

MISS MELANIE STEPHENS
FAIR OAK & HORTON HEATH PARISH COUNCIL
2 KNOWLE PARK LANE FAIR OAK
EASTLEIGH
SO50 7GL

Application DC/23/94967
Please ask for Summer Sharpe
Direct dial 023 8068 8841
Working hours
Email summer.sharpe@eastleigh.gov.uk

Wednesday 15 November 2023

Dear Miss Stephens

Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

In pursuance of their powers under the above Act and in accordance with your application received on 29 March 2023 and made valid on 18 April 2023, the Council, as Local Planning Authority hereby confirm the status of the following conditions in respect of:

Application No: DC/23/94967
Description: Discharge of Conditions 3 (Contaminated Land), 4 (Verification Report), 6 (Plant/ Extraction System), 7 (CEMP), 9 (Materials), 10 (Sedum Roof) & 11 (Landscape Scheme) of planning permission F/21/91251 construction of on-storey community café.
Site: VILLAGE HALL, SHORTS ROAD, FAIR OAK, EASTLEIGH, SO50 7EJ

Condition	Details	Compliance and Date
Condition 3 (Contaminated Land)	- Preliminary investigation report at Fountains Community Café, Shorts Road Fair Oak, Hampshire SO50 7EJ produced by Soils Ltd. (Jan 2022). Reference 19885/PIR_R26. (dated January 2022) - Main Investigation Report at Fountains Community Café, Shorts Road, Fair Oak, Hampshire SO50 produced by Soils Ltd.	Approved.

Eastleigh Borough Council, Eastleigh House, Upper Market Street, Eastleigh, Hampshire SO50 9YN

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	Reference: 19885/MIR_R27 (dated February 2022) • Ground Gas Risk Assessment at Fountains Community Café, Shorts Road, Fair Oak, Hampshire SO50 7EJ produced by Soils Ltd. Reference: 19885/GGRA (dated April 2022) • Remediation Method Statement For Construction of a Single Storey Community Café Building following demolition of existing Scout Hut, B22-Fair Oak Café v 6.0 (dated November 2023)	
Condition 4 (Verification Report)	Verification Report should be submitted post remediation works, and prior to first use.	Not Approved. (See below for explanation)
Condition 6 (Plant/Extraction System)	• Fountain Café, Fair Oak, Pre-commencement Conditions – Information relating to Condition 6 (Extract System) (received 22 May 2023) • Duct Filter UFI (received 22 May 2023) • Site Plan Showing Extract radius A21-Com-P-003 (received 22 May 2023) • Technical Data Sheet (received 22 May 2023)	Approved.
Condition 7 (CEMP)	Construction environmental Management Plan Proposed Works at: Community Café, Shorts Road, Fair Oak, Hampshire, SO50 7EJ (received 26 April 2023)	Approved.
Condition 9 (Materials)	Schedule of External Materials and Workmanship: • Flat Roof – fleece backed single ply membrane, sedum roof & roof lantern • Rainwater Goods – black upvc • External Walls – timber cladding (Siberian Larch) & living wall • External Lighting – downlighting only, adjacent to all entrance doors	Approved.
Condition 10 (Sedum Roof)	Supporting email (dated 16 May)	Approved.
Condition 11 (Landscape Scheme)	• Landscape Masterplan – PRI23408 10 (received 3 May 2023) (showing planting species list) • Proposed Community Café Site Plan A21-Com-P-001 Rev C (received 14 November 2023) (for layout and hard surfacing materials)	Approved.

Note to Applicant:

Condition 4 cannot be approved at this stage as the condition requires a verification report to be submitted post remediation works (which have been agreed), and prior to first use. This will need to include a remediation completion certificate. This can only be done once the approved works have been completed. This condition will require discharging once works have been completed, but prior to first use of the approved development.

Yours faithfully

A handwritten signature in black ink that reads "Nick Parker". The signature is written in a cursive style with a horizontal line underneath the name.

Nick Parker
Planning Manager