

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
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Application	F/23/95155
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Thursday 5 October 2023

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

Application No. F/23/95155

In pursuance of their powers under the above Act and in accordance with your application received on Friday 12 May 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of 1.no 4-bedroom dwelling
Site: Land adjacent to 52 The Crossways,

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01, WP/CW/01/4, WP/CW/01/3, and WP/CW/01/2 Rev A
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 commence on site until a Construction Environmental Method Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include:
 - a) A programme of and phasing of demolition (if any) and construction work;
 - b) Provision of long term facilities for contractor parking and parking of vehicles of site operatives and visitors;
 - c) Access and egress for plant and machinery;
 - d) Location of temporary site buildings, compounds, construction material, and

plant storage areas used during demolition and construction;

- e) The arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
- f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
- g) A scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- h) Provision for storage, collection, and disposal of rubbish from the development during construction period;
- i) 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, 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;
- j) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- k) Details of any temporary lighting;
- l) Methods and phasing of construction works;
- m) Protection of pedestrian routes during construction;
- n) The measures taken to protect hedgehogs.

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 Prior to the commencement of development, details of the proposed means of foul sewerage and surface water disposal shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with Southern Water. This shall be in broad accordance with the submitted Drainage Technical Note (V1.1)

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

- 5 The development must accord with the arboricultural report reference WT 021-23-AIA. 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. 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 LPA

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

- 6 No development shall commence above damp-proof-course (DPC) 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

- 7 Prior to the first occupation of the approved dwelling, 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 support a comprehensive approach to high quality design across the site and to achieve water efficiency.

- 8 The development hereby permitted 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 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.

- 9 Prior to the occupation of any dwelling hereby approved, 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.

- 10 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 boundary treatments) 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, and maintained thereafter.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 11 Prior to first occupation, the vehicle parking as shown on plans referenced WP/CW/01/4 and WP/CW/01/3 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.

- 12 Prior to first occupation, details of the bin and cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented in full within 1 month of occupation and retained for the lifetime of the development.
Reason: To make provision for off street parking for the purpose of highway safety
- 13 Prior to occupation, a plan detailing biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. These biodiversity enhancements shall include one habitat pile for reptiles and amphibians, a bat-brick on the south-eastern elevation and a bird nest box or swift brick on the north-western elevation. The garden shall be enhanced with native deciduous trees and shrubs and wildlife friendly planting.
Reason: To ensure a biodiversity enhancement in accordance with Policy DM11 from the Eastleigh Borough Local Plan (2016-2036)
- 14 The first-floor windows on the South East and North West elevations, as marked on the approved plan WP/CW/01/2 Rev A, shall be obscure glazed to Pilkingtons level 3 or equivalent. They shall have no more than a top opening toplight, unless otherwise specified on plan to fix-shut. Once installed the windows shall be permanently maintained in that condition.
Reason: To protect the amenity and privacy of the adjoining residential properties
- 15 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.
- 16 No construction, demolition or deliveries to the site shall take place during the demolition and construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
Reason: To protect the amenities of the occupiers of nearby dwellings.
- 17 Any bamboo on site shall be cordoned off during construction and shall not be allowed to leave site in any form.
Reason: To ensure the invasive, non-native plant is not spread.
- 18 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision
Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England

Note to Applicant: Any new closed board fencing should have hedgehog holes (15 x 15 cm minimum) cut into the base boards to allow free passage of small mammals through the gardens.

Note to Applicant: Vegetation clearance shall be undertaken outside the bird nesting season (ie between Sept-end Feb) unless otherwise thoroughly checked by a qualified ecologist and the vegetation clearance is not extensive. If there are any active nests all work must stop, and a 5 m buffer be erected to protect the nest from disturbance until the young have fledged and left the nest.

Note to Applicant: The applicant is advised the granting of permission for the development does not imply right of access to The Crossways which is a private road. The applicant is advised to seek and obtain permission for the use of the private road in The Crossways from the owners of the road before commencing the development

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (Sept 2023), 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", written in a cursive style.

Andy Grandfield
Executive Head for Planning and Economy

N.B. See Attached Notes