

BHH LAC Update Paper – 25th January 2024

<u>Item no.</u>	<u>Page no.</u>	<u>Para</u>	<u>Update</u>	<u>Reason</u>
8 – Queens View F/23/96224	21	x	Updated recommendation: Subject to: i) Additional emergence bat surveys and agreement of updated mitigation proposals; ii) Agreement to any amendment to the building design to incorporate bat roost features; iii) Response from Natural England on Appropriate Assessment; iv) Payment of developers contributions; v) Amended condition wording where required to take account of new and updated information. To delegate back to the Service Director for Planning and Environment in conjunction with the Chair and Vice Chair to GRANT PLANNING PERMISSION with the following conditions:	Updated recommendation required to deal with any necessary amendments to condition wording.
	33-36	9	Further representations One further representation received, raising concerns about parking problems on match days and providing photographs to show the issues during those times.	Representation received after publication of the committee report.
	36	15	Further consultee comment Following review of the updated tracking plan (see below), the Highway Authority has confirmed no objection to the proposal but has requested an additional condition to restrict the size of refuse vehicles.	Received in response to further information (tracking plan).

	51-52	116	Additional information received Additional vehicle tracking plan received (ref. 131.0013-0004 P03) to demonstrate that refuse vehicles could turn in Castle Road without utilising Robin Place.	Further information was required to address comments of the Highway Authority and to correct the parking survey data. The information was provided following publication of the committee report.
	53	122 - 123	Updated parking survey results provided, to only take account of parking on one side of some of the roads.	
	53	122	Correction The existing hardstanding on site can accommodate 10 vehicles, rather than 12.	Error.
		x	Additional and updated conditions Condition 2: Updated to include reference to new vehicle tracking plan. Condition 27: The retail development hereby permitted must be serviced from Castle Road by a refuse vehicle not exceeding dimensions of 6.623 x 2.200m, and a delivery vehicle not exceeding 5.885 x 2.000 (4.6 Tonne light van) as shown in approved drawing ref. 131.0013.0004 P03. Reason: To allow for the safe turning of vehicles in the interest of highway safety, in accordance with Policy DM13 of the Eastleigh Borough Local Plan (2016-2036).	Condition 2 updated to include new plan. Additional condition at the request of the Highway Authority.

10 – 9 Mariners Close H/23/960 29	2	x	Additional pre-commencement condition added: Condition 8: No construction or demolition work shall start until a Method Statement has been submitted to and approved in writing by the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include: a. location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction; b. the arrangements for deliveries associated with all construction works, loading/unloading of plant and materials and restoration of any damage to the highway [including vehicle crossovers and grass verges]; c. the parking of vehicles of site operatives and visitors; d. measures to control the emission of dust and dirt generated by demolition and construction; e. a scheme for controlling noise and vibration from demolition and construction activities (to include piling); f. provision for storage, collection, and disposal of rubbish from the development during construction period; g. measures to prevent mud and dust on the highway during demolition and construction; h. protection of pedestrian routes during construction Construction work shall take place only in accordance with the approved details.	Additional condition was requested by Councillors at the Chair's brief, in order to ensure that the construction period is properly managed to avoid harm to amenity and highway/pedestrian safety.
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			Reason: To limit the impact the development has on the amenity of the locality This has been agreed by the agent and applicant.	
	10	36	Correction: ‘East facing’ should read ‘west facing’.	Typo.
11 – 13 Satchell Lane H/23/958 47	3	x	Additional pre-commencement condition added: Condition 9: No construction or demolition work shall start until a Method Statement has been submitted to and approved in writing by the Local Planning Authority. Demolition and construction work shall only take place in accordance with the approved method statement which shall include: i. location of temporary site buildings, compounds, construction material, and plant storage areas used during demolition and construction; j. arrangement for the routing/turning of lorries and details for construction traffic access to the site; k. the arrangements for deliveries associated with all construction works, loading/unloading of plant and materials and restoration of any damage to the highway [including vehicle crossovers and grass verges]; l. the parking of vehicles of site operatives and visitors;	Additional condition was requested by Councillors at the Chair’s brief, in order to ensure that the construction period is properly managed to avoid harm to amenity and highway/pedestrian safety.

			m. measures to control the emission of dust and dirt generated by demolition and construction; n. a scheme for controlling noise and vibration from demolition and construction activities (to include piling); o. provision for storage, collection, and disposal of rubbish from the development during construction period; p. measures to prevent mud and dust on the highway during demolition and construction; q. protection of pedestrian routes during construction Construction work shall take place only in accordance with the approved details. Reason: To limit the impact the development has on the amenity of the locality. This has been agreed by the agent and applicant.	
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