

PEARL TEE
Senior Building Surveyor

Application	C/23/95647
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Monday 22 April 2024

Town and Country Planning Act 1990 Planning (Listed Buildings and Conservation Areas) Act 1990

Application No. C/23/95647

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 5 September 2023 the Council, as Local Planning Authority hereby **Grant Conservation Area Consent** the following :

Description: Demolition of existing memorial hall, parish office and storage shed, this will also encompass the hedge line adjacent the building.

Site: BISHOPSTOKE MEMORIAL HALL, RIVERSIDE,
BISHOPSTOKE, EASTLEIGH, SO50 6LQ

Subject to due compliance with the following conditions:

- 1 The demolition hereby permitted shall be implemented in accordance with the following plans numbered: LOC 01 and 180820-1150

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

- 2 The demolition 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 The demolition must accord with the arboricultural report reference "IH/Bishopstoke Memorial Hall, Church Road, Bishopstoke, Eastleigh. SO50 6LQ 5332/Surv/Impact". No demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan reference "5332". 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 LPA.

Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 4 Works shall be carried out in accordance with the submitted and approved Asbestos Management Plan (11246 AMP 00) produced by Wessex Demolition and Salvage Ltd dated 25/01/20204 and Method Statement and Risk Assessment (11246 Rev2) produced by Wessex Demolition and Salvage Ltd dated 19/03/20204.

Reason: To ensure the site works and asbestos is suitably controlled.

- 5 A verification report of post-demolition works shall be submitted to and approved in writing by the Local Planning Authority, in accordance with the approved Remediation Strategy included in the Wessex Demolition & Salvage Ltd. 'Method Statement and Risk Assessment for the asbestos removal, soft strip and Demolition works at Bishopstoke Memorial Hall', dated 19/03/2024, 11246 Rev2, page 18. The verification report should include: a. verification data of remanent soils after demolition works (sample locations, laboratory results, photographs of the remediation works in progress and once remediation works are completed, etc); b. Certificates demonstrating that imported and/or re-use soils are suitable for the intended purpose (if applicable) and; c. evidence that any excavated soils are appropriate disposed of.

Reason: To ensure that risks from contaminated land to future users and neighbours are minimised.

- 6 In the event that previously unidentified contamination is found when carrying out the approved development it must be immediately reported to the Local Planning Authority. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved by the Local Planning Authority. Where a remediation scheme is required by the Local Planning Authority, the development shall not be brought into use until a verification report for the remediation work has been submitted to and approved by the Local Planning Authority. All works shall be undertaken by a competent person in accordance with UK Land contamination risk management (LCRM) national guidance and best practice as outlined in BS10175:2011+A2:2017.

Reason: To minimise the risk from land contamination for the safety of the occupiers of nearby properties and potential site users.

- 7 The submitted and approved Construction Demolition Environmental Management Plan (referenced CDEMP 05), CDEMP Site Layout Plan (referenced CEMP-LP Rev 3) and Construction Phase Plan (referenced 11246 CPP Rev 3), shall be adhered to in full.

Reason: to ensure demolition is handled in an appropriate manner.

- 8 The submitted Bat Surveys & Ecological Update Report, referenced Rev 1 17 11 23, shall be adhered to in full, including the Section 5 Interpretation and Evaluation.

Reason: To ensure biodiversity enhancement and species protection in accordance with policy DM11 of the Eastleigh Borough Local Plan 2016-2036.

- 9 Prior to the removal of the boundary hedgerow, a survey of the hedgerow shall be undertaken to record the plant and animal species present in order to establish its current biodiversity value. Details of this survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is accurately recorded for the purpose of future biodiversity net gain.

Note to Applicant: Vegetation clearance and demolition shall be undertaken outside the bird nesting season (ie between Sept-end Feb) unless otherwise thoroughly checked by a qualified ecologist. If there are any active nests, a 5 m buffer shall be erected to protect the nest from disturbance until the young have fledged and left the nest.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (Dec 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