EASTLEIGH BOROUGH COUNCIL

Application	X/25/99886
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LAUREN HENNESSEY
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Monday 6 October 2025

Application No. X/25/99886

In pursuance of their powers under the above Act and in accordance with your application received on Monday 11 August 2025 the Council, as Local Planning Authority hereby **Permit** the following :

Description:	Variation of Condition 4 of Planning Permission Ref. F/25/98769 to allow for substitution of approved paint removal product.
Site:	HAM FARM HARVESTER, TWYFORD ROAD, EASTLEIGH, SO50 4LF

Subject to due compliance with the following conditions:

1 The development hereby permitted shall be implemented in accordance with the following plans numbered: Existing Site Plan (4935-001), Existing Restaurant Ground Floor Plan (4935-002), Existing Pub Ground Floor Plan (4935-003), Site Location Plan (4935-210), Proposed Site Plan (4935-211A), Proposed Restaurant Ground Floor Plan (4935-212), Proposed Bar Ground Floor Plan (4935-213), Proposed Bar External Entrance Elevation (4935-214), Proposed Restaurant Ground Floor Finishes Plan (4935-215), Proposed Bar Ground Floor Finishes Plan (4935-216), Festoon Details (4935-217)

Reason: For the avoidance of doubt and in the interests of proper planning.

2 The development hereby permitted shall start no later than 2 July 2028.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 The materials to be used in the construction / undertaking of the development shall accord with the details as shown on approved drawing numbers: 4935/211A, 4935/213, 4935/214, 4935/215.

Reason: To ensure a satisfactory visual relationship of the new development to the existing and in the interests of protecting the architectural and historic character of the heritage asset.

4 The removal of the exterior paint from the Listed Building shall be undertaken utilising the specified product 'Peelaway 1' (Poultice Paint Removal System) and shall be carried out in accordance with the relevant manufacturer's specification.

Reason: In the interests of protecting the architectural and historic character of the heritage asset.

5 The exterior lighting shall be installed in accordance with the details as shown on approved drawings 4935/211A and 4935/217 and specified on the submitted External Festoon Light Data Sheet (CP064WW), External Festoon Light Data Sheet (MV021) and External Spot Light image, and shall be maintained as such thereafter. The lighting shall be statically illuminated only and shall be warm white in colour. Luminance levels shall not exceed that specified on the submitted data sheets referenced in this condition and the lighting shall only be illuminated during the trading hours of the premises.

Reason: In the interests of amenity and highway safety.

6 The cable lengths and cable tension between the supporting poles for the festoon lighting to be installed along the western boundary of the site shall be such as to prevent the cables and lighting from overhanging the adjacent highway footway and carriageway at any time (for example, during windy periods).

Reason: In the interests of highway safety.

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: In the unlikely event of any bats being found during construction, all work must stop immediately, and Natural England must be called. 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.

Note to Applicant: Bats and birds are protected species. You are therefore advised that when undertaking the removal of the exterior paint from the Listed Building, the area being treated should not be accessible to any birds or bats until the treatment is completed so that they are not accidentally exposed to this product.

Yours faithfully

Nicholas Parker
Planning Manager

N.B. See Attached Notes