

BY EMAIL

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Application	H/22/92812
Please ask for	Dorothy Hei-Tung-Hoh
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Thursday 16 June 2022

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

Application No. H/22/92812

In pursuance of their powers under the above Act and in accordance with your application received on Thursday 28 April 2022 the Council, as Local Planning Authority hereby **Permit** the following :

**Description:** Demolition of existing dilapidated garage and replacement with timber framed and tiled roof structure  
**Site:** MAIDENSTONE HEATH, BLUNDELL LANE, BURSLEDON, SOUTHAMPTON, SO31 1AA

Subject to due compliance with the following conditions:

- 1 The development hereby permitted shall be implemented in accordance with the following plans numbered: 01, 02, 33-74319-Sheet2 Rev A, GF-74319 Rev A, GF74319 and 33-74319 Sheet 1

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 in type, colour and texture those listed in the application form.

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

- 4 No excavation, demolition or development related works shall take place on site until a scaled and referenced tree protection plan, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), is submitted and approved by the LPA. The approved tree protection plan must be adhered to in full, and may only be modified subject to written agreement from the LPA.

Reason: to retain and protect the existing trees which form an important part of the amenity of the locality.

Note to Applicant: It is requested that a Construction Environmental Management Plans with a precautionary method statement are carried out to protect nesting birds, hedgehogs and bats. This should include work to be done outside of the bird nesting season (March through August inclusive) or a pre-works check of the existing building for nesting birds, hand removal of the ivy and vegetation around the existing building, hand-and dismantling of the fascia before removal of the roof.

Note to Applicant: Building materials must only be stored on the hard standing in front of the existing garage and any piles of rubble must be moved carefully to ensure that no animals are sheltering within them. Any tall vegetation affected by the building demolition or construction should be hand cut to a height of 30 cm, left overnight and cut to ground level the following day to allow any small animals to disperse away from the site.

Note to Applicant: Nesting birds and bats and their roosts are protected by law. If there are any active bird nests in the fascia, vegetation or inside the garage, then all work must stop and the building left undisturbed until after the chicks have fledged.

Note to Applicant: It is not likely that bats would be using this building but if any bats or signs of bats are found, all work must stop and Natural England must be called. 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: Biodiversity enhancement will be required. A bird box or a bat box could be built into the replacement garage, or night-scented flowering plants to attract moths as food for bats could be planted around the new building.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website [www.eastleigh.gov.uk](http://www.eastleigh.gov.uk) by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), 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

A handwritten signature in black ink that reads "Andy Grandfield". The signature is written in a cursive style with a large, prominent 'A'.

Andy Grandfield  
Executive Head for Planning and Economy

N.B. See Attached Notes