

MR MICHAEL KNAPPETT
BJC PLANNING
THE GALLERY
3 SOUTH STREET
TICHFIELD
FAREHAM
PO14 4DL

Application	F/23/96292
Please ask for	Rebecca Altman
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Tuesday 20 February 2024

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

Application No. F/23/96292

In pursuance of their powers under the above Act and in accordance with your application received on Monday 23 October 2023 the Council, as Local Planning Authority hereby **Permit** the following :

Description: Change of use of land at the end of Windmill Lane to site 1 additional mobile home with erection of 3m high barrier fence along part of northeastern boundary, and replacement amenity building at 3 Oakdene.

Site: Land at 3 Oakdene , Windmill Lane, Southampton, SO31 8BE

Subject to due compliance with the following conditions:

- 1 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.

- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: 9094 1 (Location, Block Plan and proposed perspectives); 9094 2 Rev. A (Proposed site plan, floor plans and elevations) and 9094 3 (Proposed amenity building plan, elevations and perspectives).

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

- 3 No development shall commence on site until a detailed foul and surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage to prevent flood risk, in accordance with Policy DM6 of the Eastleigh Borough Local Plan (2016-2036).

- 4 Prior to construction of the amenity building hereby approved, full details of the external materials shall be submitted to and approved in writing by the Local Planning Authority. The amenity building shall thereafter be constructed in accordance with the approved details.

Reason: In the interest of visual amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 5 The site shall not be occupied by any persons other than Gypsies and Travellers as defined by Annex 1: Glossary of the Department for Communities and Local Government 'Planning Policy for Traveller Sites' (or its equivalent in replacement national policy).

Reason: To ensure that the site remains in a use that is suitable in a countryside location, in accordance with Policies S5 and DM31 of the Eastleigh Borough Local Plan (2016-2036).

- 6 Air quality mitigation measures shall be incorporated into the development in accordance with the recommendations set out in section 6.2 of the submitted Air Quality Assessment (REC, June 2018), and shall thereafter be retained.

Reason: To ensure a suitable living environment for future occupants, in accordance with Policies DM1 and DM8 of the Eastleigh Local Plan (2016-2036).

- 7 No commercial activities shall take place on the land, including the external storage of materials, and no vehicles over 3.5 tonnes shall be stationed, parked or stored on the site.

Reason: In the interest of amenity in accordance with Policy DM1 of the Eastleigh Borough Local Plan (2016-2036).

- 8 Prior to occupation of the mobile home hereby permitted, provision for 2 parking spaces shall be made on site in accordance with the approved plans and thereafter retained for vehicle parking purposes only.

Reason: To ensure satisfactory on site parking in the interest of highway safety, in accordance with Policy DM14 of the Eastleigh Borough Local Plan (2016-2036).

- 9 Prior to occupation of the mobile home hereby permitted, a 3m acoustic barrier with a surface mass of at least 10kg/m² shall be installed in accordance with full details (including position, materials and specification), that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the amenity of future occupants in accordance with Policies DM1 and DM8 of the Eastleigh Borough Local Plan (2016-2036).

- 10 The mobile home hereby permitted shall not be occupied until a mitigation package addressing the additional nutrient inputs arising from the development has been submitted to, and approved in writing by, the Local Planning Authority. Such a mitigation package shall address all of the additional nutrient loading upon protected European sites from the development and shall allow the Local Planning Authority to ascertain on the basis of the best available scientific evidence that such additional nutrient loading will not have an adverse effect on the integrity of those European Sites, having regard to the conservation objectives for they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing prior to first occupation of the development.

Reason: To mitigate the nitrates impacts arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 and Policy DM11 of the Eastleigh Borough Local Plan (2016 – 2036).

Note to applicant: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be called. Additional information is available on the Bat Conservation Trust website at: I've found a bat during works - I'm working on a building with bats - Bat Conservation Trust

Note to applicant: In accordance with paragraph 38 of the National Planning Policy Framework (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". The signature is written in a cursive style with a horizontal line underneath the name.

Nicholas Parker
Planning Manager

N.B. See Attached Notes