

MRS LOUISE CUTTS
MEADOWSWEET COTTAGE
MORLEYS LANE
AMPFIELD
ROMSEY
SO51 9BJ

Application	F/23/94934
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

Thursday 26 October 2023

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

Application No. F/23/94934

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 23 March 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Construction of a two bedroom dwelling (Amended F/22/93733)
Site: Land adjacent to 20 Steele Close, Chandler's Ford, SO53 3AA,

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:
 - Proposed Plans & Elevations SD-2208-01 Rev C
 - Site Location and Streetscene SD-2208-02 Rev GReason: For the avoidance of doubt and in the interests of proper planning.
- 3 No development shall commence on site until a Construction Environmental Method Plan (CEMP) has been submitted to and approved in writing by the

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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 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;

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 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.

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

- 5 The development must accord with the arboricultural report reference March 2023 JFA0104. 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 Local Planning Authority.

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

- 6 Prior to construction, all recommended ecological mitigation measures during construction, as outlined in Section 6.2 of the EcoSupport Preliminary Ecological Assessment (August 2022), must be implemented in full, and complied with throughout the construction phase.

Reason: To ensure protected species and local wildlife are not adversely impact upon during construction works.

- 7 Prior to construction, details (and samples where requested) of the materials to be used in the construction of the external surfaces 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 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.

- 9 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.

- 10 Prior to first occupation, the measures set out in Section 12 of the submitted Noise Impact Assessment (13 March 2023) shall be implemented in full. These measures shall then be maintained for the lifetime of the development.

Reason: To ensure the amenity of occupiers of the development is not affected by transport noise.

- 11 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 all boundary treatments) and shall provide details of timings for all landscaping and any future maintenance. 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 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.

- 12 Prior to first occupation, the vehicle parking as shown on plan referenced SD-2208-02 Rev G 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.

- 13 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.

- 14 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.

- 15 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.

- 16 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.
- 17 Prior to first occupation, all recommended ecological enhancements, as outlined in Section 6.5 of the EcoSupport Preliminary Ecological Assessment (August 2022), shall be implemented in full, and maintained for the lifetime of the development.
Reason: In the interests of the visual amenity of the locality, and biodiversity.
- 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: In the unlikely event that a bat is found, works should stop immediately and Natural England informed: <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: Please review Southern Waters Comments in detail online and contact: SouthernWaterPlanning@southernwater.co.uk when and/or where necessary.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes