

CHARLES BALCHIN
MOMENTUM FITNESS CHARITY
UNIT 3B BARTON PARK
CHICKENHALL LANE
EASTLEIGH
SO50 6RR

Application	F/26/102003
Please ask for	Gregg Chapman
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Tuesday 6 October 2026

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

Application No. F/26/102003

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 26 August 2026 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Erection of a two storey "mixed used" Recreational Building for a Scout Hall with Facilities, a Cafe, Meeting Rooms, and First Floor Gym, provided with Refuse Storage, Visitor Cycle Space and 17x Car Parking Spaces, with associated works and level changes.
Site:	SCOUT HUT, BRICKFIELD LANE, CHANDLER'S FORD, EASTLEIGH, SO53 4DP

Subject to due compliance with the following conditions:

1 Time limit

The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2 Approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

260401 TA S P A P01 – Location Plan

260401 TA S P A P02 – Site Block Plan

260401 TA S P&E A P03 Rev A – Existing Site Roof Plan and Elevations

260401 TA E A P04 – Existing Elevations and Section A-A

260401 TA S P&E A P05 Rev C - Proposed Site Roof Plan and Elevations

260401 TA 1 G P A P06 Rev C – Proposed Ground Floor Plan and Perspective

Views

260401 TA 2 F P A P07 Rev C – Proposed First Floor Plan and Perspective Views

260401 TA E A P08 Rev A – Proposed Elevations and Section A-A

260401 TA S P A P09 Rev C – Proposed Site Plan

2026-2595-001-Survey Plan Rev 000000 – Existing Topographical Survey

93386-500-001 – PL01 – Proposed Surface Water Drainage Layout

93386-500-002 – PL01 – Drainage Management and Maintenance Plan

93386-500-003 – PL01 – Drainage Cross Sections

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

3 **Materials**

The materials to be used must match as closely as possible, in type, colour and texture those listed in the application form.

Reason: In the interests of the character and appearance of the area in accordance with policy DM1 of the Eastleigh Borough Local Plan 2016 – 2036.

4 **Restriction of Use**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), or any Order, Act or other statutory provision revoking, re-enacting, replacing or modifying those provisions, the premises shall be used only for the Scout, community, fitness/gym, wellness and charitable uses hereby permitted, together with the ancillary café, and for no other purpose, including any other use falling within Class E of the Order or any equivalent use class subsequently introduced.

Reason: The acceptability of the development, including its impacts upon the function of the wider employment area, traffic generation, parking demand and neighbouring amenity, has been assessed on the basis of the specific mix and nature of uses proposed. Unrestricted use of the premises for other purposes could give rise to materially different impacts which have not been assessed, in accordance with policies DM1, DM8, DM13, DM14 and DM15 of the Eastleigh Borough Local Plan 2016–2036.

5 **Ancillary café**

The café hereby permitted shall be operated only as an ancillary facility to the Scout, community, fitness, wellness and charitable uses operating from the premises and shall not at any time operate as a separate or independent café open to the general public.

Reason: To ensure that the café remains ancillary to the principal uses of the site and does not give rise to additional levels of traffic or parking demand beyond those proposed and assessed as part of the application, in the interests of highway safety and the satisfactory provision of parking, in accordance with policies DM13 and DM14 of the Eastleigh Borough Local Plan 2016–2036.

6 **Gym operating model**

Prior to the first use of the fitness/gym accommodation hereby permitted, an Operational Management Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include details of the proposed pre-booked class/session-based operating model, maximum occupancy, maximum class/session sizes and the scheduling of classes and sessions.

The fitness/gym accommodation shall thereafter be operated in accordance with the approved Operational Management Statement and shall not operate as a conventional unrestricted or open-access gym.

Reason: The acceptability of the development in terms of traffic generation, parking demand and neighbouring amenity is based upon a structured class/session-based operating model as proposed rather than the operation of a conventional unrestricted gym. The condition is therefore necessary to ensure that the development operates in accordance with the basis upon which permission has been granted, in accordance with Policies DM1, DM8, DM13 and DM14 of the Eastleigh Borough Local Plan 2016–2036.

7 **Hours of operation**

No part of the premises shall be open to customers, participants or members of the public outside the following hours:

06:00–22:00 Monday to Friday; and

08:00–13:00 Saturdays, Sundays and Bank/Public Holidays.

Reason: To protect the amenities of nearby residential occupiers in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016 - 2036 and policy P3 of the National Planning Policy Framework (2026).

8 **Amplified music**

No amplified music or amplified speech generated within the premises shall be audible at the boundary of the application site.

Reason: To safeguard neighbouring amenity in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016 - 2036 and policy P3 of the National Planning Policy Framework (2026).

