

**Minutes of the Northern Area Planning Committee
of the Test Valley Borough Council**
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover
on Thursday 21 June 2018 at 5:30 pm

Attendance:

Councillor C Borg-Neal	(P)	Councillor T Preston	(P)
(Chairman)		(Vice Chairman)	
Councillor I Andersen	(P)	Councillor P Giddings	(P)
Councillor P Boulton	(A)	Councillor K Hamilton	(A)
Councillor A Brook	(P)	Councillor S Hawke	(P)
Councillor Z Brooks	(P)	Councillor A Hope	(P)
Councillor J Budzynski	(P)	Councillor P Lashbrook	(A)
Councillor D Busk	(A)	Councillor J Lovell	(A)
Councillor I Carr	(A)	Councillor C Lynn	(P)
Councillor J Cockaday	(P)	Councillor P Mutton	(P)
Councillor D Denny	(A)	Councillor J Neal	(P)
Councillor D Drew	(P)	Councillor P North	(P)
Councillor B Few Brown	(A)	Councillor B Page	(-)
Councillor M Flood	(P)	Councillor G Stallard	(P)

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Minutes

Resolved:

That the minutes of the meeting held on 10 May 2018 be confirmed and signed as a correct record.

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Declarations of Interest

Councillor Andersen wished it to be noted that all Members present at the meeting knew the applicant, who was a member of the committee, on application 18/01110/FULLN, but that it did not constitute an interest.

Councillor Drew declared a Disclosable Pecuniary Interest on application 18/01110/FULLN as he was the applicant. He left the room whilst the application was discussed.

Councillor Hawke declared a personal interest in application 18/01110/FULLN as she had a longstanding, personal friendship with the Applicants, which could give rise to a public perception that her judgement of the application would be unduly influenced by that relationship. She left the room whilst the application was discussed.

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Schedule of Development Applications

Resolved:

That the applications for development as set out in the attached schedule be determined as indicated.

Note:

In accordance with the Council's scheme of Public Participation the following spoke on the applications indicated:

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	10 - 27	18/00824/FULLN	Mr T Nedas (Applicant)

(The meeting ended at 6:04 pm)

Schedule of Development Applications

7	APPLICATION NO.	18/00824/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED	27.03.2018
	APPLICANT	Mr and Mrs Charis and Tim Nedas
	SITE	Test Lodge, Longstock Road, Longstock, SO20 6DP, LONGSTOCK
	PROPOSAL	Replace store and existing porch with an extension to provide a kitchen and replacement porch, internal alterations to ground and first floor.
	AMENDMENTS	
	CASE OFFICER	Mr Oliver Woolf

PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
PL-01
PL-02
PL-03
PL-04
PL-05
PL-06
PL-07
PL-08
PL-09
AL-01
AL-02
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. No render, zinc roofing or rainwater goods shall be attached to the proposed extension until samples and details of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure that the proposed extension would sustain the significance of the listed building accordance with policies E1 and E9 of the Test Valley Borough Local Plan DPD.**
- 4. No new windows or doors shall be installed until full details, including scale drawings at 1:20 details of their finish, architraves and any external shutters, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure that the significance of the listed building is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan DPD.

5. No construction of the extension above DPC level shall take place until full details, of how the proposed extension will abut and be connected to the listed building, have been submitted to and approved in writing by the Local Planning Authority. These details shall be supported by drawings at a scale of 1:20 (plans, elevations, sections). The works shall be carried out in accordance with the approved details.

Reason: To ensure that the significance of the listed building is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan DPD.

6. No existing openings shall be enlarged or new openings formed until full details of how these works will be undertaken shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a method statement and drawings (section) at a scale of 1:20 showing how the remaining fabric will be made good. The works shall be carried out in accordance with the approved details.

Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan DPD.

7. No patio stones, steps or blocks shall be laid until samples and details of the materials have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed extension would sustain the significance of the listed building accordance with policies E1 and E9 of the Test Valley Borough Local Plan DPD.

8. Development shall proceed in accordance with the measures set out in Section 6.0 'Opportunities for Mitigation and Enhancement' with respect to bats of the *Test Lodge Longstock, Hampshire Ecological Appraisal and Bat Survey Report* (Arle Ecology, July 2017). Thereafter, the retained bat roost features shall be permanently maintained and retained.

