

HULYA DARCY
PIRATE PASTIES
UNIT B
GROUND FLOOR CAPSTAN HOUSE
HIGH STREET
HAMBLE-LE-RICE
SOUTHAMPTON
SO31 4HA

Application	F/23/96143
Please ask for	Rachael Morris
Direct dial	023 8068 8463
Working hours	Mon to Fri 8:30am to 5pm
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Wednesday 6 December 2023

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

Application No. F/23/96143

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

Description: Installation of a walk-in- freezer to North-West corner of site (Retrospective) with associated pergola.
Site: CAPSTAN HOUSE, HIGH STREET, HAMBLE-LE-RICE

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, BLOC 01 Rev A, EL01 Rev C and EL02.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 Within 3 months of the date of this decision, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. This will include plant species to be planted for the pergola and shall include flowering climbers for pollinators. The landscaping shall thereafter be maintained for the lifetime of the development.
Reason: To ensure biodiversity enhancement and to protect the historic

environment in accordance with policies DM11 and DM12 of the Eastleigh Borough Local Plan 2016-2036

- 3 The approved freezer, condenser and associated equipment shall be fully implemented in accordance with the content of the submitted Sound Impact Assessment (AS13322.231117.L2 Rev A) within 3 months the date of this decision. The approved mitigation measures include: a. The relocation of the condenser to the rear garden adjacent to the kitchen entrance in accordance with approved plan BLOC 01 Rev A; b. The provision of a canopy over the condenser and absorption panels.
Reason: to ensure a suitable environment for the nearby occupiers, in accordance with policy DM8 of the Eastleigh Borough Local Plan 2016- 2036
- 4 In the event that the walk-in freezer hereby permitted becomes redundant or not required for the purpose permitted, then the walk-in freezer, condenser and all the associated equipment shall be removed from site within three months.
Reason: In the interests of visual amenity.

Note to Applicant: There is some vegetation remaining in the area where the freezer is installed, on a wooden platform, surrounded by gravel over soil or landscape fabric. The area should not be cleared so that it can provide habitat for invertebrates.

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 black ink that reads "N Parker".

Nicholas Parker
Planning Manager

N.B. See Attached Notes