

Notice of Meeting

Northern Area Planning Committee

Date: Thursday, 04 October 2018

Time: 17:30

Venue: Conference Room 1, Beech Hurst, Weyhill Road, Andover,
Hampshire, SP10 3AJ

For further information or enquiries please contact:

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Legal and Democratic Service

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The recommendations contained in the Agenda are made by the Officers and these recommendations may or may not be accepted by the Committee.

PUBLIC PARTICIPATION SCHEME

If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.

Membership of Northern Area Planning Committee

MEMBER		WARD
Councillor C Borg-Neal	Chairman	Harroway
Councillor T Preston	Vice-Chairman	Alamein
Councillor I Andersen		St Mary's
Councillor P Boulton		Broughton and Stockbridge
Councillor A Brook		Alamein
Councillor Z Brooks		Millway
Councillor J Budzynski		Winton
Councillor D Busk		Broughton and Stockbridge
Councillor I Carr		Charlton
Councillor J Cockaday		St Mary's
Councillor D Denny		St Mary's
Councillor D Drew		Harewood
Councillor B Few Brown		Amport
Councillor M Flood		Anna
Councillor P Giddings		Bourne Valley
Councillor K Hamilton		Harroway
Councillor S Hawke		Millway
Councillor A Hope		Over Wallop
Councillor P Lashbrook		Penton Bellinger
Councillor J Lovell		Winton
Councillor C Lynn		Winton
Councillor P Mutton		Penton Bellinger
Councillor J Neal		Millway
Councillor P North		Alamein
Councillor B Page		Harroway
Councillor G Stallard		Anna

Northern Area Planning Committee

Thursday, 04 October 2018

AGENDA

The order of these items may change as a result of members
of the public wishing to speak

- 1 Apologies
- 2 Public Participation
- 3 Declarations of Interest
- 4 Urgent Items
- 5 Minutes of the meeting held on 13 September 2018
- 6 Information Notes
- 7 18/01645/FULLN - 29.06.2018 10 - 25
(OFFICER RECOMMENDATION: PERMISSION)
SITE: Chalkdell, Cocum Road, Barton Stacey, SO21 3RT
BARTON STACEY
CASE OFFICER: Mr Oliver Woolf
- 8 18/02125/VARN - 09.08.2018 26 - 36
(OFFICER RECOMMENDATION: PERMISSION)
SITE: Farleigh School, Stockbridge Road, Red Rice
UPPER CLATFORD
CASE OFFICER: Mrs Katie Nethersole

ITEM 6

TEST VALLEY BOROUGH COUNCIL
NORTHERN AREA PLANNING COMMITTEE
INFORMATION NOTES

Availability of Background Papers

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

Reasons for Committee Consideration

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees, or the Planning Control Committee instead, and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications which the Head of Planning and Building Services considers are of significant local interest or impact.
- Applications (excluding notifications) where a Member requests in writing, with reasons, within the stipulated time span that they be submitted to Committee.
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest for its own developments except for the approval of minor developments.
- Notifications on which material planning objection(s) has been received within the stipulated time span (the initial 21 day publicity period) and no agreement with the Chairman of the appropriate Committee after consultation with the appropriate Ward Member(s) has been reached.

- Determination of applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

Public Speaking at the Meeting

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors with prejudicial interests, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

Content of Officer's Report

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

Status of Officer's Recommendations and Committee's Decisions

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

Conditions and Reasons for Refusal

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

Decisions subject to Completion of a Planning Obligation

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

Deferred Applications

Applications may not be decided at the meeting for a number of reasons as follows:

- * The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.

- * Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- * The Committee may resolve to seek additional information or amendments.
- * The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.
- * Where the Committee has resolved to make a decision, which in the opinion of the Head of Planning and Building, has a possible conflict with policy, public interest or possible claims for costs against the Council, those applications shall be referred to the Planning Control Committee for determination.

Visual Display of Plans and Photographs

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

Human Rights

"The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- * Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- * Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

Natural Environment and Rural Communities Act 2006 (NERC)

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "*every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

Other Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016). Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Document (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 27th March 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework sets out that where the development plan is absent, silent or relevant policies are out of date permission should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
- Specific policies in the Framework indicate development should be restricted.

However, account can also be taken of policies in emerging development plans, which are going through the statutory procedure towards adoption. Annex 1 of the NPPF sets out that greater weight can be attached to such policies depending upon

- The stage of plan preparation of the emerging plan;
- The extent to which there are unresolved objections to relevant policies; and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

The National Planning Policy Framework states that 'In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.'

ITEM 7

APPLICATION NO.	18/01645/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	29.06.2018
APPLICANT	Mr Neal
SITE	Chalkdell, Cocum Road, Barton Stacey, SO21 3RT, BARTON STACEY
PROPOSAL	Conversion of garage to annexe, erection of a shed and creation of bin area
AMENDMENTS	Amended plans received 12.07.2018, 18.07.2018, 03.08.2018 & 17.09.2018
CASE OFFICER	Mr Oliver Woolf

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 This application is presented to the Northern Area Planning Committee at the request of the local Ward Member.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Chalkdell is a detached dwelling with detached garage located on the northern edge of Barton Stacey Conservation Area. Chalkdell is one of two dwellings along the eastern side of this part of Cocum Road at the entrance of the village, with the other being Street Farm Cottage. There are fields to the north and east of the site with dwellings on the opposite side of Cocum Road.
- 2.2 Chalkdell and its garage are set above the level of the road with high and dense hedging surrounding the site. A Horse Chestnut tree protected by Tree Protection Order is centrally located along the site frontage. Under the canopy of this tree is fencing, an existing bin store area, log store and a greenhouse.

3.0 PROPOSAL

- 3.1 The proposal has two main elements; works to the existing garage and works within the garden.
- 3.2 Part of the existing garage would be converted to habitable accommodation as an annexe to the main house through an extension to the rear roof slope that would include a balcony. A small area of the ground floor would also be converted to this use to allow for a shower room and stairs to the area in the roof. The southernmost bay of the garage, which is currently used for internal storage, would be cleared to allow parking within.
- 3.3 A shed would be erected within the garden under the canopy of the protected tree and a bin storage area constructed adjacent to the northernmost part of the existing driveway.

3.4 A number of amended plans have been submitted make changes to the application to address representations received and the Tree Officer comments. These include corrections to the boundary of the site, a reduction in the size and height of the garage extension and its balcony, and most recently, the addition of a close boarded screen of 1.7m height along the south side of the balcony closest to Street Farm Cottage. This close boarded screen has been introduced into the scheme to address neighbour concerns but has not been subject to further neighbour consultation.

4.0 **RELEVANT HISTORY**

- 4.1 TVN.06259: Single storey rear extension, to provide family/dining room, first floor bedroom and bathroom extension and erection of detached double garage. Permission 12.06.1992.
- 4.2 TVN.06259/1: Two storey side extension to provide utility, cloaks, kitchen and porch with bedroom and 2 bathrooms over, first floor rear extension to provide bedroom, rear conservatory and alterations to access. Permission 16.04.2002.
- 4.3 TVN.06259/3: Erection of timber framed double garage (revision to proposal granted permission under TVN.06259/1). Permission 25.09.2002.
- 4.4 TVN.06259/4: Erection of greenhouse. Permission 07.01.2004.
- 4.5 12/02125/FULLN: Erection of two storey rear extension to provide sitting room with bedroom and en-suite above, single storey glazed link to garage and associated landscaping works. Permission 29.11.2012.

5.0 **CONSULTATIONS**

5.1 **TVBC Design & Conservation – no objection.**

Chalkdell is within the Barton Stacey conservation area. It is an eighteenth century cottage which, although altered and extended, does, from the front, largely retain a traditional appearance, and therefore, although it is not identified in the conservation area appraisal as a building of local interest, should be considered a modest non-designated heritage asset.

The proposal is to extend at the rear the existing traditionally-designed garage/outbuilding, to create a room in the roof-space. The extension, in the form of a large dormer, would not be visible from the front and views of the site from the road. There are no meaningful public views of the rear of the building because of the high bank behind my house and existing planting. The proposed re-opening the other of the two original vehicle openings at the front of the building will result in a visual improvement. These proposals would result in no harm to the heritage assets affected.

The other part of the application is for the construction of a bin store and garden shed at the front of the house, in a location already occupied by small structures, including a greenhouse. The top of the shed may be visible from the road, but views will be minimal because of the elevation of the site above the road and the existing planting. A shed in this location is quite appropriate to the character of the non-designated heritage asset and the conservation area, and would result in no harm to the significance of either.

5.2 **TVBC Trees – no objection subject to condition.**

5.3 **TVBC Environmental Protection – no objection subject to condition.**

6.0 **REPRESENTATIONS** Expired 24.08.2018

6.1 **Barton Stacey Parish Council – comment**

The Parish Council are concerned about amenity regarding the neighbours invasion of privacy due to the new dormer roof and paved deck area through double doors from the proposed annexe.

The Parish Council feel that the size of the new roof will be overbearing.

The Parish Council are aware of inconsistencies with the boundary line which need to be resolved.

6.2 **2x representations, Street Farm Cottage – objection (summarised as)**

As the only neighbour with a common boundary with Chalkdell we are of the view that the said conversion will have a detrimental impact on our residential amenity and our right to a peaceful enjoyment of our property.

Inconsistencies in the submitted plans in relation to the boundaries and size of the garage extension and balcony.

In our view the overwhelming presence of the proposed garage roof line and balcony contravene policy E1. In that the interests of the nearest neighbours are not respected.

The closeness of the proposed garage extension (containing a large area of glass) and the elevation of the planned balcony will allow overlooking of two of our bedrooms and the working heart of our garden; a private amenity area. This will be an invasion of our privacy and contravenes policy LHW4. It could also be the basis of neighbour disputes, due to other concerns including noise.

The current proposal suggests to us an overdevelopment in what is a low density housing area within a conservation area with regard to policy COM11.

6.3 **Following amended plans received 03.08.2018 and subsequent reconsultation:**

Inconsistencies in the submitted plans in relation to garden buildings within the garden of Street Farm Cottage.

The reduction in ridge height is a modest few inches, it makes little difference to the overbearing impact of the proposed conversion. We therefore reiterate that the overwhelming presence of the proposed garage roof line and balcony contravene policy E1.

The proposal involves a change of use and intensifies an outdoor use. What is being proposed is a self-contained studio apartment with a considerable area of glazing and a French door leading onto a first floor balcony located less than two metres from the boundary.

The overlooking of our two main bedrooms is also intrusive in what is a secluded area of our property.

We note the changes to the extension, but the decrease in the glazed area will be minimal.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan DPD

COM2: settlement hierarchy

E1: high quality development in the borough

E2: protect, conserve and enhance the landscape character of the borough

E9: heritage

LHW4: amenity

7.3 Supplementary Planning Documents (SPD)

Barton Stacey Conservation Area Character Appraisal

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Character of the area and impact on the significance of heritage assets
- Residential amenity
- Trees

8.2 **Principle of development**

The application site is within the boundary of a settlement within the Revised Local Plan maps. The proposal would be acceptable in principle, with regard to policy COM2, subject to being appropriate to the other policies of the Revised Local Plan.

8.3 **Character of the area and impact on the significance of heritage assets**

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that conservation area. Policy E9 sets out that the merits of development affecting an undesignated heritage asset will be balanced against the scale of the harm or loss, either directly or indirectly, to the significance of that heritage asset.

8.4 Chalkdell, its garage and garden are set above the level of the road with high, dense hedges to the front and side boundaries that provide screening of the garden areas. The shed and bin store area would be located forward of and to the side of the dwelling in the area of the front garden that includes the existing greenhouse and log store, behind the hedge on the front boundary. Only limited views of the top of the shed would be visible from the roadside.

Within the context of the other ancillary outbuildings these minor elements of the scheme would be appropriate to and protect the character of the undesignated heritage asset and the conservation area.

- 8.5 The extension to the rear roof slope of the garage would be set in from each side of the roof and would be lower than the roof ridge. It would use matching materials and a sympathetic roof form to the existing within its construction. It is considered that the extension to the garage would not be visible from the street and that there would be no views of it from within the conservation area.
- 8.6 The representations received from the occupants of Street Farm Cottage reference paragraph 5.127 of the supporting text to policy COM11 in relation to the cumulative impact of extensions over time. This policy relates to dwellings in the countryside, but paragraph 7.12 of the supporting text to the more relevant policy E1 is similar in its aims. In this regard the proposed development would be domestic in scale, subsidiary to the existing buildings on the site and would have a very limited visual impact within the surrounding area. In conclusion, the proposal would integrate with the character of the area and would sustain the significance of the identified heritage assets in accordance with policies E1 and E9 of the Revised Local Plan.
- 8.7 **Residential amenity**
Policy LHW4 states that development will be permitted provided that:
- a) It provides for the privacy and amenity of its occupants and those of neighbouring properties;
 - b) In the case of residential developments it provides for private open space in the form of gardens or communal open space which are appropriate for the needs of residents; and
 - c) It does not reduce the levels of daylight and sunlight reaching new and existing properties or private open space to below acceptable levels

Paragraph 8.19 of the supporting text to policy LHW4 sets out that the public should not experience an overbearing impact on their living conditions.