9 **Mechanical plant/noise**

The mechanical plant, including the air-source heat pumps, shall be installed and operated in accordance with the recommendations and specifications of the approved Noise Impact Assessment, reference SA-8482, August 2026. It shall not operate outside of the operating hours of the building. No additional or replacement externally mounted mechanical plant shall be installed other than in accordance with condition 24.

Reason: To safeguard neighbouring amenity in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016 - 2036 and policy P3 of the

National Planning Policy Framework (2026).

10 Car parking

Prior to first occupation of the development, the 17 car parking spaces shown on the approved plan shall be laid out and made available for use. The spaces shall thereafter be retained and kept available for parking associated with the approved development.

Reason: To ensure adequate parking provision and highway safety in accordance with policies DM13 and DM14 of the Eastleigh Borough Local Plan 2016 – 2036.

11 Cycle parking

Prior to first occupation, the approved cycle parking comprising six short-stay spaces and four long-stay spaces shall be provided and thereafter permanently retained.

Reason: To encourage sustainable travel in accordance with policy DM13 of the Eastleigh Borough Local Plan 2016 – 2036 and policies TR3 and TR4 of the National Planning Policy Framework (2026).

12 Accessible parking / EV charging

Prior to first occupation, details of accessible parking provision and electric vehicle charging infrastructure, including its location and specification, shall be submitted to and approved in writing by the Local Planning Authority and thereafter installed and retained in accordance with the approved details.

Reason: To ensure inclusive and sustainable parking provision in accordance with policy DM14 of the Eastleigh Borough Local Plan 2016 – 2036, the Parking Standards SPD and policy TR4 of the National Planning Policy Framework (2026).

13 Refuse/recycling

Prior to first occupation, the refuse and recycling storage/facilities shown on the approved plans shall be provided and thereafter retained and made available for their intended purpose.

Reason: To ensure satisfactory waste storage arrangements and protect the character and amenity of the site in accordance with policies DM1 and DM8 of the Eastleigh Borough Local Plan 2016 – 2036.

14 Surface-water drainage

The development shall be implemented in accordance with the approved Sustainable Drainage Assessment and Surface Water Drainage Management and Maintenance Plans, including the permeable paving, attenuation within the sub-base and flow-controlled discharge at a maximum rate of 1 litre per second to the surface-water sewer. The drainage system shall be fully operational prior to first occupation and thereafter maintained in accordance with the approved

management arrangements.

Reason: To ensure satisfactory surface-water management and prevent increased flood risk in accordance with policies DM5 and DM6 of the Eastleigh Borough Local Plan 2016 – 2036 and policy F8 of the National Planning Policy Framework (2026).

15 Contaminated land – investigation

No work shall commence on site until the following has been submitted to, and approved in writing by the Local Planning Authority:

- a. A Report of Preliminary Investigation comprising a Desk Study, Conceptual Site Model, and Preliminary Risk Assessment documenting previous and existing land uses of the site and adjacent land in accordance with UK Land contamination risk management (LCRM) national guidance, BS10175:2011 Investigation of potentially contaminated sites - Code of Practice, and other relevant guidance, unless otherwise agreed with the Local Planning Authority;
- b. If required, a Report of a Site Investigation documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the Preliminary Investigation and in accordance with BS10175:2011, BS 8576:2013, BS 8485:2015+A1:2019, Claire RB17, CIRIA C665 and other relevant guidance, unless otherwise agreed with the Local Planning Authority;
- c. if required, a detailed site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To ensure that the site is suitable for its proposed use in accordance with policy in accordance with policy DM8 of the Eastleigh Borough Local Plan 2016 – 2036 and policy P2 of the National Planning Policy Framework (2026).

16 Contaminated land – remediation/verification

The development hereby permitted shall not be occupied / brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 15 (remediation) that any remediation scheme required and approved under the provisions of condition 15 (remediation) has been implemented fully in accordance with the approved details (unless varied with the written permission of the Local Planning Authority in advance of implementation).

Unless agreed in writing with the Local Planning Authority such verification shall comply with UK Land contamination risk management (LCRM). Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information;
- b. a description of the remediation objectives and remedial works carried out;

c. verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.

d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 15 (remediation)

Reason: To ensure that the site is suitable for its proposed use in accordance with policy in accordance with policy DM8 of the Eastleigh Borough Local Plan 2016 – 2036 and policy P2 of the National Planning Policy Framework (2026).

17 **Construction Environment Management Plan**

No construction or site preparation works, including demolition, shall start until a Construction Environment Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. Preparation and construction work shall only take place in accordance with the approved CEMP which shall include:

- a) the location of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
- b) 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].
- c) the parking of vehicles of site operatives and visitors;
- d) measures to control the emission of dust and dirt generated by demolition and construction;
- e) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
- f) provision for storage, collection, and disposal of waste from the development during construction period;
- g) measures to prevent mud and dust on the highway during demolition and construction;
- h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i) temporary lighting;
- j) protection of pedestrian routes during construction;
- k) temporary surface water drainage provisions; and
- l) hours of working

Reason: To limit the impact the development has on the amenity of the locality, in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016- 2036).

