

MS KIM BLUNT
SOUTHERN PLANNING PRACTICE LTD
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Application	F/23/96514
Please ask for	Gary Osmond
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Friday 9 February 2024

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

Application No. F/23/96514

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 29 November 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Provision of a new two storey Primary School building and removal of the existing northern timber teaching block building from the site and associated ancillary works including enlargement of the existing on-site parking courtyard
Site:	LAKESMERE HOUSE, ALLINGTON LANE, FAIR OAK, EASTLEIGH, SO50 7DB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered:
3404.23-CH-PLBP-OPT3 Rev 4 – Location Plan (Existing)
3404.23-CH-PLBP-OTP3 Rev 4 – Location Plan (Proposed)
3404.23-CH-PLBP-OPT3 Rev 4 – Block Plan (Existing)
3404.23-CH-OPT3 Rev 8 - Block Plan (Proposed)
3404.23-CH-PL-ETB – Existing Building
3404.23-CH-IL-OPT3 Rev 6 – Floor Plans & Elevations (Proposed)
3404.23-CH-IL-OPT3 Rev 6 – Roof Plan (Proposed)
3404.23-CH-SDLP-OPT3 Rev 8 – Landscape Plan
3404.23-CH-SDSE-OPT3 Rev 8 – Ecological Enhancement Plan
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 development shall start until details of a sustainable drainage system have been submitted to and approved in writing by the local planning authority. The details shall include a timetable for its implementation and a management/maintenance plan for the lifetime of the development [including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the effective operation of the sustainable drainage system throughout its lifetime]. The system shall be implemented prior to the development coming into use and thereafter managed and maintained in accordance with the approved details.
Reason: To ensure satisfactory drainage for the development.
- 4 Notwithstanding the information submitted to date, no development related works shall take place on site until a revised Arboricultural Method Statement and Tree Protection Plan (B.S.5837:2012 Trees in Relation to Design, Demolition and Construction) are submitted to and approved in writing by the Local Planning Authority. The approved arboricultural documents shall be adhered to in full 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.
- 5 No construction or demolition works shall commence until a Construction Environment Management Plan (CEMP), has been submitted to, and approved in writing by, the Local Planning Authority. Demolition and construction shall only take place in accordance with the approved details which shall include:
 - a) a programme and phasing of the demolition, construction and development works;
 - b) the location and height of temporary site buildings, compounds, construction material and plant storage areas used during demolition and construction;
 - c) safeguards to be used within the construction process to ensure surface water contains no pollutants on leaving the site;
 - d) safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site;
 - e) the arrangements for deliveries associated with all construction works, loading / unloading of plant & materials and restoration of any damage to the highway [including any vehicle crossovers where applicable];
 - f) the parking of vehicles of site operatives and visitors;
 - g) the protection of pedestrian routes during construction;

- h) management measures to control the emission of dust generated by demolition and construction works;
- i) a scheme for controlling noise and vibration impacts on noise sensitive properties from site preparation and construction activities (to include details of any piling if proposed);
- j) provision for storage, collection, and disposal of waste from the development during the demolition and construction period;
- k) measures to prevent mud and dust on the highway during demolition and construction; and
- l) measures to protect wildlife, including reptiles, amphibians, hedgehogs and badgers during the construction process.

Reason: To limit the impact the development has on the amenity of the locality, neighbouring residents, and biodiversity and hydrology during the demolition and construction process.

- 6 No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To protect the amenities of the occupiers of nearby dwellings.

- 7 No burning of materials obtained by site clearance or any other source shall take place during the demolition, construction and fitting out process.

Reason: To protect the amenities of the occupiers of nearby properties.

- 8 No development above damp-proof-course level shall proceed until details (and samples where requested) of the materials to be used in the construction of the external surfaces, including windows, doors, fascias, soffits and rainwater goods, of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 9 The development hereby approved shall not be brought into use until details for the treatment of the site's northern boundary have been submitted to and approved in writing by the Planning Authority. The agreed boundary treatment shall be provided in accordance with the approved details within three months of the development being brought into use and retained thereafter.

Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.

- 10 The development hereby approved shall not be brought into use until a landscaping scheme has been submitted to and approved in writing by the

Local Planning Authority. The scheme shall cover all hard & soft landscaping, including trees and car park furniture, 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 within six months of the development being brought in use.

Reason: In the interests of the visual amenity of the locality.

- 11 The development hereby approved shall not be brought into use until details of an external lighting scheme have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and to protect and enhance biodiversity.

- 12 The development hereby permitted shall be implemented in accordance with the recommendations outlined in the Preliminary Ecological Assessment by Vesper Conservation and Ecology, dated September 2023.

Reason: To protect and enhance biodiversity.

- 13 The existing primary school building shall be removed within three months of the approved development being brought into use and all resultant materials removed from the site and appropriately disposed of.

Reason: To protect the amenities of the occupiers of nearby properties and prevent over-intensification of use.

- 14 Within three months of the removal of the existing primary school building, the car park has been constructed, surfaced and marked out in accordance with the approved plan. The approved parking area shall not thereafter be used for any purpose other than the turning, parking, loading and unloading of vehicles.

Reason: To make provision for off street parking for the purpose of highway safety and amenity.

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.

Note to Applicant: Any use of cranes must comply with the British Standard Code of Practice for the safe use of Cranes and the Crane operators must consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is further explained in Advice Note 4, Cranes & Other Construction Issues [available at <http://www.aoa.org.uk/policy-campaigns/operations-safety/>].

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

Yours faithfully

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

Nicholas Parker
Planning Manager

N.B. See Attached Notes