- 8.8 The only adjoining neighbour to Chalkdell is Street Farm Cottage, located to the south west of the existing garage. It is considered that the only potential impact to residential amenity would be to the occupants of that property.
- 8.9 Privacy
With regard to a) of policy LHW4 the representations from the occupants of Street Farm Cottage raise concerns that the proposed extension to the rear roof slope of the garage, glazing and associated balcony would allow for overlooking of bedroom windows and across their rear garden which they actively use for growing plants and vegetables etc. Existing views of the upper part of the side elevation of Street Farm Cottage are possible from within the rear garden of Chalkdell.

- 8.10 The ground level increases in height towards the rear of application site. The ground level to the rear of Street Farm Cottage does also, with the terraces of the rear garden, shed and greenhouse being at a higher ground level than the adjacent part of the application site. The existing high, dense hedge on the boundary between the two properties provides a significant degree of screening between the two properties.
- 8.11 The proposed extension to the rear roof slope of the garage would be located wholly behind the rear elevation of Street Farm Cottage. The roof of the proposed extension would overhang the glazing and French doors by 1m, creating an area that would be enclosed to either side. Views to the rear would be of the trees, hedging, steep bank and path on top within the application site. There would be no views of Street Farm Cottage or its garden from within the proposed extension or beneath the overhang of the roof.
- 8.12 The proposed balcony would be 1m in depth beyond the overhang of the roof. Amended plans received 17.09.2018 propose a 1.7m high close board screen on the south side closest to Street Farm Cottage. It is considered that this screen in addition to the rising ground levels and dense high hedge on the southern boundary would prevent views of Street Farm Cottage and its garden from the balcony. The proposed screen can be secured in perpetuity by condition to ensure an acceptable privacy impact.
- 8.13 Overbearing
The objections received also set out that the proposed extension to the garage would have an overbearing impact on the living conditions of the occupants of Street Farm Cottage.
- 8.14 The ridge of the proposed extension to the rear roof slope of the garage would be approximately 3.7m in depth and 4.5m from the boundary. The eaves would be closest to Street Farm Cottage. It is considered that any views of the roof of the proposed extension from the windows in the side and rear elevations of Street Farm Cottage would be from oblique angles, over the hedge on the boundary at a distance in excess of 7m. The roof over the proposed extension would be most visible from between the greenhouse and shed in the rear garden of Street Farm Cottage. It is considered that the roof over the proposed extension would be viewed with the existing garage roof which is larger and closer to Street Farm Cottage. As a result of this and the arrangement of the proposed roof with the closest part being the low eaves, it is considered that the proposal would not have an unacceptable overbearing impact upon the occupants of Street Farm Cottage.
- 8.15 Daylight and sunlight
The application site is north of Street Farm Cottage. The proposed extension to the rear roof slope of the garage would be to the north east of Street Farm Cottage. It is considered that this positioning and the separation distance set out in paragraph 8.14 would mean that the proposal would not have an adverse impact on the level of daylight and sunlight enjoyed by the occupants of Street Farm Cottage.

8.16 Conclusion

The proposed garage extension would provide for the privacy of the occupants of Street Farm Cottage, would not have an overbearing impact on their living conditions or have an adverse impact on the level of daylight or sunlight enjoyed. The shed and bin storage area are situated the far side of the dwelling to Street Farm Cottage and it is considered that they would have no adverse impact on the amenity of the occupants of that property. The proposal is therefore in accordance with policy LHW4.

8.17 **Trees**

The application is supported by a statement from Barrell Tree Consultancy and an email from the agent received 03.08.2018. The proposed shed and bin store area would be located beneath the canopy of the protected tree to the front of the site. The shed would be set on an Ecobase shed base and the trellis fence around the bin storage area retained until the base has been laid to prevent incursion into the Root Protection Area. These details can be secured by condition.

8.18 The proposed balcony would be located beneath the canopy of trees to the rear that are protected by virtue of being within the conservation area. The Tree Officer has assessed this relationship and it is considered that construction can proceed without a harmful impact on these trees. Subject to condition, the proposal would ensure the health and future retention of trees on the site with regard to policy E2.

9.0 **CONCLUSION**

9.1 The proposal is in accordance with the relevant policies of the Test Valley Borough Revised Local Plan DPD.

10.0 **RECOMMENDATION**

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:**
102 D
104 D
107 B
109 C
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The foundation support for the detached garden shed shall be constructed using the product Ecobase as illustrated in the photograph attached to the email from Jenna Sugars Architectural Technologist Rural ABS dated 4 August 2018 within the application. The existing trellis fence around the bin storage area shall not be removed until the base of that area has been laid.**

Reason: To ensure the retention of existing trees and natural features during the construction phase in accordance with policy E2 of the Test Valley Borough Revised Local Plan DPD.

- 4. The proposed habitable accommodation within the existing garage shall not be occupied until a screen 1.7m in height above balcony level has been erected to the south side of the proposed balcony as detailed within the application. The screen shall remain in its approved location and form in perpetuity.**

Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with policy LHW4 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 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.**
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Siteplan



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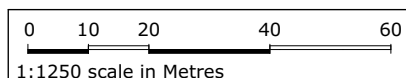
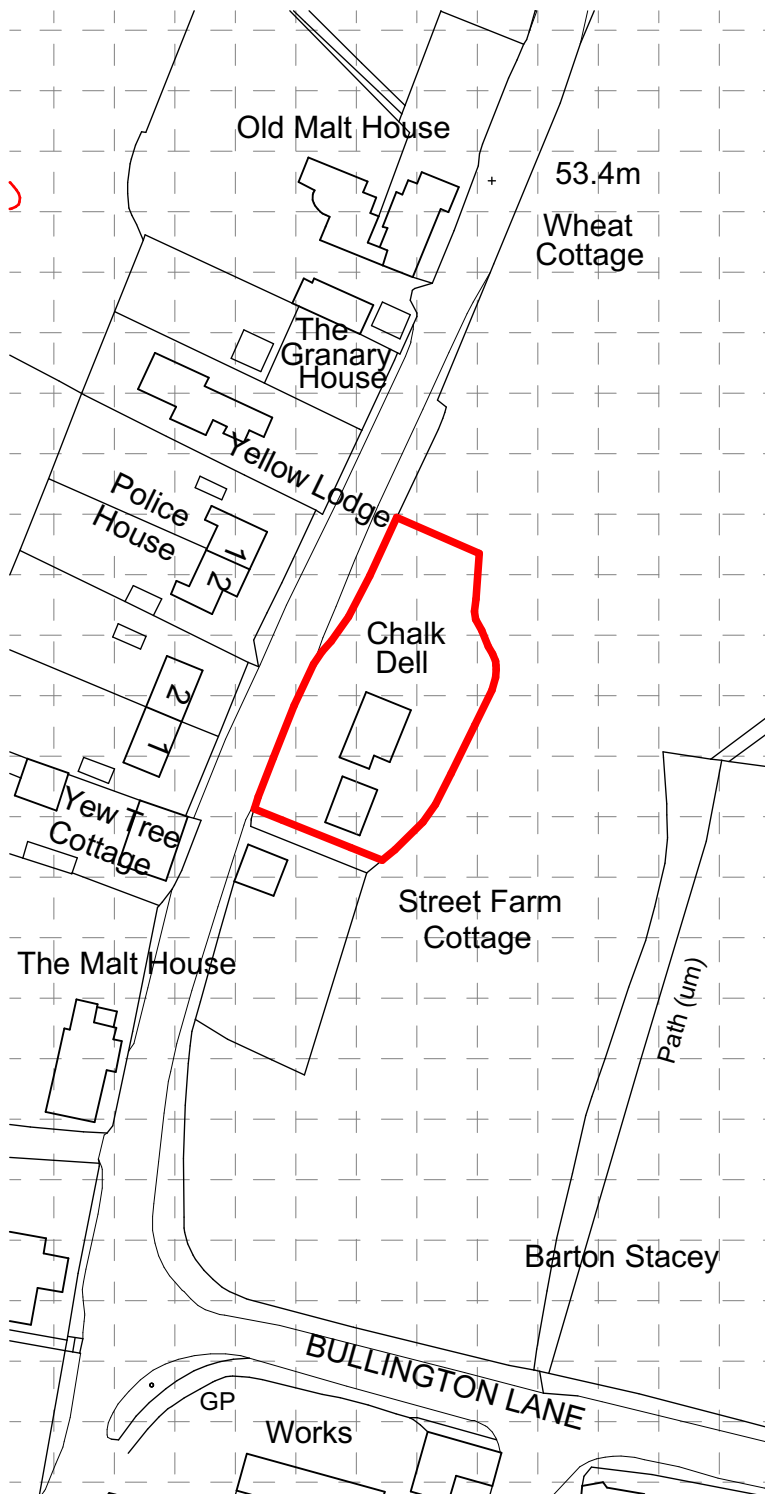
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e: abs.winchester@savills.com
w: www.savills.co.uk

REVISIONS

REV	DESCRIPTION
A	RED BOUNDARY LINE AMENDED

BY	CHECK	DATE
JAS	DWS	JULY 18



PROJECT TITLE
CHALK DELL GARAGE
CHALK DELL BARTON
STACEY WINCHESTER

CLIENT
MR A. NEAL

INSTRUCTION_DWG_REV
123456789_101_A

SCALES @ A4
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WORK STAGE
1-PREPARATION & BRIEF

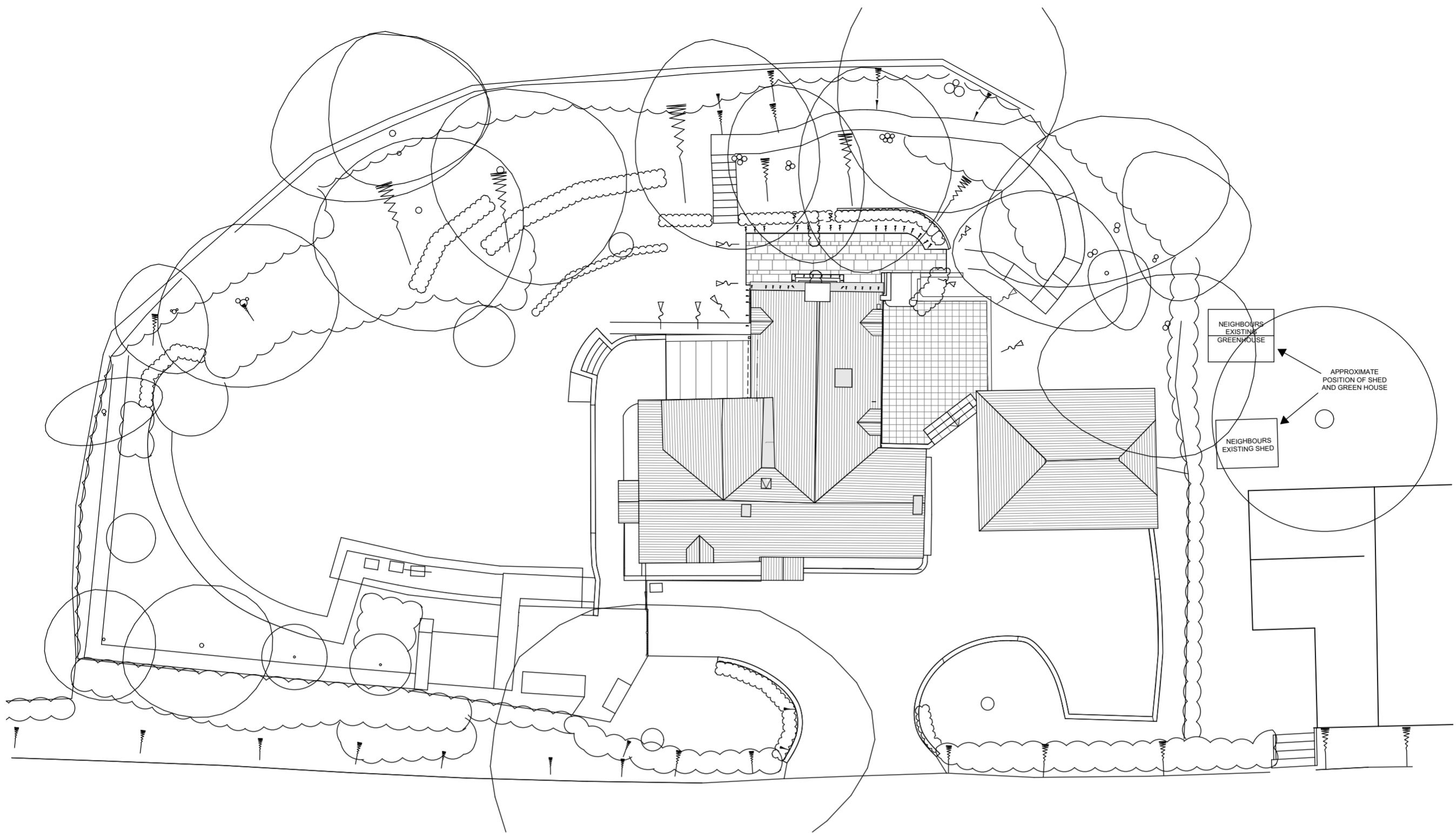
DRAWN BY	CHECKED BY	DATE
JAS	DWS	MAY 2018

DRAWING TITLE
LOCATION PLAN

ISSUE STATUS
PLANNING

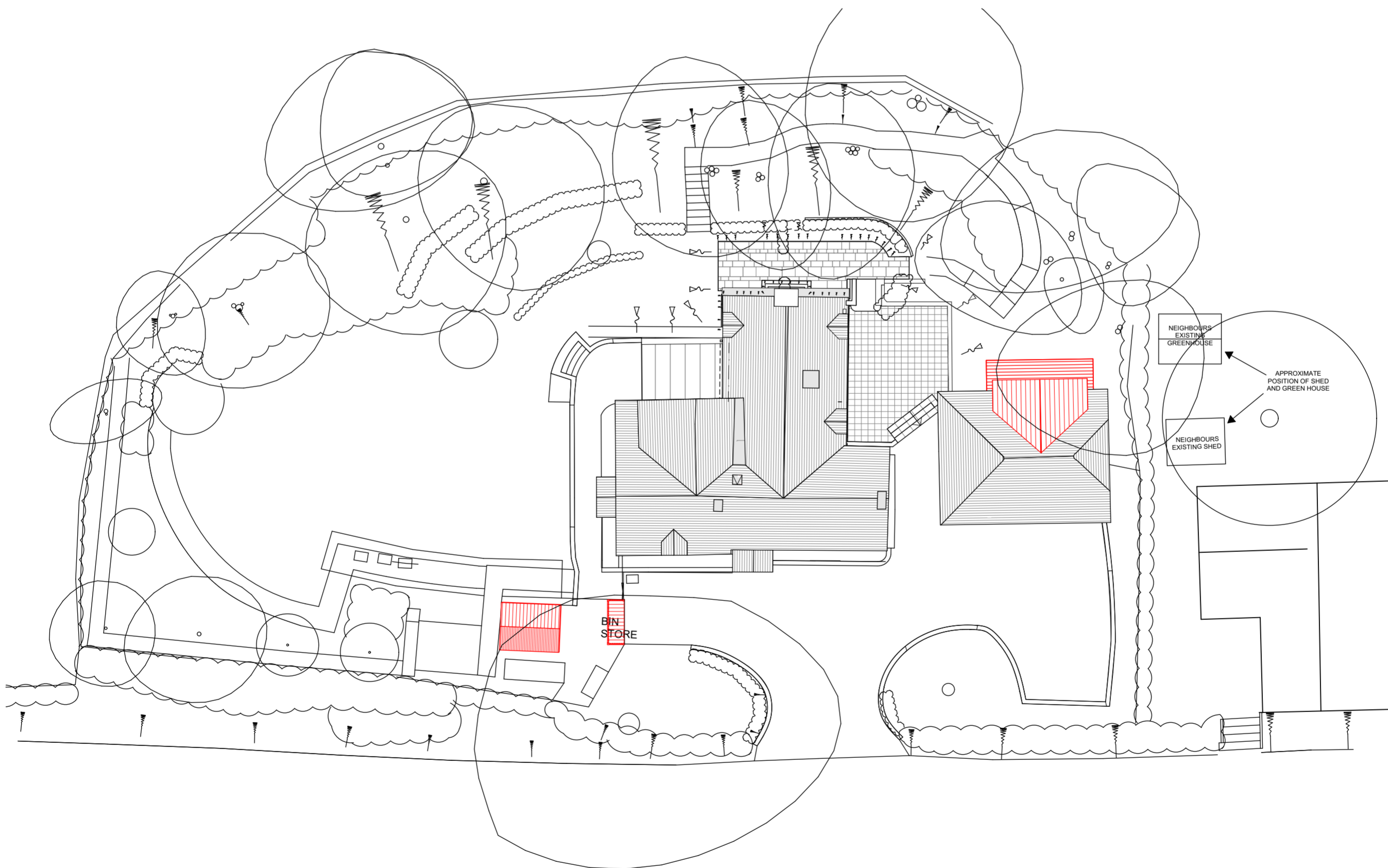
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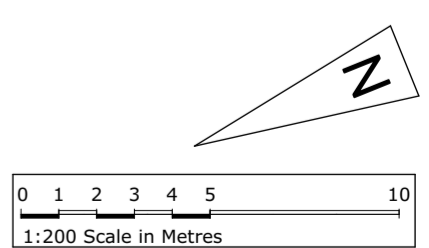
EXISTING SITE PLAN

1:200



PROPOSED SITE PLAN

1:200



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e: obs.winchester@savills.com
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REV	DESCRIPTION	BY	CHECK	DATE
A	SHED ROOF & BIN STORE LOCATION	GP	DWS	JUN 2018
B	DECKING AREA ADDED TO PROPOSED SITE PLAN	JS	DWS	JULY 2018
C	SHED BASE AMENDED AND ADDITIONAL CONTEXT ADDED	JS	DWS	JULY 2018
D	RIDGE HEIGHT LOWERED, DECKING REDUCED, CONTEXT ADDED	JS	DWS	AUG 2018

BY	CHECK	DATE
GP	DWS	JUN 2018
JS	DWS	JULY 2018
JS	DWS	JULY 2018
JS	DWS	AUG 2018

DRAWN BY
JAS

CHECKED BY
DWS

DATE
MAY 2018

WORK STAGE
1-PREPARATION & BRIEF

ISSUE STATUS
PLANNING

PROJECT TITLE
CHALK DELL GARAGE
CHALK DELL BARTON STACEY
WINCHESTER
CLIENT
MR A. NEAL

DRAWING TITLE
EXISTING AND PROPOSED SITE PLAN

INSTRUCTION_DWG_REV
123456789_102_D

BIM ISSUE REFERENCE
ANL -SAV- - - -A-123456789_102_D

SCALES @ A2
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REV	DESCRIPTION	CHECK DATE
A	ADDITIONAL CONTEXT ADDED	DWS JULY 2018
B	ADDITIONAL CONTEXT ADDED	DWS JULY 2018

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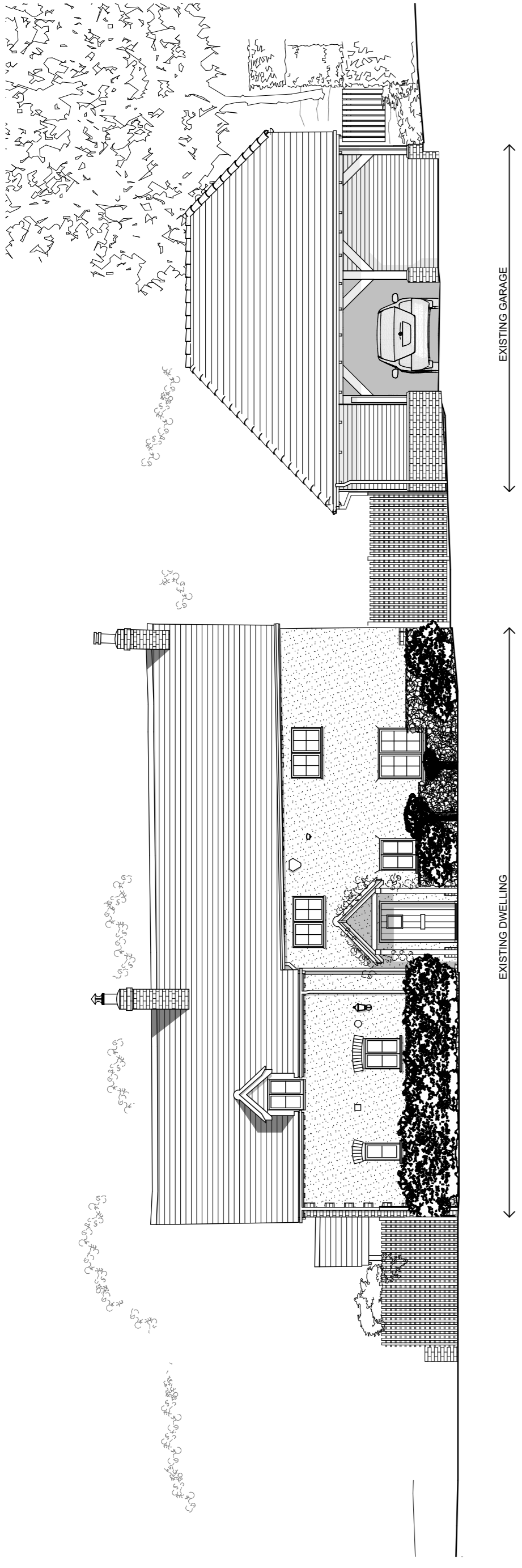
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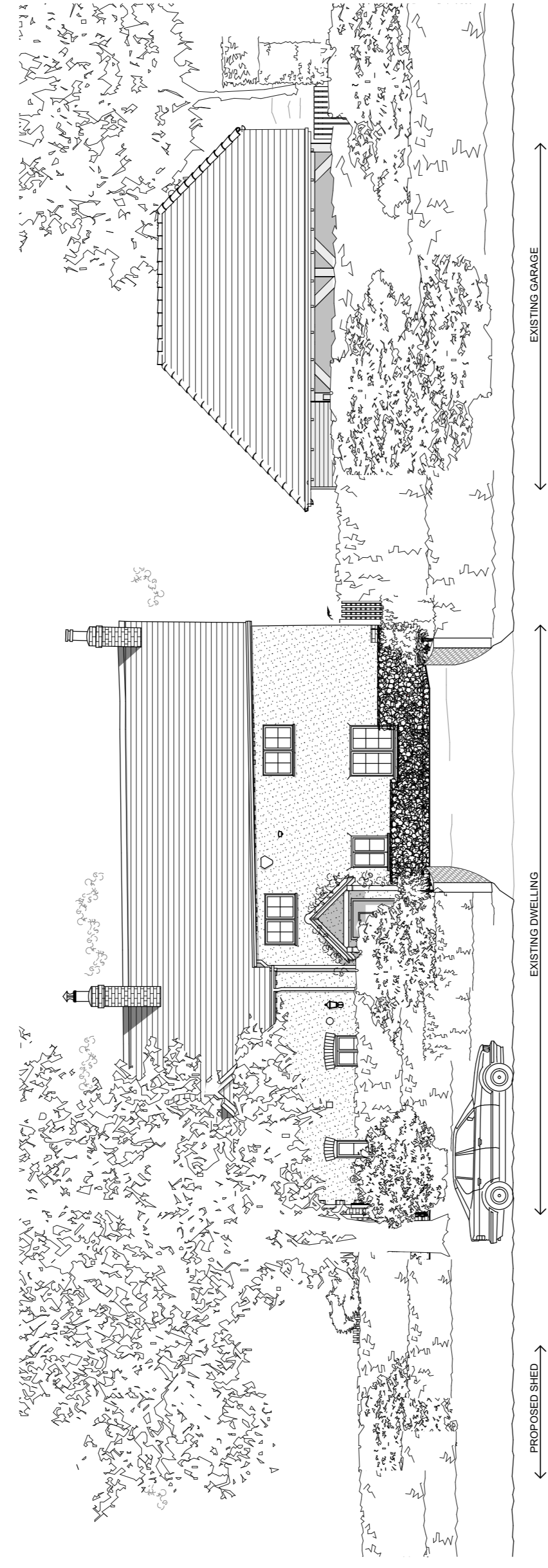
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Used to encourage a particular action