Reason: To avoid impacts to bats in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

9. The oil tank, its base and services/pipework or any ground works shall not be installed or undertaken until details and a method statement have been submitted and approved in writing by the Local Planning Authority. The details and method statement shall cover:

Notwithstanding the position of the tank shown on plans PL-01, PL-02 and PL-03, the tank and any area to service it shall not be located in the raised area around the base of the Yew tree;

The foundation/base for the tank, which shall be of a 'tree friendly design' to prevent excavation within the RPA of the Yew tree;

The details of the tank, which shall be a bunded oil tank to limit leaks and opportunities for ground contamination potentially leading to death of the Yew tree;

The details of how the tank shall be delivered and installed without adverse impact to the tree in terms of pruning or damage; and

The location and runs of services/pipework, which shall remain above ground until a point outside a distance equating to twelve times the diameter of the Yew tree's trunk as measured at 1.5m above ground level.

Development shall proceed in accordance with the approved details.

Reason: To ensure the enhancement of the development by the retention of existing trees in accordance with policy E2 of the Test Valley Borough Revised Local Plan DPD.

Note to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

8	APPLICATION NO.	18/00825/LBWN
	APPLICATION TYPE	LISTED BUILDING WORKS - NORTH
	REGISTERED	27.03.2018
	APPLICANT	Mr and Mrs Charis and Tim Nedas
	SITE	Test Lodge, Longstock Road, Longstock, SO20 6DP, LONGSTOCK
	PROPOSAL	Replace store and existing porch with an extension to provide a kitchen and replacement porch, internal alterations to ground and first floor.
	AMENDMENTS	
	CASE OFFICER	Mr Oliver Woolf

CONSENT subject to:

- 1. The works hereby consented to shall be begun within three years from the date of this permission.**

Reason: To comply with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The works hereby consented shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**

PL-01

PL-02

PL-03

PL-04

PL-05

PL-06

PL-07

PL-08

PL-09

AL-01

AL-02

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

- 3. No render, zinc roofing or rainwater goods shall be attached to the proposed until samples and details of the materials to be used have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.**

Reason: To ensure that the proposed extension would sustain the significance of the listed building accordance with policies E1 and E9 of the Test Valley Borough Local Plan DPD.

- 4. No new windows or doors shall be installed until full details, including scale drawings at 1:20 details of their finish, architraves and any external shutters, have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.**

Reason: To ensure that the significance of the listed building is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan DPD.

- 5. No construction of the extension above DPC level shall take place until full details, of how the proposed extension will abut and be connected to the listed building, have been submitted to and approved in writing by the Local Planning Authority. These details shall be supported by drawings at a scale of 1:20 (plans, elevations, sections). The works shall be carried out in accordance with the approved details.**

Reason: To ensure that the significance of the listed building is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan DPD.

- 6. No existing openings shall be enlarged or new openings formed until full details of how these works will be undertaken shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a method statement and drawings (section) at a scale of 1:20 showing how the remaining fabric will be made good. The works shall be carried out in accordance with the approved details.**

Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan DPD.

- 7. Works shall proceed in accordance with the measures set out in Section 6.0 'Opportunities for Mitigation and Enhancement' with respect to bats of the *Test Lodge Longstock, Hampshire Ecological Appraisal and Bat Survey Report* (Arle Ecology, July 2017). Thereafter, the retained bat roost features shall be permanently maintained and retained.**

Reason: To avoid impacts to bats in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

Note to applicant:

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.

9	APPLICATION NO.	18/01110/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED	01.05.2018
	APPLICANT	Jane and David Drew
	SITE	1 Yew Tree Close, Goodworth Clatford, SP11 7RR, GOODWORTH CLATFORD
	PROPOSAL	Conversion of garage to bedroom, erection of single storey garden room to rear, and storage outbuilding
	AMENDMENTS	Amended plan received 23.05.2018: IYC-A-L-200B Amended plan received 24.05.2018: IYC-A-L-201
	CASE OFFICER	Mrs Donna Dodd

PERMISSION subject to:

1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: IYC-A-L-001, IYC-A-L-200B, IYC-A-L-201
Reason: For the avoidance of doubt and in the interests of proper planning.

Note to applicant:

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.