD STREET
ALRESFORD
HAMPSHIRE
SO24 9AQ

Application	F/22/94435
Please ask for	Summer Sharpe
Direct dial	023 8068 8841
Working hours	Mon to Fri 8:30am to 5pm
Email	summer.sharpe@eastleigh.gov.uk

Monday 11 September 2023

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

Application No. F/22/94435

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 11 January 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Alterations and extensions and conversion of 4 existing barns including Grade II listed Threshing Barn and Granary to create 4 dwellings, demolition of modern barn and construction of 5 new dwellings with associated gardens parking and car port/bat barn new sewerage treatment and new footpath on the southern side of Mortimers Lane

Site: MORTIMERS FARM, MORTIMERS LANE, FAIR OAK, EASTLEIGH, SO50 7EA

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:
 - Mortimers Farm Site Location Plan
 - Existing Site Survey 991-D-002
 - Existing Survey 02 991-D-003
 - Existing Survey 03 991-D-004
 - Existing Survey 04 991-D-005
 - Existing Survey 05 991-D-006
 - Block Plan 991-D-007
 - Block Plan 991-D-007 Rev A

- Site Plan 991-D-008 Rev C
- Barn A Proposed Plans 991-D-009
- Barn A Proposed Elevations 991-D-010 Rev A
- Barn B Proposed Plans 991-D-011
- Barn B Proposed Elevations 991-D-012 Rev A
- Barn C Proposed Plans Elevations 991-D-013 Rev A
- Barn D Proposed Plans Elevations 991-D-014 Rev A
- Barn E Proposed Plans Elevations 991-D-015 Rev A
- Site of Barn F Proposed Ground Floor Plans 991-D-016 Rev A
- Site of Barn F Proposed First Floor Plans 991-D-017 Rev A
- Site of Barn F Elevations Sheet 01 991-D-018 Rev A
- Site of Barn F Elevations Sheet 02 991-D-019 Rev A
- Site of Barn F Elevations Sheet 03 991-D-020 Rev A
- Site of Barn F Elevations Sheet 04 991-D-021 Rev A
- Planting Plan AL.082.01 Rev B
- Fire Tender Track Internal 5880/204 Rev A

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

- 3 No development shall commence on site until a construction method statement has been submitted to and approved in writing by the Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The arrangements for deliveries associated with all construction works (including loading / unloading of plant and materials);
 - (c) The parking of vehicles for site operatives and visitors;
 - (d) Protection of pedestrian routes during construction;
 - (e) Location of temporary site buildings, compounds, construction materials/ chemical/ plant and equipment storage areas;
 - (f) Details of the methodology for ensuring dust/ 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;
 - (g) Safeguards to be used within the construction process to ensure surface water contains no pollutants (chemicals/ sediments/ fuel run off) on leaving the site;
 - (h) Provision for the storage, collection, and disposal of rubbish from the development during the construction period;
 - (i) The erection and maintenance of security hoardings including decorative displays and facilities for public viewing (where appropriate);
 - (j) details of wildlife protection measures during demolition and construction;
 - (k) Temporary lighting to be used during construction which shall be designed in accordance with best practice to protect commuting and foraging bats.
- 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.

- 4 No work shall commence on site 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 in accordance with UK Land contamination risk management (LCRM) national guidance and including BS10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of Practice, and, unless otherwise agreed with the Local Planning Authority,
 - b. Report of a site investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011+A2:2017, and BS 8576:2013 and unless otherwise agreed with the Local Planning Authority,
 - c. 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.

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 5 The development hereby permitted shall not be occupied / brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 4(c) that any remediation scheme required and approved under the provisions of condition 4(c) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation).
- Unless agreed in writing with the Local Planning Authority such verification shall comply with UK Land contamination risk management (LCRM) 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, gas / vapour membranes have been installed correctly
- Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 4(c).

Reason: To minimise the risk from land contamination for the safety of the future occupiers of the development.

