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Application	F/24/97868
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Tuesday 17 September 2024

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

Application No. F/24/97868

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 23 July 2024 the Council, as Local Planning Authority hereby **Permit** the following:

Description: Change of use from Public House (Sui Generis) to Offices & Storage (Class E(g)), with associated alterations to the building and externals including erection of palisade fencing

Site: THE ROLL CALL, WOOLSTON ROAD, NETLEY ABBEY,
SOUTHAMPTON, SO31 5FJ

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 495_02_A; & 495_03.
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 parking of vehicles, storage or use of machinery, equipment or materials shall take place within the 'Construction Exclusion Zone' identified on the approved site layout drawing during the course of building and fitout works.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

- 4 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.
- 5 Prior to the building being brought into use as offices, the south-western section of the erected palisade fence and gates facing Woolston Road shall be painted a dark green colour.
Reason: In the interests of the visual amenity of the locality.
- 6 The development hereby approved shall not be brought into use until a detailed landscaping scheme, including ecological enhancement measures has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover soft landscaping, including trees 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.
Reason: In the interests of the visual amenity of the locality and to safeguard the amenities of neighbouring residents.
- 7 For a period of no less than 5 years after planting, any trees or plants which are removed, die or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of the same species, size and number as originally approved in the landscaping scheme.
Reason: In the interests of the visual amenities of the locality.
- 8 No storage or materials, equipment or parking of vehicles shall take place within the area of the former beer garden at the rear of the property.
Reason: In the interests of visual amenity, the amenity of neighbouring residents and protection of trees.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 [or any order revoking and re-enacting that Order with or without modification], no development permitted by Class E of Part 7 of Schedule 2 of the order shall be carried out without the prior written consent of The Local Planning Authority.
Reason: To protect the amenities of the locality and to maintain a good quality environment.

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