

Friday, 17 January 2025

HEDGE END, WEST END AND BOTLEY LOCAL AREA COMMITTEE

Monday, 27 January 2025

The Berry Theatre, Wildern Lane, Hedge End, SO30 4EJ

SUPPLEMENTARY PAPERS ENCLOSED

- Item 8. Planning Application - Land at White Stork Road, adjacent to the roundabout with Winchester Road (Pages 3 - 6)

Erection of 70-bed C2 Care Home incorporating an ancillary Community Hub with new vehicular access to White Stork Road (Amended Description) (Ref: F/23/96629)

TO: Councillors Asman, Corben, Du-Crow, Garton, Gomer, Hadaway, House, Kinloch, Kyrle, Pretty, Tennent and Welsh

Staff Contacts: Nikki Dunne, Democratic Services Officer; Tel: 023 8068 8298;
Email: nikki.dunne@eastleigh.gov.uk

Ross McClean, Local Area Manager Tel: 023 8068 3367; Email:
ross.mcclean@eastleigh.gov.uk

This page is intentionally left blank

<u>Item no.</u>	<u>Page no.</u>	<u>Para</u>	<u>Update</u>	<u>Reason</u>
8	77		Revised wording for Condition 10: No development shall start on site <u>The development hereby permitted shall not be occupied/brought into use</u> until the access, including the footway and / or verge crossing has been constructed in line with a S278 agreement with Hampshire County Council. Reason: To provide satisfactory access and in the interests of highway safety.	Temporary construction access details to be included in Construction Environmental Management Plan covered by condition 4.
8	77		Revised wording for Condition 11: No development <u>above slab level</u> shall start until details and samples 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. The development shall be carried out in accordance with the approved details.	To enable ground works to commence prior to materials being agreed.

			Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.	
8	78		Revised wording for Condition 19: Prior to the occupation <u>Within 3 months of the first occupation</u> of the development hereby approved a BREEAM New Construction Post Construction certificate at 'Excellent' standard shall be 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 support a comprehensive approach to high quality environmentally sustainable design.	To allow time for the certificate to be produced once pre-occupation testing undertaken.
8	80		Revised wording for Condition 28: <u>Notwithstanding the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended)</u>, the development hereby permitted shall not be brought into use until a Signage Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall set out the location, size and style of all signage related to the	To include reference to advertisement regulations.

			development and the development shall be carried out in accordance with the approved details. Reason: In the interests of visual amenity.	
8	85	28	Additional Consultation Response <u>Natural England</u> – No objection subject to mitigation measures set out in HRA Appropriate Assessment being secured. <i>N.B. Condition already included in recommendation – see condition 20</i>	Consultation response received after publication of committee report

This page is intentionally left blank