- 6 No development shall commence 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 prior to the development being brought into use.

Reason: To ensure satisfactory provision of foul and surface water drainage.

- 7 Prior to construction, above slab level details (and samples where requested) of the materials to be used in the construction of the external surfaces (including fenestration and rainwater goods) of the development hereby permitted shall be 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.

- 8 All new works and making good of the retained fabric whether internal or external shall be finished to match the adjacent work with regard to the methods used and to materials, colour texture, profile and style.

Reason: To safeguard the architectural and historic character of the Listed Building or to ensure the detailing and materials maintain the architectural interest of the building.

- 9 No construction or demolition related activities or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0800 to 1300 on Saturdays and not at all on Sundays or Public Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 10 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.

- 11 The development must accord with the arboricultural report dated April 2023. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report in appendix 3 (updated July 2023). Once installed, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the protected area. Tree protection measures shall be retained in their approved form for the duration of the work 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.

- 12 Prior to first occupation of the development hereby permitted, a permanent external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority, and implemented in full. This shall include mitigation measures to protect wildlife and the surrounding countryside, which shall then be implemented and maintained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of protecting wildlife.

- 13 Prior to first occupation a Biodiversity Environmental Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall include the following:
- a. Details of all biodiversity mitigation, compensation and enhancement measures and proposed specifications;
 - b. Details of maintenance and management regimes;
 - c. Timings for the implementation / carrying out of the biodiversity mitigation, compensation and enhancement measures;
 - d. Details of management responsibilities including the body or organisation responsible for implementation of the BEMP and details of the legal and funding mechanism(s) by which this will be secured.
- The works shall thereafter be carried out and managed in accordance with the approved details.

Reason: In the interests of amenity and to ensure the protection of wildlife and supporting habitat found on the site and to provide.

- 14 No occupation of the development shall start until the footway access providing a direct link between the site and Knowle Lane has been agreed in writing with the Local Planning Authority in conjunction with the Local Highway Authority and has been constructed in accordance with approved plans.

Reason: to provide satisfactory access and in the interests of highway safety.

- 15 Prior to first occupation, the vehicle parking as shown on plan referenced Site Plan 991-D-008 Rev C shall be implemented and thereafter retained for the lifetime of the development.

Reason: To make provision for off street parking for the purpose of highway safety.

- 16 Prior to first occupation of the development, bin and cycle storage facilities shall be provided/installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be retained for the lifetime of the development.

Reason: In the interests of amenity and to encourage alternative means of transport.

- 17 The garage/ carports shown on the approved plans shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: to ensure the adequate provision of on site parking for the purpose of highway safety and to protect the setting of the heritage asset.

- 18 Prior to first occupation, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard and soft landscaping, including trees, surfacing and boundary treatments and other means of enclosure, as well as ecological enhancements to be incorporated into the scheme, 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 biodiversity.

- 19 For a period of no less than 10 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.

Reason: To ensure the development meets the essential requirements of the adopted Supplementary Planning Document 'Environmentally Sustainable Development', and in the interests of the visual amenity of the locality.

- 20 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.

- 21 The development hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs (nitrates) 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 which 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 impacts of additional nutrients arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

- 22 Prior to the occupation of the development hereby permitted, with the exception of those existing buildings to be converted, evidence that the dwelling complies with Part M4(2) standard (Accessible and adaptable dwellings) of the building regulations for new build residential development (or future equivalent), 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 ensure the development meets higher national access standards in accordance with policy DM29 of the Eastleigh Borough Local Plan 2016-2036.

- 23 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, AA, B, C, E, F, G & H of Part 1, Schedule 2 and Classes A and C 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, protection of nearby trees and in the interest of maintaining a good quality environment for future occupiers and neighbours.

- 24 All external utility boxes shall be discretely located/ in visually unobtrusive locations, and no television equipment shall be located externally on any building.

Reason: In the interests of visual amenity.

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 that reads "Andy Grandfield". The signature is written in a cursive, flowing style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes