

MR NIALL MCDONALD
PORTAKABIN LTD
BENNETT ROAD
HIGHBRIDGE
TA9 4PW

Application	F/23/95126
Please ask for	Summer Sharpe
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Thursday 2 November 2023

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

Application No. F/23/95126

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 **Temporarily Approve** the following :

Description: Temporary planning permission (5 years) for the installation of 1 Portakabin building to provide 2 clinical rooms.
Site: STOKESWOOD SURGERY, STOKES WOOD CLOSE,
BISHOPSTOKE, EASTLEIGH, SO50 8AU

Subject to due compliance with the following conditions:

- 1 The portakabin, hereby permitted, and its use shall only be used for purposes in association with the doctors surgery (in accordance with use class E(e)) or any ancillary purposes related to that use, and shall be for a limited period expiring on 2 November 2028. On or before this date:
 - a) The portakabin and any associated materials and equipment shall be removed from the site;
 - b) The land shall be restored to its former use and condition.

Reason: In order to secure the removal of the temporary structures following the extension to the main building in the interests of visual amenity.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered:
 - Existing Location & Block Plan SWS442397ENM Rev A (showing only the

red and blue lines)

- Existing Location & Block Plan SWS442397ENM Rev B

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

- 3 The operating hours of the portakabin hereby permitted shall match the approved operating hours of the main surgery.

Reason: In the interests of protecting neighbouring amenities.

- 4 The development hereby permitted shall be monitored by a watching brief during excavations for the detection and appropriate treatment of any unexpected contamination (staining in ground, odours, etc) that is encountered. Appropriate procedures shall be followed in terms of construction management (dust, mud, noise and vibration). In the event that contamination is found when carrying out the approved development it must be immediately reported to the Environmental Health Team. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the development shall not be brought into use until a completion certificate for the remediation work has been submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise the risk from land contamination for the safety of future users, and in the interests of neighbouring amenities.

- 5 The building hereby permitted shall not be brought into first use until the following has been submitted to and approved in writing by the Local Planning Authority:
 - a) information to confirm that a watching brief has been followed (and to report on any findings or actions taken as a result of unexpected contamination)
 - b) suitable confirmation of any excavated soils disposed of site (if applicable)
 - c) prior to their use on site, provide suitable confirmation that any soils to be imported meet with the approval of the Local Planning Authority (if applicable).

Reason: To minimise the risk from land contamination for public safety.

- 6 Note to Applicant:
In accordance with paragraph 38 of the National Planning Policy Framework (September 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 black ink, appearing to read "N Parker", written over a horizontal line.

Nicholas Parker
Planning Manager

N.B. See Attached Notes