18 **Tree protection and arboricultural method statement**

The development shall accord with the arboricultural report reference DS/61526/AC. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference TC1. 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 in accordance with policies DM1 and DM11 of the Eastleigh Borough Local Plan 2016 – 2036 and policy N3 of the National Planning Policy Framework (2026).

19 **Landscaping**

Prior to first occupation of the development, a detailed hard and soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all proposed hard surfacing and soft landscaping, including native scrub and hedgerow planting, replacement and supplementary planting, and a flowering lawn or suitable shade-tolerant meadow mix beneath the retained oak trees. The scheme shall specify species, planting sizes and densities, together with details of implementation and subsequent maintenance.

All hard landscaping shall be completed prior to first occupation. All soft landscaping shall be carried out in the first planting season following completion of the development or first occupation, whichever occurs first. Any tree, shrub or other plant which, within a period of five years from planting, dies, is removed or becomes seriously damaged or diseased shall be replaced during the next planting season with another of the same species and of a comparable size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the site and surrounding area, biodiversity and green infrastructure enhancement, in accordance with Policies S9, DM1 and DM11 of the Eastleigh Borough Local Plan 2016–2036.

20 **Ecological enhancements**

Prior to first occupation of the development, the following ecological enhancement measures shall be installed in accordance with the recommendations of the Preliminary Roost Assessment and Bat Survey Report dated June 2026 by Hampshire Ecological Services Ltd

- at least one integrated bat box, bat brick or bat tube;
- two integrated swift nesting boxes; and
- one Woodstone bird box installed on a retained oak tree.

The ecological enhancement measures shall thereafter be permanently

retained and maintained for their intended purpose.

Reason: To provide appropriate biodiversity enhancement and opportunities for protected and priority species, in accordance with Policy DM11 of the Eastleigh Borough Local Plan 2016–2036 and Policy N2 of the National Planning Policy Framework (2026).

21 External lighting

No external lighting shall be installed until a wildlife-sensitive lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate how illumination of the retained trees and boundary vegetation will be avoided or minimised, including appropriate luminaire specification, direction, shielding, colour temperature and controls. The lighting shall thereafter be installed and operated only in accordance with the approved scheme.

Reason: To protect bat commuting and foraging habitat and neighbouring amenity in accordance with policies DM8 and DM11 of the Eastleigh Borough Local Plan 2016 – 2036 and policies P3 and N2 of the National Planning Policy Framework (2026).

22 BREEAM – design stage

Prior to commencement of development above slab level, a BREEAM Design Stage/Interim Certificate, prepared by a licensed BREEAM assessor, demonstrating that the development is capable of achieving BREEAM 'Excellent' (or equivalent), or BREEAM 'Very Good' plus Passivhaus certification, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure environmentally sustainable development in accordance with policy DM2 of the Eastleigh Borough Local Plan 2016–2036 and policy CC2 of the National Planning Policy Framework (2026).

23 BREEAM – post-construction

Prior to occupation of the development, a BREEAM Post Construction Certificate demonstrating achievement of the standard approved pursuant to condition 22 shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that appropriate environmentally sustainable standards are achieved in accordance with policy DM2 of the Eastleigh Borough Local Plan 2016–2036 and policy CC2 of the National Planning Policy Framework (2026).

24 Café extraction and odour control

Prior to the installation of any mechanical extraction or ventilation equipment associated with the café use, details of the proposed extraction, ventilation and odour-control system shall be submitted to and approved in writing by the Local

Planning Authority. The details shall include the location and design of any external ducting, flues and plant, together with details of odour-control measures and the proposed discharge point, and an updated Noise Impact Assessment.

The approved system shall be installed before the relevant café cooking operations commence and shall thereafter be retained and maintained in accordance with the approved details.

Reason: To safeguard the amenities of nearby occupiers from unacceptable noise, odour and fumes, in accordance with policy DM8 of the Eastleigh Borough Local Plan 2016–2036.

Note to Applicant: Café extraction / external plant

The applicant is advised that approval of details pursuant to the café extraction and odour-control condition does not grant planning permission for any flue, ducting, condenser, fan, plant or other external equipment which may require planning permission in its own right. The applicant should establish whether any separate planning permission is required before such equipment is installed.

Note to Applicant: Positive and proactive working

In determining this application, the Local Planning Authority has worked positively and proactively with the applicant in accordance with the National Planning Policy Framework. The Local Planning Authority has sought to resolve relevant planning issues through the consideration of submitted information and, where appropriate, through the use of planning conditions, resulting in the grant of planning permission.

Yours faithfully

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

Nicholas Parker
Planning Manager

N.B. See Attached Notes