Used to convey significant information

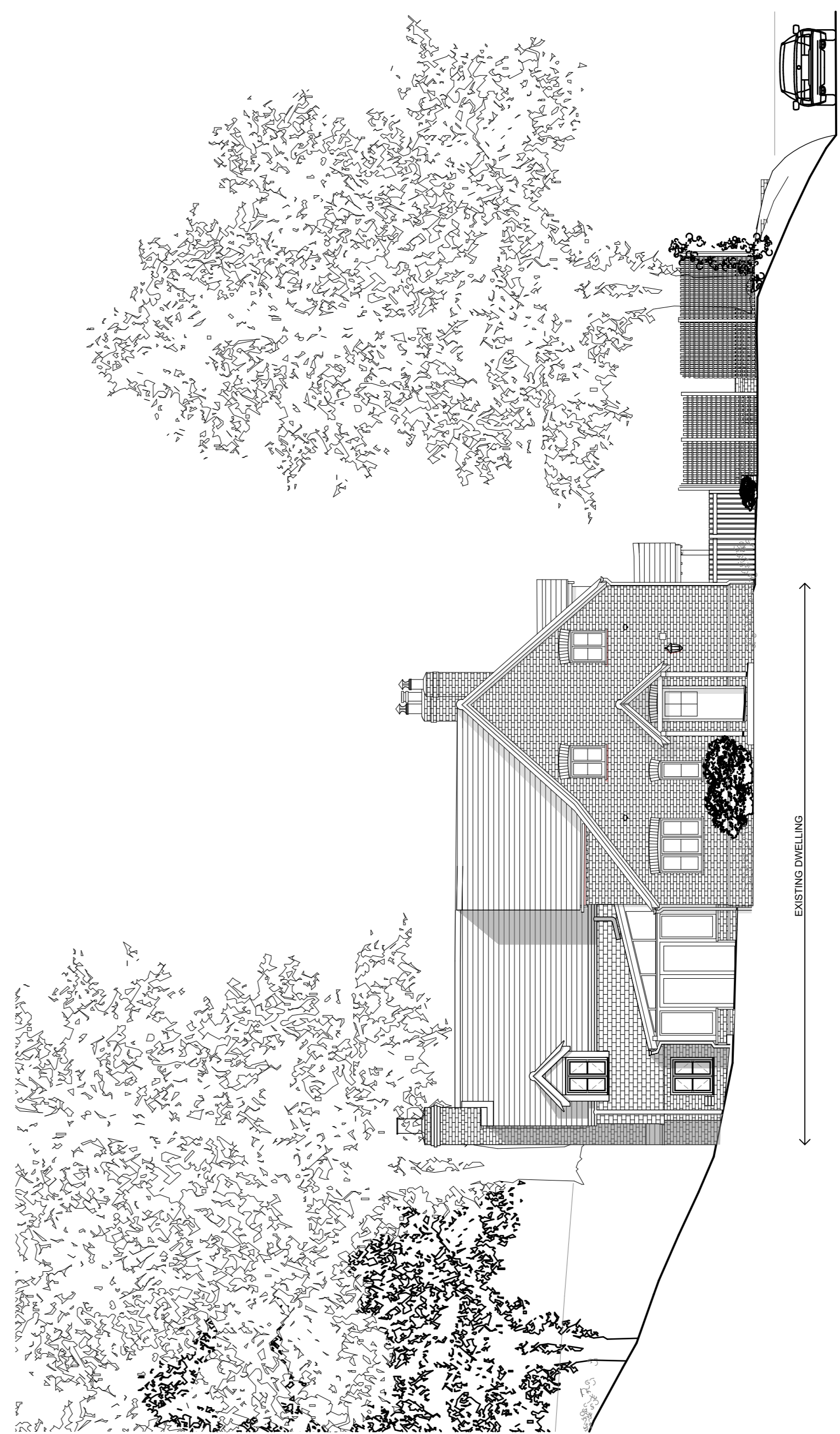


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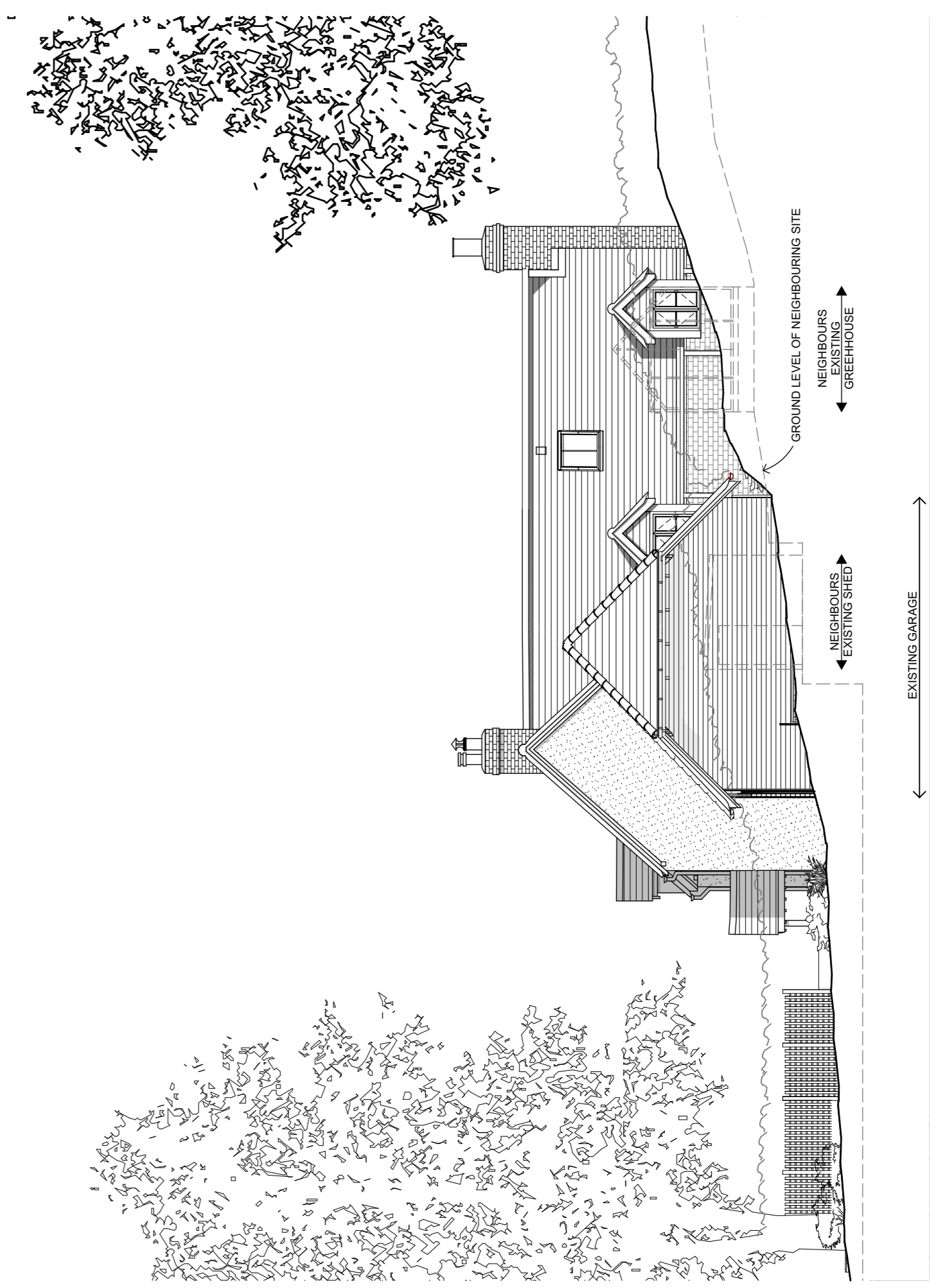


STREET ELEVATION (NORTH EAST)

1:100



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



PROJECT TITLE
CHALK DELL GARAGE
CHALK DELL BARTON STACEY WINCHESTER

CLIENT
MR. A. NEAL

DRAWING TITLE
EXISTING SITE SECTIONS

SCALES @ A1
1:100

WORK STAGE
1 - PREPARATION & BRIEF

ISSUE STATUS
PLANNING

DRAWN BY
JAS

CHECKED BY
DWS

DATE
MAY 2018

BIM ISSUE REFERENCE
ANL - SAV - - A - 123456789_108_B

RIBA

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REVISIONS

REV	DESCRIPTION	CHECK DATE
A	SHED ROOF FITCH & DOOR	DWS JUN 2018
B	ADDITIONAL CONTEXT ADDED	DWS JULY 2018
C	RIDGE HEIGHT LOWERED, DECKING REDUCED, CONTEXT ADDED	DWS AUG 2018

HEALTH, SAFETY & ENVIRONMENTAL INFO.

In addition to the hazard risks normally associated with the types of work detailed on this drawing take note of the below. It is assumed that all works on this drawing are to be carried out in accordance with the relevant contractor working, where appropriate, to an appropriate method statement.

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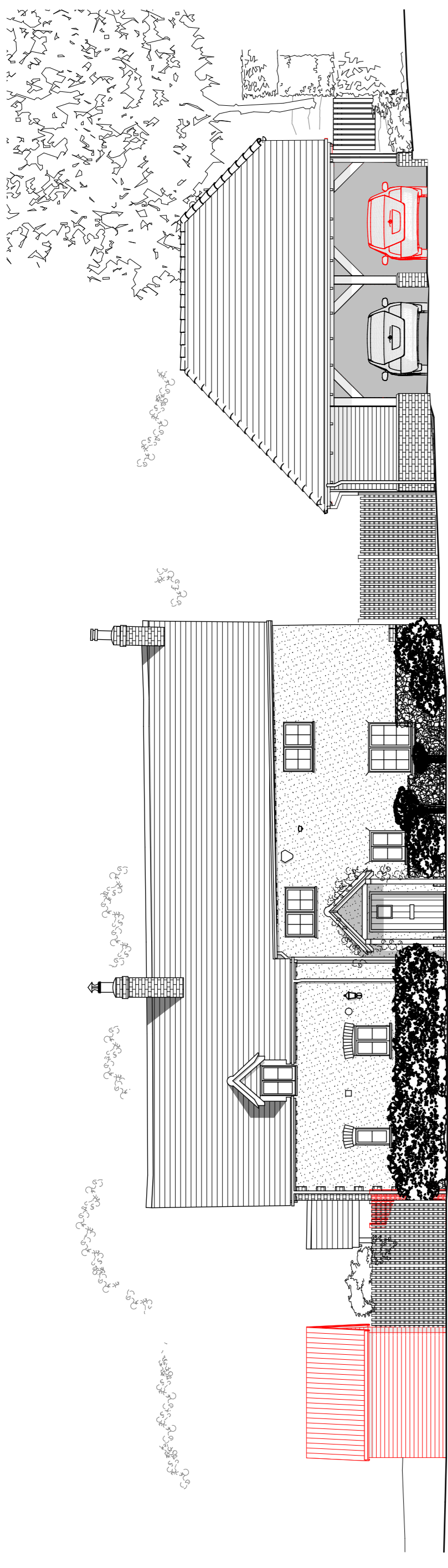
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Used to convey significant information

