

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

Application	F/24/98162
Please ask for	David Huckfield
Direct dial	023 8068 8811
Working hours	Mon to Fri 8:30am to 5pm
Email	david.huckfield@eastleigh.gov.uk

Tuesday 11 February 2025

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

Application No. F/24/98162

In pursuance of their powers under the above Act and in accordance with your application received on Tuesday 10 September 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Change of use of premises from Telecommunications Switch Centre to use for employment purposes within classes B8, E(g)(ii) and/or E(g)(iii), to include removal of existing telecommunications mast tower and alterations to entrance on eastern elevation (amended description).
Site:	SITE E, HAMILTON BUSINESS PARK, HAMILTON WAY, HEDGE END

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 24029-HNW-ZZ-ZZ-DR-A-1000 Revision P02, 24029-HNW-ZZ-ZZ-DR-A-1100 Revision P03, 24029-HNW-ZZ-ZZ-DR-A-1200 Revision P02, 24029-HNW-ZZ-ZZ-DR-A-1300 Revision P02, 24029-HNW-ZZ-ZZ-DR-A-1301 Revision P02, 24029-HNW-ZZ-ZZ-DR-A-7900 Revision P01, 24029-HNW-ZZ-ZZ-DR-A-2100 Revision P03, 24029-HNW-ZZ-ZZ-DR-A-2300 Revision P01, 24029-HNW-ZZ-ZZ-DR-A-2301 Revision P02.

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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match as closely as possible in type, colour and texture to those used on the existing building.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

- 4 The development hereby approved shall not be brought into use until the areas shown on the approved plan (drawing number 24029-HNW-ZZ-ZZ-DR-A-2100 Revision P03) for the parking and manoeuvring of vehicles have been made available, surfaced and marked out. These areas shall then be permanently retained and reserved for those purposes at all times.

Reason: To make provision for adequate on-site parking in the interests of highway safety.

- 5 The development hereby approved shall not be brought into use until the cycle parking provision as shown on approved drawing numbers 24029-HNW-ZZ-ZZ-DR-A-7900 Revision P01 and 24029-HNW-ZZ-ZZ-DR-A-2100 Revision P03 has been provided and made available for use. This shall thereafter be retained for this purpose at all times.

Reason: In the interests of encouraging the use of sustainable modes of travel.

- 6 The development hereby approved shall be used only for purposes within Classes B8, E(g)(ii) and/or E(g)(iii) 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 whatsoever.

Reason: In the interests of amenity and to protect and maintain an appropriate employment base within the Borough.

- 7 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.

- 8 No fixed plant or machinery shall be installed or operated outside of any building unless first approved in writing by the Local Planning Authority. Details of any proposed plant or equipment submitted so as to obtain approval shall include evidence that the impact of noise from such plant or machinery will be satisfactory and the development shall accord with the approved details.

Reason: In the interests of protecting the amenity of the occupiers of neighbouring residential properties.

- 9 Noise from any new building services plant shall be limited to the following Rating Noise Levels, when assessed at 1m from the facade of the nearest residential receptors:
- 07.00 – 23.00hrs 34 dB(A) LAeq,1hr.
 - 23.00 – 07.00hrs 33 dB(A) LAeq,15mins.

Reason: To protect the amenity of the occupiers of neighbouring residential properties.

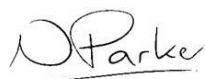
- 10 Noise from activities and operations undertaken within the building shall be limited to the following Rating Noise Levels, when assessed at 1m from the facade of the nearest residential receptors:

- 07.00 – 23.00hrs 39 dB(A) LAeq,1hr.
- 23.00 – 07.00hrs 38 dB(A) LAeq,15mins.

Reason: To protect the amenity of the occupiers of neighbouring residential properties.

- 11 No HGVs shall enter or leave the site between the hours of 2300 to 0700 and no forklift truck operations shall take place outside of the building during those hours.
- Reason: To protect the amenity of the occupiers of neighbouring residential properties.
- 12 Any forklifts operating on the site shall be fitted with white noise reversing alarms.
- Reason: In the interests of protecting the amenity of the occupiers of neighbouring residential properties.
- 13 No goods, plant or materials shall be stored in the open on the site without the prior written consent of the Local Planning Authority.
- Reason: To control the visual impacts of the development on its surroundings, in the interests of protecting the amenity of neighbouring residents, and to ensure appropriate levels of parking and manoeuvring space are maintained to serve the development.
- 14 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.

Yours faithfully



Nicholas Parker
Planning Manager

N.B. See Attached Notes