

Appendix C – Suggested Conditions

EASTLEIGH BOROUGH COUNCIL

Planning Inspectorate Reference: **APP/W1715/W/24/3353355**

Eastleigh Borough Council Reference: **F/24/97376**

Cherry Court, Salterns Lane, Bursledon, Southampton, Hampshire, SO31 8DH

Should the Inspector be minded to allow the above planning appeal, the LPA would ask that the following conditions be considered.

- 1) The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC007, JD_126_SL01 Rev C, JD_126_SL02, JD_126_FP.01B, JD_126_FP.02B, JD_126_FP.03B, JD_126_ELEV.01B, JD_126_ELEV.02B, JD_126_ELEV.03A, JD_126_ELEV.04A, JD_126_Sect.01 AA_Rev C, JD_126_Sect.02 BB_Rev C & JD_126_Sect.05 EE_Rev B.
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 development shall start until construction details of the following design elements and details (and samples where requested) of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority:
 - a) external facing materials including roof covering;
 - b) window/door frames and glazing specifications;
 - c) rainwater goods;
 - d) balcony frames, balustrades and undersides;
 - e) external timber screens/shutters;
 - f) glazing and louvered fins to central element to the southern elevation;
 - g) living wall/screen to eastern balcony elevation;
 - h) planting beds to upper ground floor garden terrace; and
 - i) photovoltaic panels and any other external plant.The development shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

- 4) Notwithstanding the information submitted to date, no excavation, demolition or development related works shall take place on site until an arboricultural monitoring statement proposal, detailing supervision activity and inspections of tree protection measures, has been submitted and approved by the LPA. The approved arboricultural monitoring statement proposal must be adhered to in full and may only be modified subject to written agreement from the LPA. This condition may only be fully discharged upon completion of the proposed development, subject to submission of monitoring reports.
Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
- 5) The development must accord with the arboricultural report reference J1418.06. No excavation, demolition or development related works shall commence until the tree protection measures have been installed as per the tree protection plan contained within the report. 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.
- 6) No demolition or construction work shall start until a Construction Environment 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) arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
 - c) the arrangements for deliveries associated with all construction works, loading/ unloading of plant & materials and restoration of any damage to the highway [including vehicle crossovers and grass verges].
 - d) the parking of vehicles of site operatives and visitors;
 - e) measures to control the emission of dust and dirt generated by demolition and construction;
 - f) a scheme for controlling noise and vibration from demolition and construction activities (to include piling);
 - g) provision for storage, collection, and disposal of rubbish from the development during construction period;
 - h) measures to prevent mud and dust on the highway during demolition and construction;
 - i) temporary lighting; &
 - j) protection of pedestrian routes during construction.
- Reason: To limit the impact the development has on the amenity of the locality.

- 7) No demolition or construction work shall take place, including site clearance, until an Ecological Construction Management Plan 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) measures to protect bats and other protected species, including Great Crested Newts, during site clearance and demolition works;
 - b) measures to ensure wildlife does not become trapped in excavations;
 - c) measures to protect against chemical/fuel spills; and
 - d) measures to prevent contamination of surface water leaving the site.
- Reason: To protect wildlife and their habitat.
- 8) No development shall start until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall cover all hard & soft landscaping [including trees and boundary treatment] 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.
- 9) All hard & soft landscaping, tree planting and boundary treatment shall be carried out in accordance with the approved details and to the appropriate British Standard. For a period of 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 amenity of the locality and to safeguard the amenities of neighbouring residents.
- 10) No construction, demolition or deliveries to the site shall take place during the construction period except between the hours of 0800 to 1800 Mondays to Fridays or 0900 to 1300 on Saturdays and not at all on Sundays or Bank Holidays.
- Reason: To protect the amenities of the occupiers of nearby dwellings.
- 11) 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.
- 12) The development hereby approved shall not be occupied until privacy screen to the eastern side of the upper ground floor terrace and first floor balcony has been installed. Once installed, the privacy screen shall remain in place.
- Reason: To maintain the privacy of the neighbouring property.
- 13) Notwithstanding the provisions of the Town and Country Planning [General Permitted Development] Order 1995 [or any order revoking or re-enacting that order with or without modification] no development permitted by Classes A, B, C or D of Part 1 of Schedule 2 of the order shall be carried out without the prior written approval of the Local Planning Authority.

Reason: To ensure compliance with local plan Policy BU7 and to protect the amenities of the locality and to maintain a good quality environment.

Environment Act 2021

- 1) The development hereby approved shall not be occupied until details of how the development will achieve a biodiversity net-gain of at least 10%. The base date for measuring this improvement shall be from the date of planning approval and details shall include a timescale for the implementation of the proposed measures. The development shall be carried out in accordance with the approved details.

Reason: To accord with the Environment Act 2021, Schedule 14.