

THE HARRIS PARTNERSHIP
THE OLD RECTORY
79 HIGH STREET
NEWPORT PAGNALL
MK16 8AB

Application	F/24/97441
Please ask for	David Huckfield
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Tuesday 9 September 2025

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

Application No. F/24/97441

In pursuance of their powers under the above Act and in accordance with your application received on Monday 20 May 2024 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Elevational alterations to Unit 6 including addition of cladding and changes to fenestration, alterations to roof with addition of solar panels, and internal works. Demolition of Unit 10 to form new service yard for Unit 6 to include resurfacing and drainage works, and erection of palisade boundary fencing and access gates.
Site:	UNITS 6 & 10, BARTON PARK, CHICKENHALL LANE, EASTLEIGH, SO50 6RR

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 19467-100 Revision B, 19467-101 Revision A, 19467-102 Revision B, 19467-103 Revision A, 19467-104 Revision A, 19467-105, 19467-106 Revision A, 19467-107, 19467-108, 19467-121 Revision A, 19467-122 Revision A, 19467-123 Revision A, 19467-124 Revision A, 27270-02 T1.

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 commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include:

- a) A programme of and phasing of demolition and construction work;
- b) Provision of facilities for contractor parking and parking of vehicles of site operatives and visitors;
- c) Access and egress for plant and machinery;
- d) Location of temporary site buildings, compounds, construction material, and plant storage areas to be used during demolition and construction;
- e) 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];
- f) The arrangements for the routing/ turning of lorries and details for construction traffic access to the site;
- g) A scheme for controlling noise and vibration from demolition and construction activities (to include piling if proposed);
- h) measures to control the emission of dust and dirt generated by demolition and construction;
- i) Provision for storage, collection, and disposal of waste arising from the development during the demolition and construction period;
- j) 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;
- k) The erection and maintenance of any security hoardings;
- l) Details of any temporary lighting to be designed in accordance with best practice;
- m) Methods and phasing of construction works;
- n) Protection of pedestrian routes during construction;
- o) Details of how any complaints about harm or adverse impacts to amenity will be received and considered.

Demolition and construction work shall only take place in accordance

with the approved Construction Environmental Management Plan.

Reason: In the interests of amenity and highway safety.

- 4 No work shall commence on site until a site-specific scheme for remedial works and measures to be undertaken to avoid the risk from contaminants as identified in the approved Ground Investigation Report produced by WSP for Unit 10 Service Yard Investigation, Barton Park Industrial State dated April 2024 reference 70119985-GI-R00, has been submitted to, and approved in writing by the Local Planning Authority. Such a scheme shall include nomination of a competent person to oversee the implementation of the works.

Reason: To minimise the risk from land contamination for the safety of the workers and nearby residents.

- 5 Before any part of the development is occupied or used (unless otherwise first agreed in writing by the Local Planning Authority) a verification report demonstrating the effectiveness of the remediation works carried out in accordance with the details approved under Condition 4 shall be submitted to and approved in writing by the Local Planning Authority. Typically such a report would comprise:

- a. A description of the site and its background, and summary of relevant site information;
- a. A description of the remediation objectives and remedial works carried out;
- c. Verification data, including - data (sample locations/analytical results, as-built drawings of the implemented scheme, photographs of the remediation work in progress, etc.); and
- d. Certificates demonstrating that imported and/or material left in situ is free from contamination, confirmation of material removal, gas/vapour membranes have been installed correctly.

Reason: To minimise the risk from land contamination for the safety of the workers and nearby residents.

- 6 Prior to first occupation of the development hereby approved a Biodiversity Environmental Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The BEMP shall include the following:

- i. Details of all biodiversity mitigation, compensation and enhancement measures and proposed specifications;

- ii. Details of maintenance and management regimes;
- iii. Timings for the implementation / carrying out of the biodiversity mitigation, compensation and enhancement measures;
- iv. Details of management responsibilities including the body or organisation responsible for implementation of the BEMP.

The works shall thereafter be carried out and managed in accordance with the approved details.

Reason: In the interests of amenity and to provide a net gain for biodiversity.

- 7 Prior to the yard area hereby approved being first brought into use, a noise mitigation and management plan covering the proposed activities to be undertaken within the yard shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the ongoing noise management and monitoring of the site, including proposed mitigation measures to minimise the impacts on the amenity of neighbouring residents. The approved mitigation and management plan shall be adhered to in full.

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

- 8 The materials to be used in the external surfaces of the development shall match in type, colour and texture to those shown on approved drawing numbers 19467-124 Revision A and 19467-121 Revision A.

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

- 9 The drainage system for the development shall be constructed in accordance with the following approved plans and documentation referenced: 27270-02 T1, Drainage Strategy (Hurst Peirce + Malcolm LLP, 27270). Any changes to the approved plans and documentation must be submitted to and approved in writing by Local Planning Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and drainage calculations.

Reason: To secure the provision of satisfactory drainage to serve the development.

- 10 Prior to its installation, details of any external lighting to be installed shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and biodiversity.

- 11 The development hereby approved shall be used only for purposes within Class B8 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 highway safety and to protect and maintain an appropriate employment base within the Borough.

- 12 The use of the yard hereby permitted shall not operate outside the hours of 0700 to 1900 Monday to Saturdays, and 0800 and 1600 on Sundays or Bank/Public Holidays. No deliveries to or dispatches from the yard shall take place outside of these permitted hours.

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

- 13 No fixed plant or machinery shall be installed or operated outside of the 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.

- 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: To protect the amenities of the occupiers of nearby dwellings.

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.

Note to Applicant: In accordance with paragraph 39 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/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: Active bird nests are protected by law. You are advised therefore that any roof works to be undertaken where nesting birds are a consideration should be scheduled outside of active bird nesting season (this is typically from the end of February through the end of August). If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken by a suitably qualified ecologist immediately prior to the start of any work.

Note to Applicant: Southern Water have advised that a formal application is required for a connection to the public sewer. To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read their New Connections Charging Arrangements documents which is available at: southernwater.co.uk/developing-building/connection-charging-arrangements.

Note to Applicant: Southern Water have advised that it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Note to Applicant: Given the nature of the proposed development it is possible that a crane may be required during its construction. Due to the proximity of the site to Southampton Airport, the applicant's attention is drawn to the requirements within CAP 1096 the Guidance to crane users on the crane notification process and obstacle lighting and marking.

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