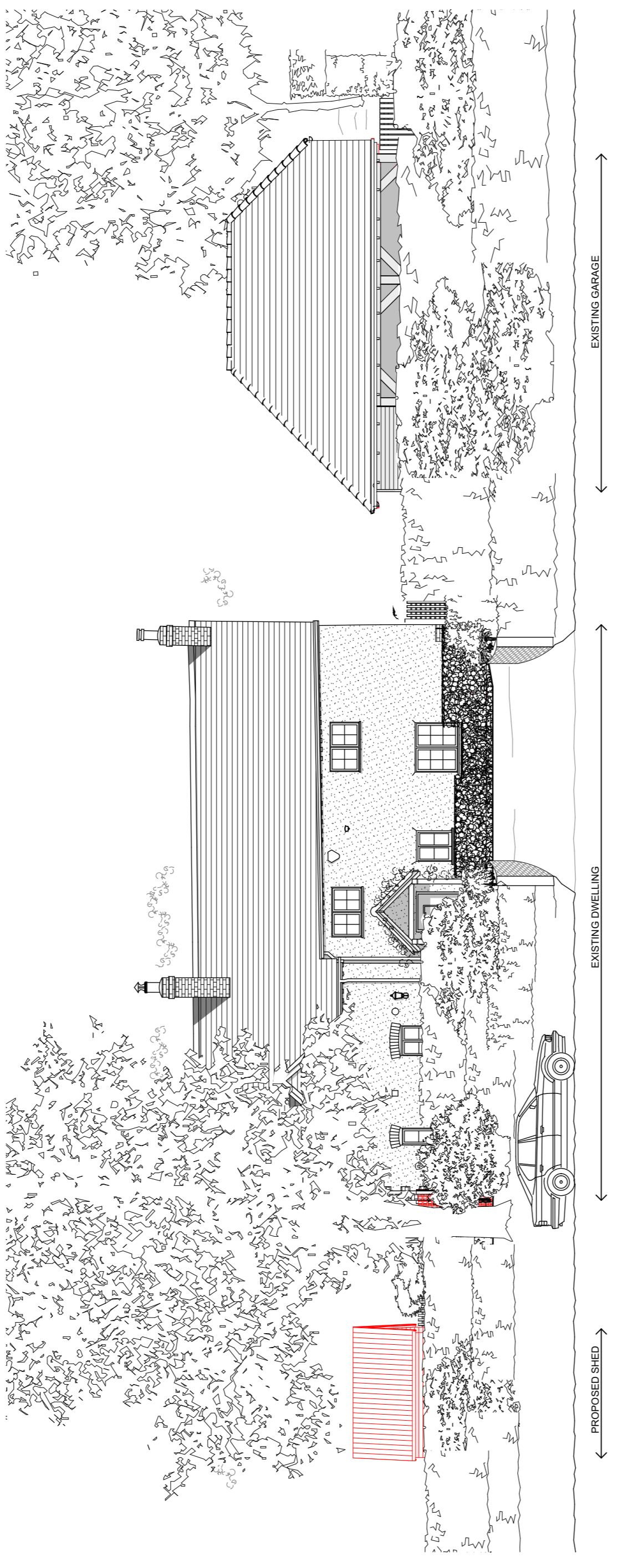
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Used to avoid or prevent a particular action

Used to encourage a particular action

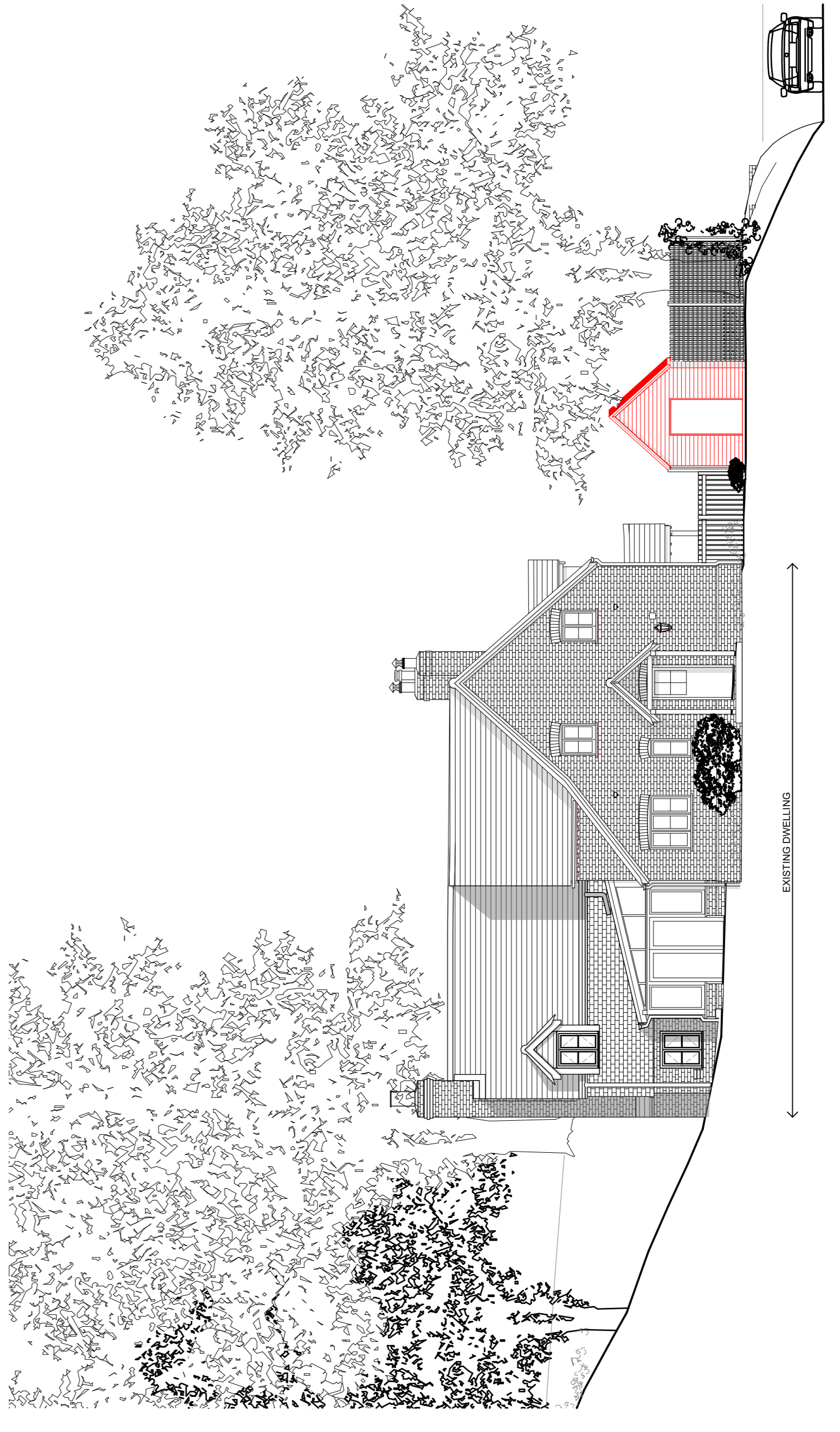


NORTH WEST ELEVATION

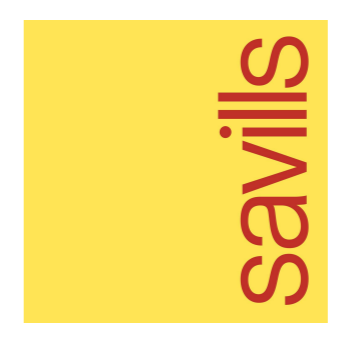


NORTH EAST ELEVATION

1:100



SOUTH WEST ELEVATION



PROJECT TITLE
CHALK DELL GARAGE
CHALK DELL BARTON STACEY WINCHESTER

CLIENT
MR. A. NEAL

DRAWING TITLE
PROPOSED SITE SECTION

SCALES @ A1
1:100

INSTRUCTION, DWG. REV
123456789_109_C

WORK STAGE
1 - PREPARATION & BRIEF

ISSUE STATUS
PLANNING

DRAWN BY
JAS

CHECKED BY
DWS

DATE
MAY 2018

BIM ISSUE REFERENCE
ANL - SAV - - A - 123456789_109_C

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REVISIONS



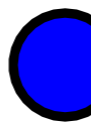

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B	ADDITIONAL CONTEXT ADDED	JAS	DWS	AUG 2018


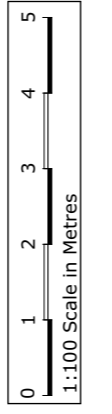
HEALTH, SAFETY & ENVIRONMENTAL INFO.

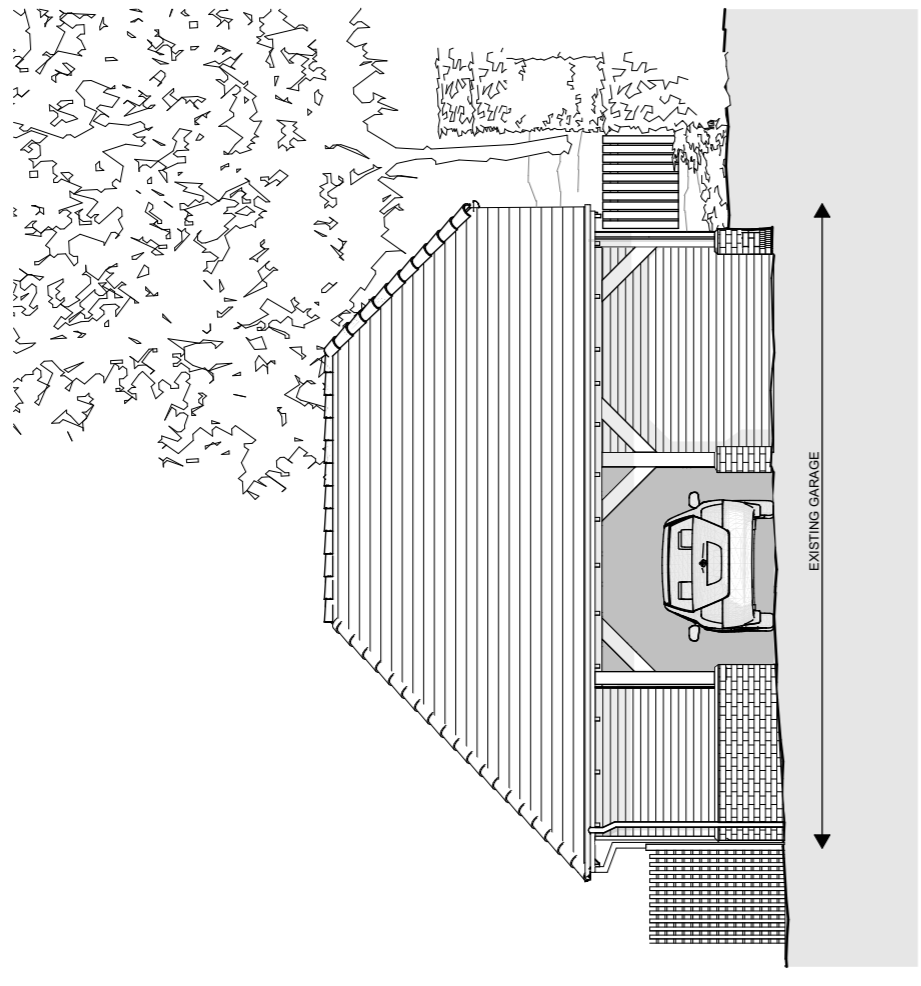
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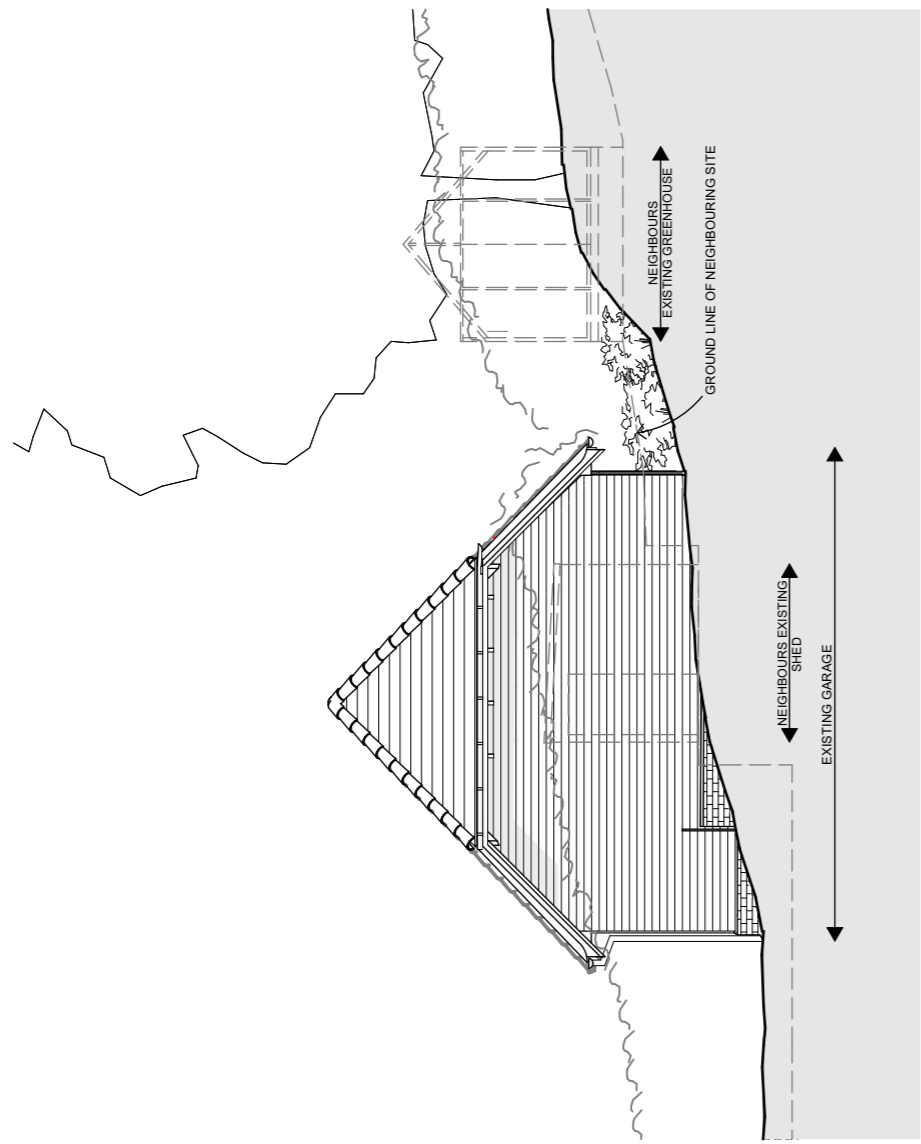
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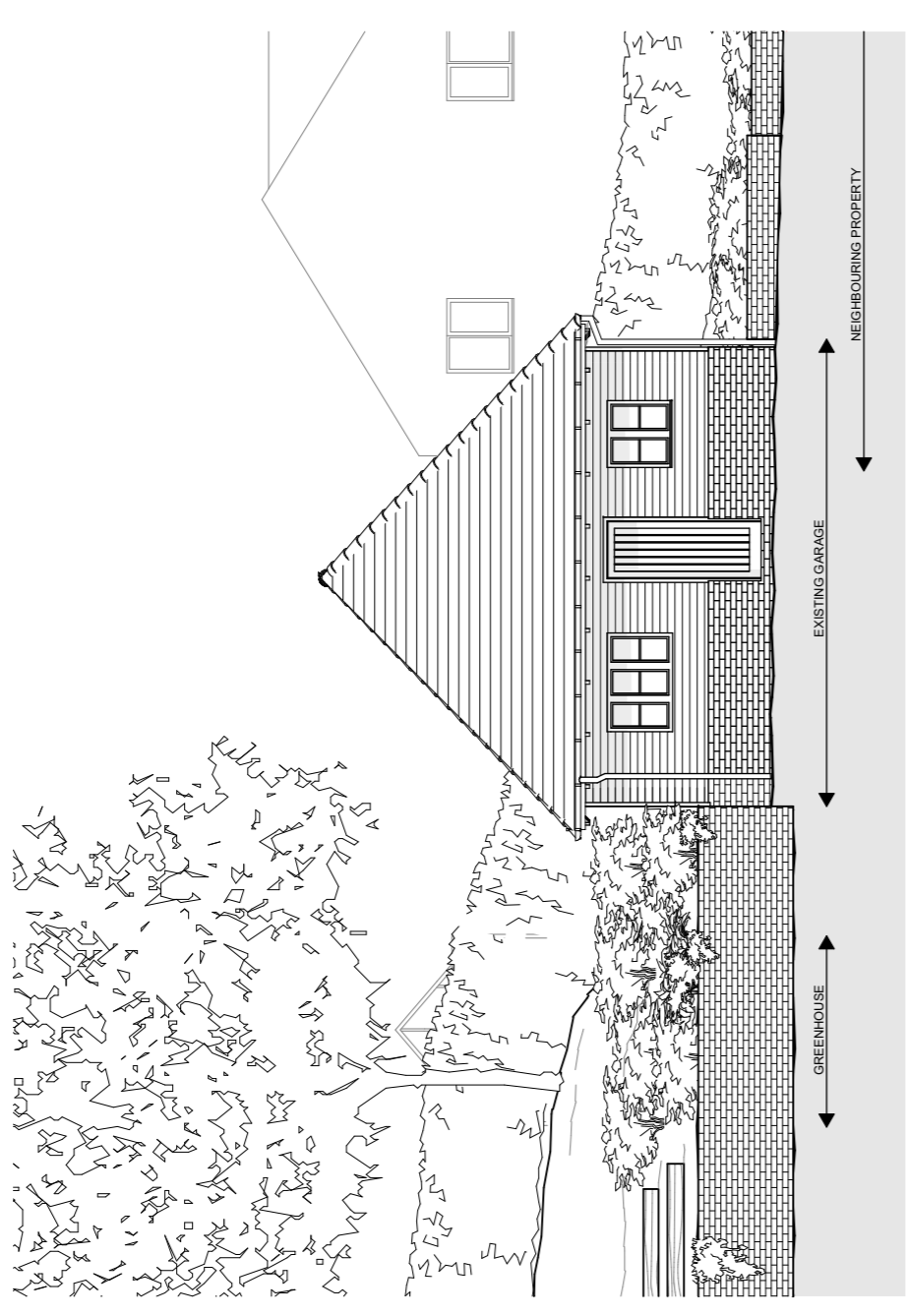
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 1:100 Scale in Metres



