

MR PHIL LAURENSEN
RICHMOND COURT 94 BOTLEY ROAD
PARK GATE SOUTHAM...
SO31 1BA

Application	F/24/98083
Please ask for	Clare Martin
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Friday 6 December 2024

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

Application No. F/24/98083

In pursuance of their powers under the above Act and in accordance with your application received on Friday 30 August 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Conversion of Methodist church hall to 3no. 2 bedroom dwellings, with associated parking, integral garage, amenity space, elevational alterations including insertion of roof lights and provision of raised decked areas.
Site:	BURSLEDON CONGREGATIONAL CHURCH, SCHOOL ROAD, BURSLEDON, SOUTHAMPTON, SO31 8BU

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 referenced:1802-L01a, 1802-10d, 1802-11c, 1802-12a, 1802-13b, 1802-14b, 5400/01 Rev A & NJC-001.

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building and the proposal shall use conservation rooflights.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4 No site clearance or development shall start until a precautionary working method for hedgehogs has been submitted to and approved in writing by the Local Planning Authority. The development shall accord with the approved precautionary working method.

Reason: To prevent harm to hedgehogs.

- 5 No development, above damp-proof course, shall start until a landscaping plan has been submitted to and approved in writing by the Local Planning Authority. The landscaping plan shall cover ecological enhancements, hedgerow management, soft landscaping, surfacing and means of enclosure (including additional screening along the Southern Boundary with Redcroft Lane). All measures within the approved landscaping scheme shall be in place before occupation of the development, apart from soft landscaping which shall be in place before the end of the first planting season following completion of the development. 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 ecology, residential amenity and visual amenity.

- 6 The development hereby permitted shall accord with the measures outlined within the approved Bat Survey Report by Peachecology & Environmental Services, issue2, dated 22nd September 2024. The development shall not be occupied until the mitigation and enhancements measures specified within Section 5 & Appendix E of

the approved Bat Survey Report have been fully installed and these measures shall thereafter be retained for the lifetime of the development.

Reason: In the interests of biodiversity.

- 7 The development 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 (as amended).

- 8 The development hereby permitted shall not be occupied until the bin and cycle storage have been provided in accordance with the approved site plan (referenced 1802-10d) and thereafter shall be kept available for these purposes for the residents of the site.

Reason: To make provision for cycle and bin storage

- 9 The development hereby permitted shall not be brought into use until the area shown on the approved plan for the parking of vehicles has been made available. The parking area shall then be permanently retained and reserved for the purpose of parking private motor vehicles in connection with the residential use of the property.

Reason: To make provision for off-street parking for the purpose of highway safety.

- 10 The development hereby permitted shall not be occupied until the existing gates and railings along the northern boundary of the car parking area with Spring Grove have been removed in accordance with the approved site plan (referenced 1802-10d) and thereafter kept clear of structures.
- Reason: To improve vehicular access to the parking area.
- 11 The development hereby permitted shall not be occupied until evidence to confirm the predicted internal mains water consumption will achieve a maximum level of 110 litres/person/day has been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with the approved details.
- Reason: To achieve water efficiency requirements in the interest of environmental sustainability.
- 12 The development hereby permitted shall accord with the measures outlined within the approved flood risk assessment (Ref “Flood Risk Assessment and Drainage Strategy” Reference “1917– Issue 3” dated 26/1/2023 – Compiled by Aquacallidus Ltd). The approved measures include setting the finished floor levels no lower than 20.90m AOD at the western end and 21.06m AOD at the eastern end. The development hereby permitted shall not be occupied until the approved mitigation measures have been fully implemented and these measures shall thereafter be retained and maintained throughout the lifetime of the development.
- Reason: To lower the flood risk to the property.
- 13 All new hard surfacing shall be made of porous materials.
- Reason: To manage flooding.
- 14 The garage hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, business, commercial or industrial purposes.

Reason: To ensure the adequate provision of on-site parking for the purpose of highway safety.

- 15 Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995, or any order revoking and re-enacting that Order with or without modification, no development permitted by Classes A, AA, B or E of Part 1 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.

- 16 The first floor bedroom window for dwelling 3 on the south eastern side elevation shall be obscure glazed to Pilkingtons level 3 or equivalent and installed at least 1.7m above the first floor level.

Reason: To protect residential amenities.

- 17 Any vegetation clearance works must take place outside of bird nesting season (March to August inclusive), unless a nesting bird inspection has been carried out on the site by a suitably qualified ecologist prior to the works commencing. Any active nests must be protected from disturbance by a 5m buffer until the young have fledged and left the nest.

Reason: To protect nesting birds

- 18 No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, skips, scaffolding, or anything else associated with the construction, use or occupation of the development, shall be left on or near to Bursledon Footpath 12 as to cause obstruction, hindrance or a hazard to its legitimate users.

Reason: To maintain the use of the public right of way

- 19 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.
- 20 Note to Applicant: Some of the car parking spaces are only accessible from Spring Grove, which is an unadopted lane. It is the responsibility of the developer to ensure the legal rights are in place to allow the future residents to access these car parking spaces.

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