

MRS LOUISE CUTTS  
MEADOWSWEET COTTAGE  
MORLEYS LANE  
AMPFIELD  
ROMSEY  
SO51 9BJ

|                |                              |
|----------------|------------------------------|
| Application    | F/24/97487                   |
| Please ask for | Gary Osmond                  |
| Direct dial    | 023 8068 8490                |
| Working hours  | Mon to Fri 8:30am to 5pm     |
| Email          | gary.osmond@eastleigh.gov.uk |

Wednesday 31 July 2024

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

Application No. F/24/97487

In pursuance of their powers under the above Act and in accordance with your application received on Wednesday 29 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Conversion of C3 office/store to C1 holiday-let  
**Site:** MOORGREEN FARMHOUSE, MOORGREEN FARM,  
BURNETTS LANE, WEST END, SOUTHAMPTON, SO30 2HH

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: PL/04 - Location & Site Plan & PL/05 - Floor Plans & Elevations.  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall be used only for purposes of a holiday-let within C1 use of the schedule of the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification] and for no other purposes.  
Reason: In the interests of highway safety and local amenity.

- 3 Within three months of this decision, a mitigation package addressing the additional nutrient inputs (nitrates) arising from the development shall be 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 which they are designated. The mitigation package shall be implemented in full and evidence of this provided to the Local Planning Authority in writing.

Reason: To mitigate the impacts of additional nutrients arising from the development upon the European protected Solent Complex in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017.

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.

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