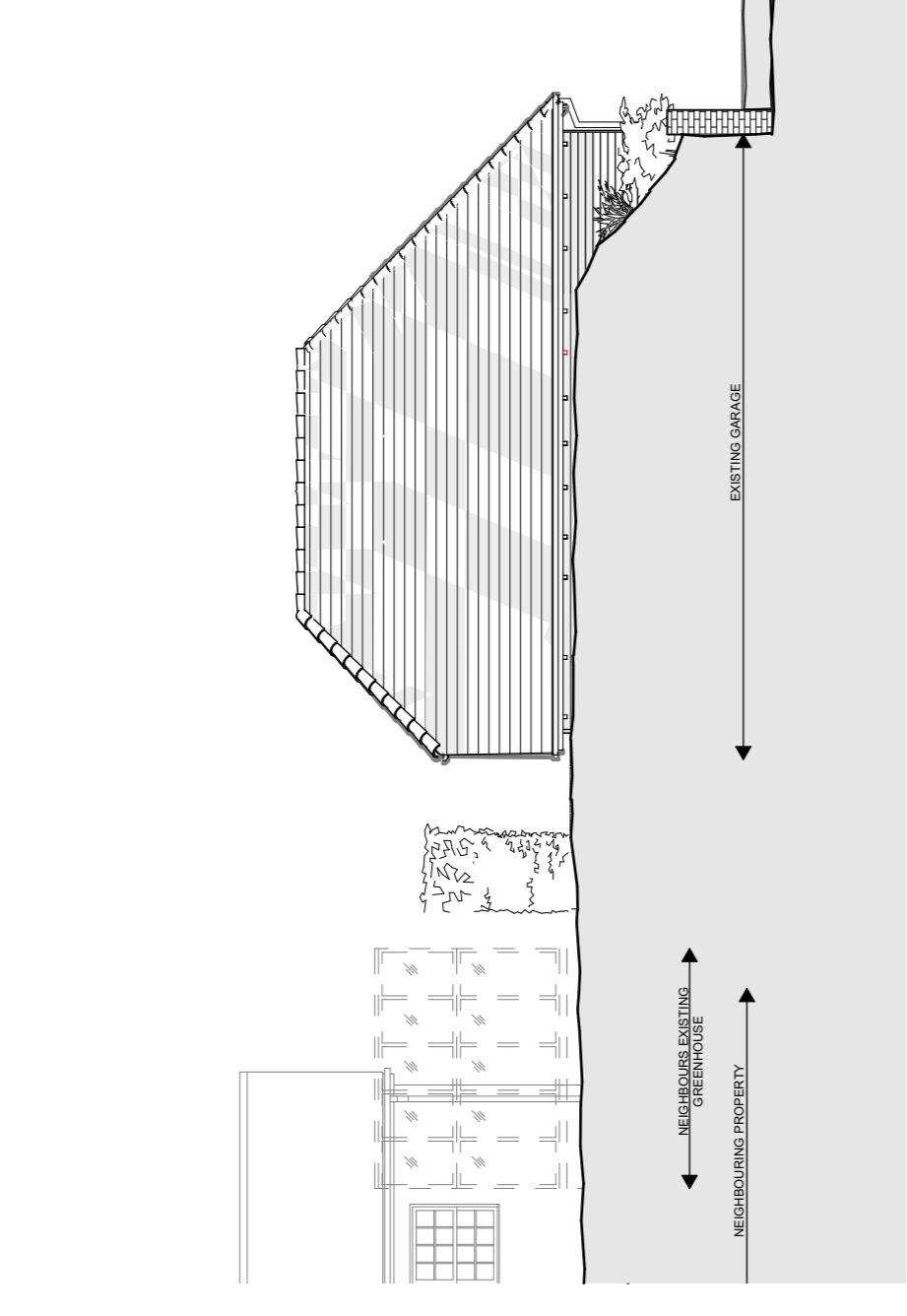
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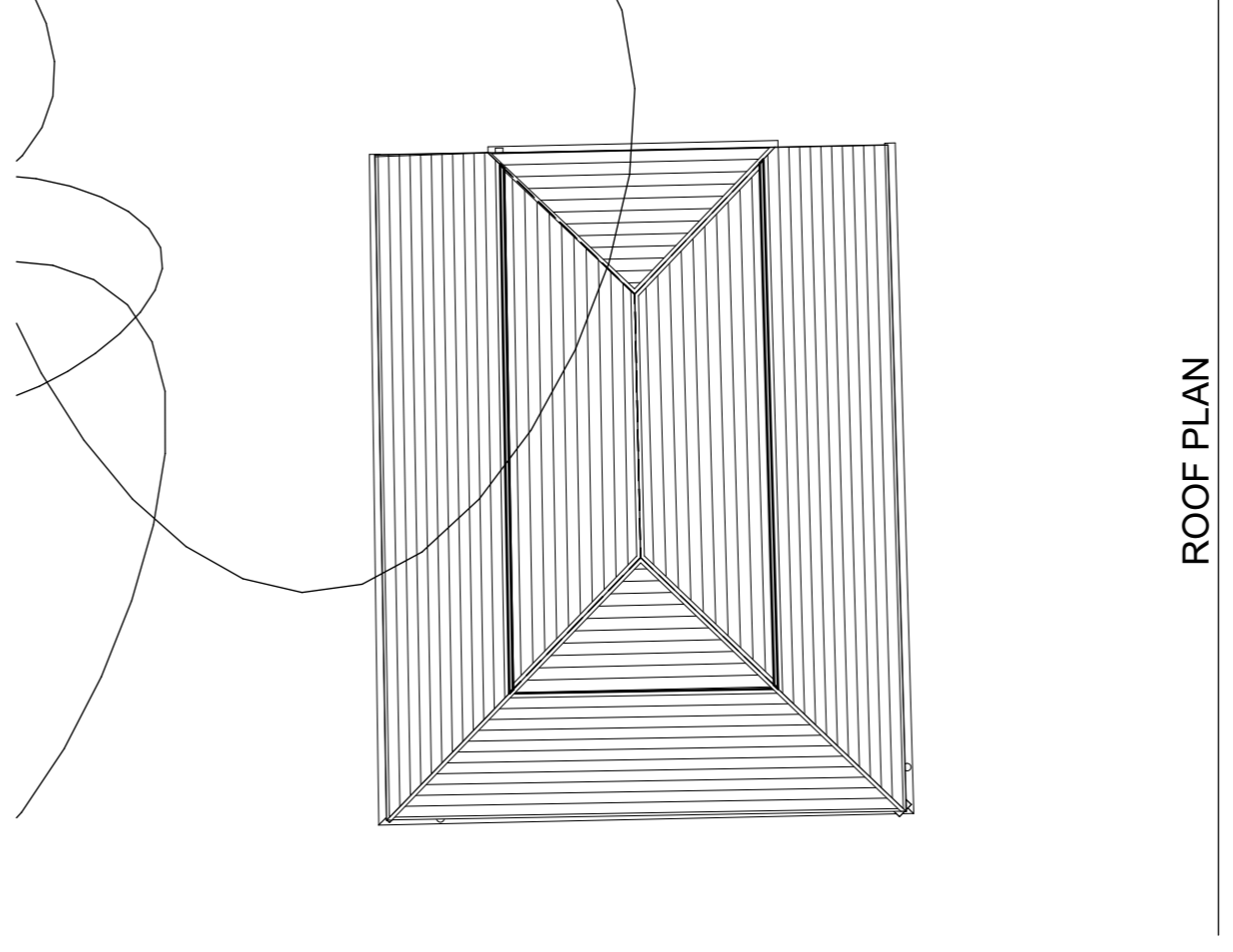
SOUTH WEST ELEVATION



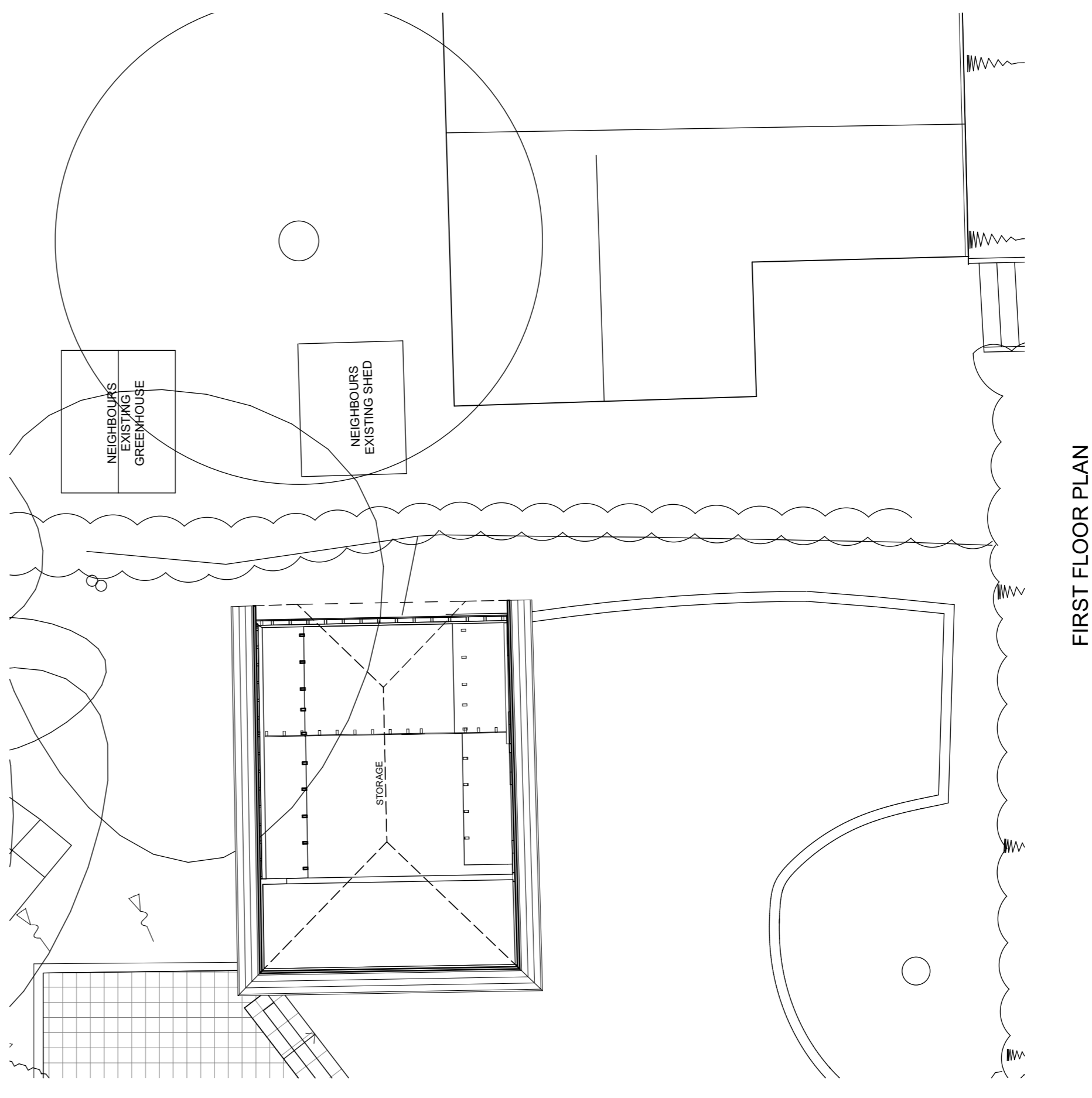
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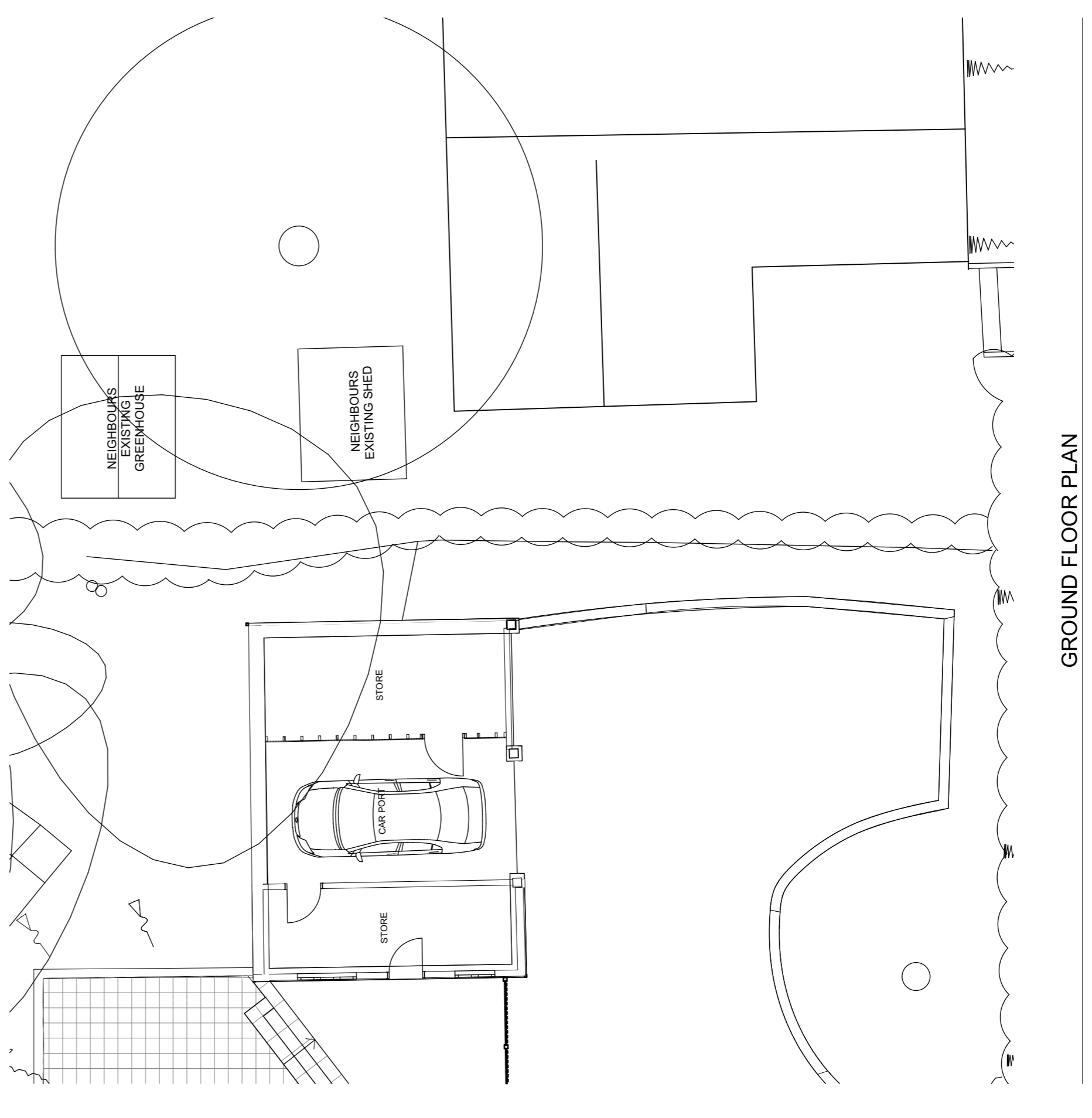
SOUTH EAST ELEVATION



ROOF PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



PROJECT TITLE
 CHALK DELL GARAGE
 CHALK DELL BARTON STACEY WINCHESTER
CLIENT
 MR. A. NEAL

DRAWING TITLE
 GARAGE AS EXISTING
SCALES @ A1
 1:100
WORK STAGE
 1- PREPARATION & BRIEF
ISSUE STATUS
 PLANNING
DRAWN BY
 DWS
CHECKED BY
 DWS
DATE
 MAY 2018
BIM ISSUE REFERENCE
 ANL - SAV - - A - 123456789_103_B

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REVISIONS

REV	DESCRIPTION	BY	CHECK	DATE
A	ALTERNATIVE FOR PLANNING APPLICATION	JS	DWS	MAY 2018
B	ROOF HEIGHT LOWERED, RESIGNED	JS	DWS	AUG 2018
C	SCREEN FENCE ADD TO SOUTH EAST SIDE	GP	CT	SEP 2018
D	OF BALCONY			

HEALTH, SAFETY & ENVIRONMENTAL INFO.

In addition to the hazard risks normally associated with the types of work detailed on this drawing take note of the below. It is assumed that all works on this site are to be undertaken by a competent contractor working, where appropriate, to an appropriate method statement.

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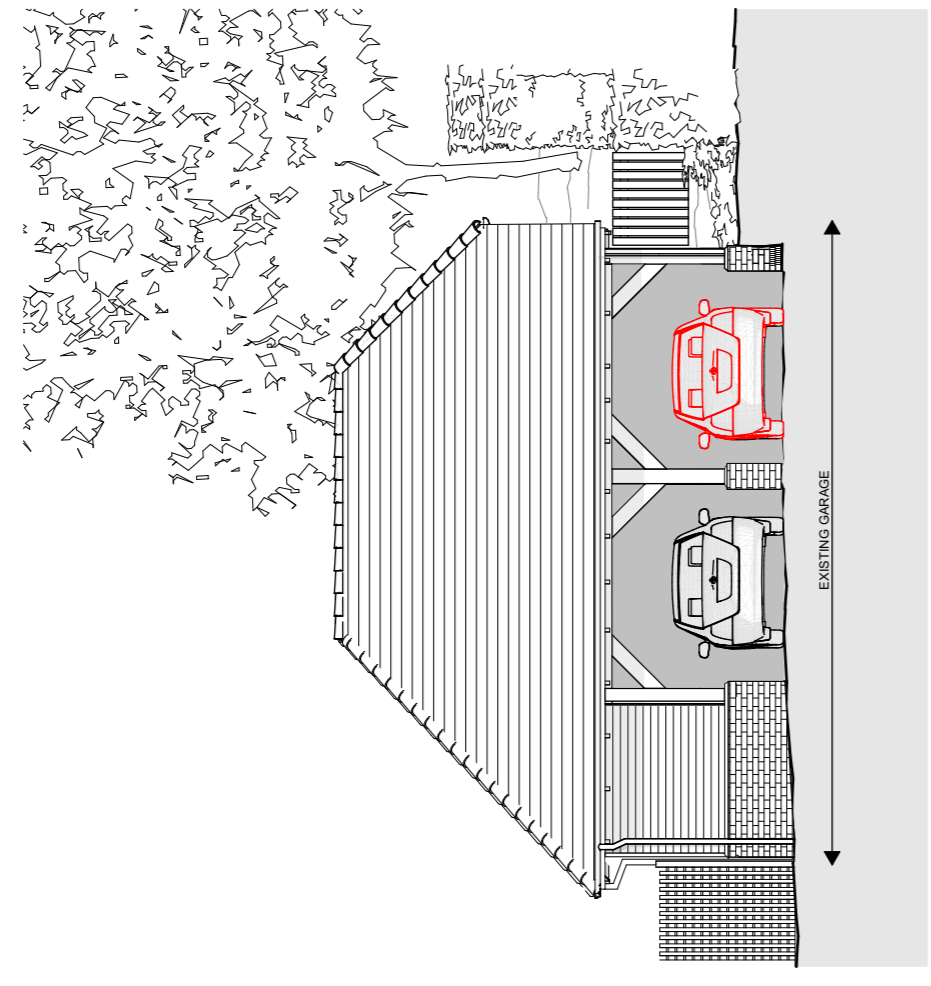
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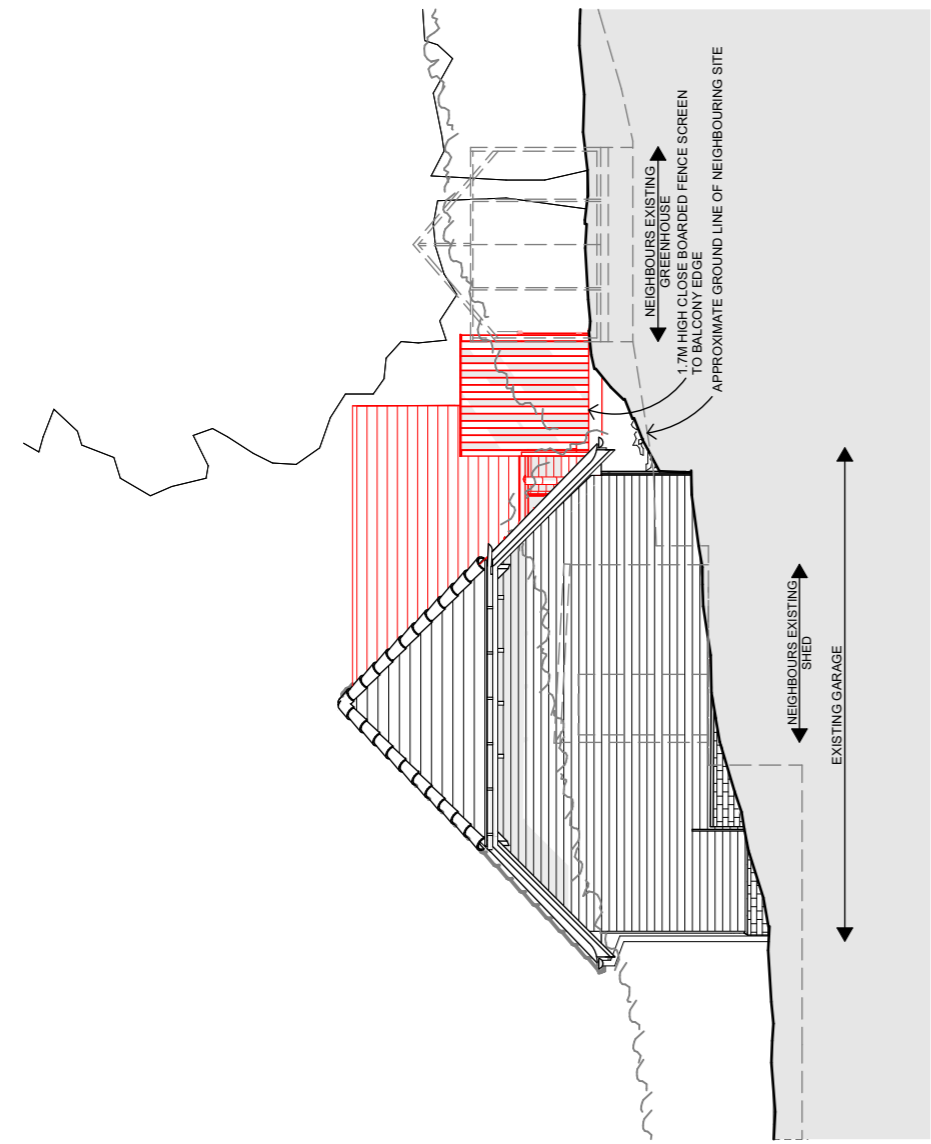
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	Used to encourage a particular action
	Used to avoid or prevent a particular action

