

MRS ANNA LEN-BANDUR
78 NIGHTINGALE AVENUE
EASTLEIGH
SO50 9JX

Application	H/23/95701
Please ask for	Alexandra Stone
Direct dial	023 8068 8318
Working hours	Mon to Fri 8:30am to 5pm
Email	alexandra.stone@eastleigh.gov.uk

Monday 27 November 2023

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

Application No. H/23/95701

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 10 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Dropped kerb on classified road.
Site: 78 NIGHTINGALE AVENUE, EASTLEIGH, SO50 9JX

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 and HCC11/M/040.

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 parking shall start on site until the access, including the footway and/or verge crossing shall be constructed in accordance with the approved plans.

Reason - To provide satisfactory access and in the interests of highway safety.

- 4 Before parking is commenced on site, provision for parking (minimum 3.0 x 5.0m) shall have been made within the site in accordance with the approved plans and shall be retained thereafter. This should be constructed of a non-migratory bound surface to prevent tracking of loose material onto the highway.

Reason - To ensure adequate on-site car parking provision for the approved development

- 5 Prior to first use of the development hereby permitted, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & 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 maintenance thereafter. For a period of 5 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: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

Note to applicant :

The applicant should be made aware that subsequent to any planning permission that may be forthcoming from EBC as Local Planning Authority, a secondary permission will be required from HCC to actually undertake the works. Details of this process can be found via the following web address - <https://www.hants.gov.uk/transport/parking/droppedkerbs>

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 "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes