

MR ROBERT NARRAMORE
SEAFIELDS
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BURSLEDON
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SO31 1DJ

Application	F/24/98611
Please ask for	Clare Martin
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Tuesday 4 March 2025

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

Application No. F/24/98611

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 12 December 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Conversion of meeting room into 1.no four bed dwelling
Site:	78 CHALK HILL, WEST END, SOUTHAMPTON, SO18 3DB

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans: PL/01, PL/02RevA, PL/03, PL/04RevA & PL/05.
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 development shall be carried out in accordance with the approved ecological impact assessment, by LC Ecological Services, dated February 2025. All enhancements and planting (listed in section 8 of the ecological impact assessment & shown on the approved block plan) shall be fully installed by the end of the first planting season following completion of the development. 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 the approved details.

- 4 No excavation, demolition or development related works shall take place on site until an arboricultural method statement and a tree protection plan have been submitted to and approved in writing by the Local Planning Authority. The information shall be in accordance with British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations). The development shall be carried out in accordance with the approved documents and may only be modified subject to written agreement from the Local Planning Authority.
Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.
- 5 No excavation, demolition or development related works shall take place on site until a precautionary working method statement to protect bats and nesting birds has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved approved details.
Reason: To prevent harm to bats and nesting birds.
- 6 The development hereby approved shall be carried out in accordance with the Proposed Work Compound plan (drawing PL/05)
Reason: To limit the impact the development has on ecology.
- 7 The materials to be used must match as closely as possible, in type, colour and texture those listed on the application form and on the approved elevation plans.
Reason: To ensure a satisfactory visual relationship of the new development to the existing.
- 8 No vegetation clearance shall occur on site during the bird nesting season [between 1st March & 31st August] unless a suitably qualified ecologist has checked that the vegetation to be removed does not contain nesting birds within 24 hours before the start of works. If any active nests are found, work must stop, and a 5 m 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 nesting birds.
- 9 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.

- 10 The development hereby permitted shall not be commenced for a period of at least 21 days from the date of the decision.

Reason: To comply with Section 281(6) of the Wildlife and Countryside Act 1981 (as amended) as this permission is being granted otherwise than in accordance with the advice of Natural England.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (December 2024), 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:

- In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed.

Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/imworking-on-a-building-with-bats/ive-found-a-bat-during-works>.

- The Bat Conservation Trust recommends installing a bat brick/box at least 4 m above the ground, away from artificial light sources, sheltered from strong winds and exposed to the sun for part of the day, facing south, south-east or south-west. (<https://www.bats.org.uk/our-work/putting-up-your-box>)

- Swift nest boxes are best positioned under the eaves or on walls facing north, northeast or north-west out of direct sunlight, five metres above the ground, with clear adjacent airspace so swifts can access them in a high-speed direct flight. (<https://www.swiftconservation.org/Nestboxes%26Attraction.htm>). Photos 10 and 11 show ideal elevations for swift nest boxes.

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