

MR ROB HUNTLEY
RHPC
2 FIELDING GARDENS
CROWTHORNE
BRACKNELL FOREST
RG45 7QW

Application	F/24/98415
Please ask for	David Huckfield
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Monday 20 January 2025

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

Application No. F/24/98415

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

Description:	Proposed construction of single storey building to provide a coffee shop within part of existing car park area, together with associated rearrangement of car park access and layout and landscape planting.
Site:	UNIT F1, MANATON WAY, HEDGE END, SOUTHAMPTON, SO30 2XW

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 39.140/01.1 Revision 05, 39.140/01.2 Revision 05, 39.140/02.1B Revision 05, 39.140/03.1 Revision 05, 39.140/02.2B Revision 5, 19465-WAT-92-00-DR-S-920001 Revision P01, PLANT202-ZZ-XX-RD-L-101 Revision P04.

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 on site until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:
- (a) A programme of and phasing of demolition (if any) and construction work;
 - (b) The provision of long term facilities for contractor parking;
 - (c) The arrangements for deliveries associated with all construction works;
 - (d) Methods and phasing of construction works;
 - (e) Access and egress for plant and machinery;
 - (f) Protection of pedestrian routes during construction;
 - (g) Location of temporary site buildings, compounds, construction material, and plant storage areas; and,
 - (h) Details of the methodology for ensuring dirt is not transferred onto the highway from the site (i.e. wheel washers), and onwards mitigation should this fail, such as the employment of mechanical road sweepers, and the subsequent refresh of street lining (as and when required) should this be damaged during the process.

Demolition and construction work shall only take place in accordance with the approved method statement.

Reason: In order that the Local Planning Authority can properly consider and control the effects of the development works on highway safety and the amenity of the locality.

- 4 The development hereby approved shall not be brought into use until a Delivery Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. This plan must detail provisions for the management of deliveries to the approved use, inclusive of how vehicle parking spaces will be managed when deliveries are due, in order to ensure that:
- (a) deliveries take place on-site; and,
 - (b) unobstructed movement of customer vehicles through the site can be retained at such times.

Details on how this plan will be reviewed on a periodic basis and updated as necessary should also be provided.

Reason: In the interests of highway safety.

- 5 No development above slab level shall be carried out until a Landscape Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following:

- i. Timings for the implementation of the approved planting as shown on drawing number PLANT202-ZZ-XX-DR-L-101 Revision P04.
- ii. Details of maintenance regimes for the approved planting; and,
- iii. Details of management responsibilities.

The landscaping shall thereafter be carried out and maintained in accordance with the approved details.

Reason: To ensure that the approved landscaping is maintained appropriately and to secure a net gain for biodiversity.

- 6 All hard & soft landscaping, tree planting and boundary treatments shall be carried out in accordance with the provisions approved under Condition 5 and the details shown on approved drawing numbers PLANT202-ZZ-XX-DR-L-101 Revision P04, 39.140/02.1B Revision 05, 39.140/03,1 Revision 05, and to the appropriate British Standard. For a period of 10 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 secure a net gain for biodiversity.

- 7 The development hereby approved shall not be brought into use until the proposed southern access onto Hamilton Way (which are denoted as 'Proposed Car Park Entrance' on approved drawing number 39.140/02.1B Revision 05), including the footway and/or verge crossing (if applicable), has been constructed in accordance with the approved plans and made available for use.

Reason: To provide satisfactory access in the interests of highway safety.

- 8 Prior to the development hereby approved being brought into use the existing accesses to the site from Hamilton Way (denoted as 'Existing Car Park Access' on approved drawing number 39.140/02.1B Revision 05) shall be permanently stopped up in accordance with the approved plans.

Reason: In the interests of highway safety.

- 9 The development hereby approved shall not be brought into use until the areas shown on the approved plan (drawing number 39.140/02.1B Revision 05) for the parking of vehicles shall have been made available, surfaced and marked out. The parking areas shall then be permanently retained and reserved for that purpose at all times.

Reason: To make provision for adequate off street parking in the interests of highway safety.

- 10 The development hereby approved shall not be brought into use until the refuse storage and cycle parking provision as shown on approved drawing number 39.140/02.1B Revision 05 has been provided and made available for use. This shall thereafter be retained for this purpose at all times.

Reason: To provide adequate refuse storage facilities for the approved use and in the interests of encouraging the use of sustainable modes of travel.

- 11 The development hereby approved shall not be brought into use until the bird nesting features detailed within Paragraph 5.3.5 and shown within Figure 4 of the submitted Ecological Appraisal (Aluco Ecology Ltd, October 2024) have been installed and are available for use. These features shall thereafter be maintained for the lifetime of the development.

Reason: To secure a net gain for biodiversity.

- 12 The materials to be used for the external surfaces of the development hereby approved must match as closely as possible, in type, colour and texture to those detailed on approved drawing number 39.140/03.1 Revision 5.

Reason: To ensure a satisfactory visual appearance in the interests of the amenity of the locality.

- 13 The development hereby approved shall be used only as a coffee shop within Class E(b) of the Schedule to the Town and Country Planning [Use Classes] Order 1987, [or in any provision equivalent to that/those Class[es] 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, amenity and to protect the vitality and viability of local centres.

- 14 In the event that any previously unidentified contamination is found when carrying out the approved development it must be immediately reported to the Council's Environmental Health Team. Work shall then cease until an investigation and risk assessment, and where required a remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Where a remediation scheme is required, the development shall not be brought into use until a completion certificate for the remediation work has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from previously unidentified contamination sources.

- 15 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August inclusive] unless a check for nesting birds has been first carried out by a suitably qualified ecologist. This check must take place no more than 24 hours before the start of any clearance works and should any active nests be found, clearance works must cease and a 5m buffer must be erected around the nest to protect it from disturbance until after the birds have fledged and left the nest.

Reason: To prevent harm to breeding birds.

- 16 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: In the interests of amenity.

Note to Applicant: In accordance with paragraph 39 of the National Planning Policy Framework, 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.

Note to Applicant: Southern Water have advised that they require a formal application for a connection to the public sewer to be made by the applicant or developer. To make an application visit Southern Water's Get Connected service at: <https://developerservices.southernwater.co.uk> and please read their New Connections Charging Arrangements documents which are available on their website via the following link: <https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>.

Yours faithfully

A handwritten signature in black ink that reads "N Parker".

Nicholas Parker
Planning Manager
N.B. See Attached Notes