NORTH POINT, SCALE BARS & CDM 2015

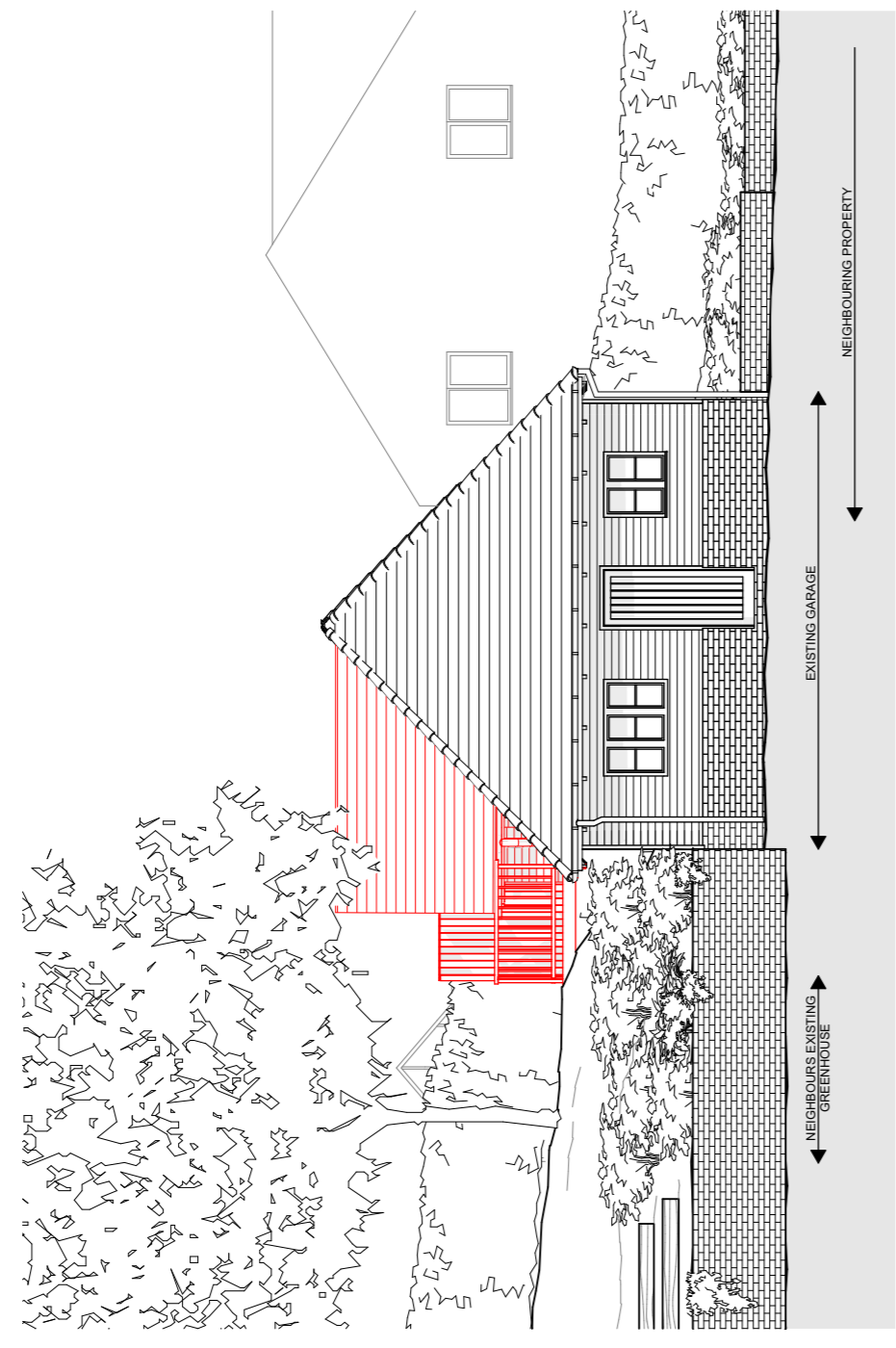
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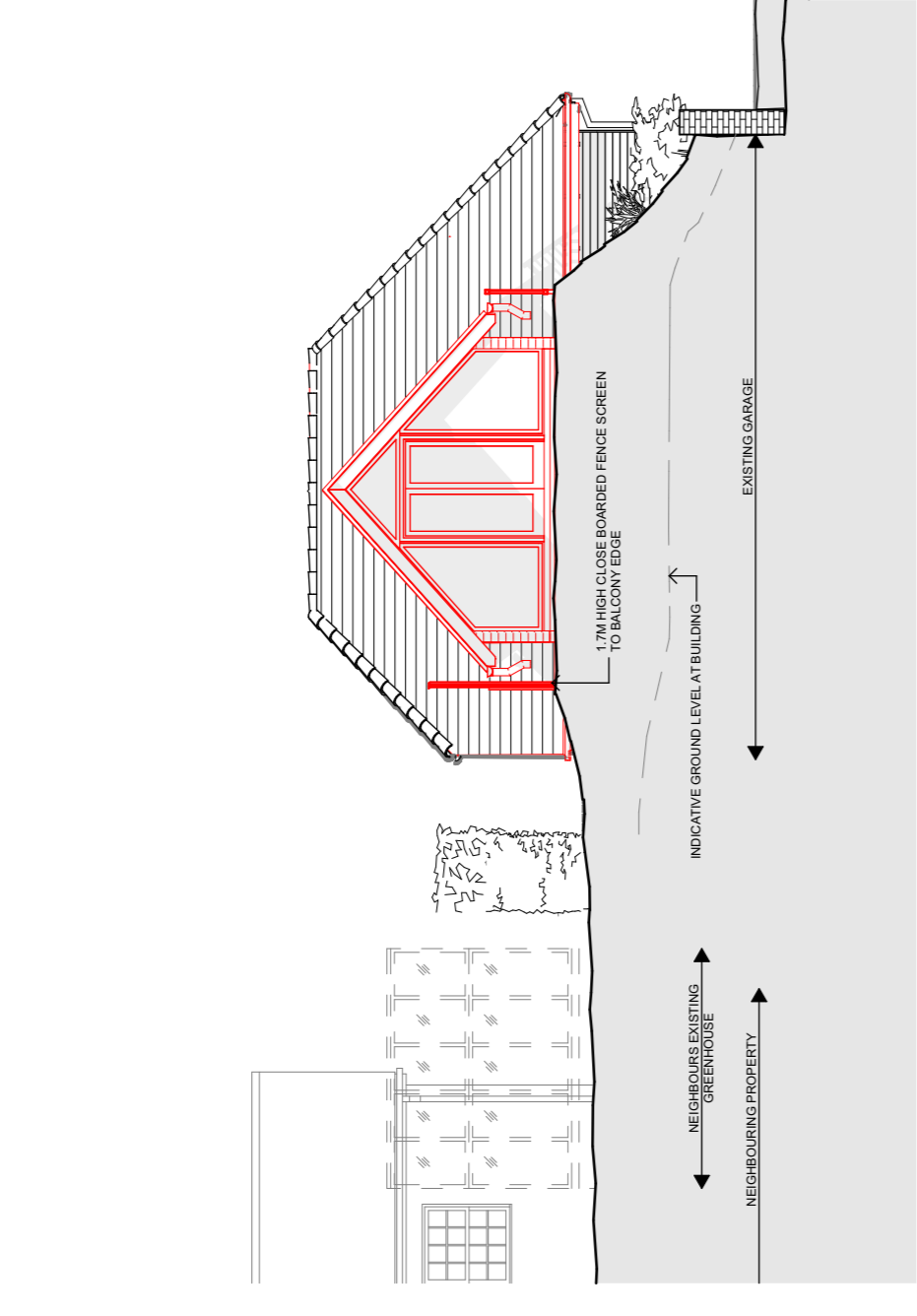
NORTH WEST ELEVATION 1:100



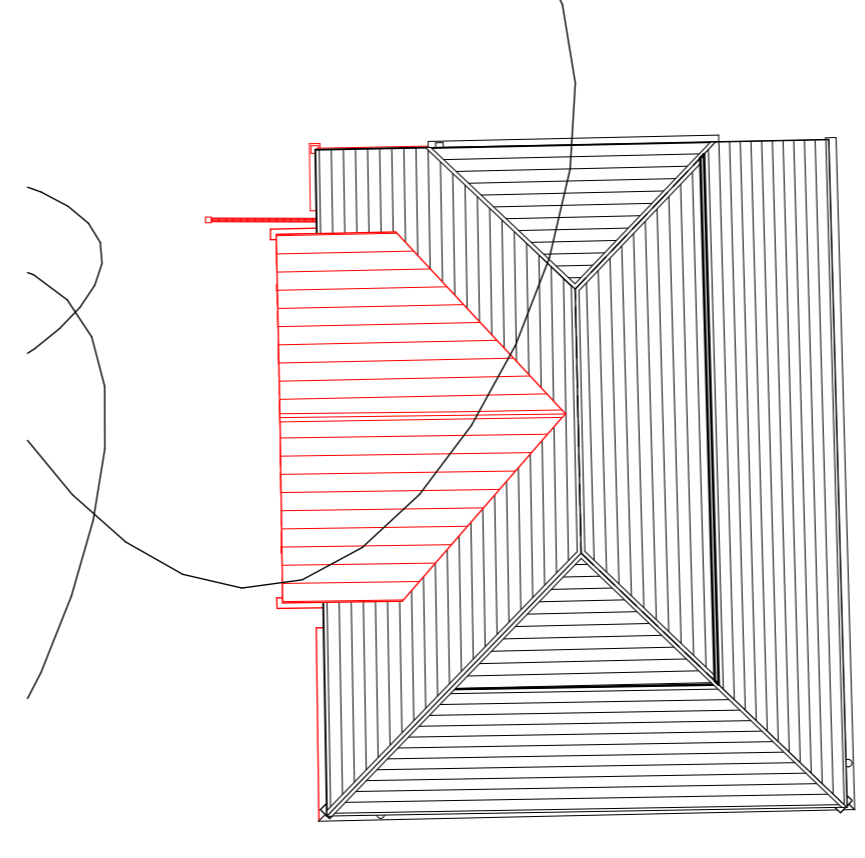
SOUTH WEST ELEVATION 1:100



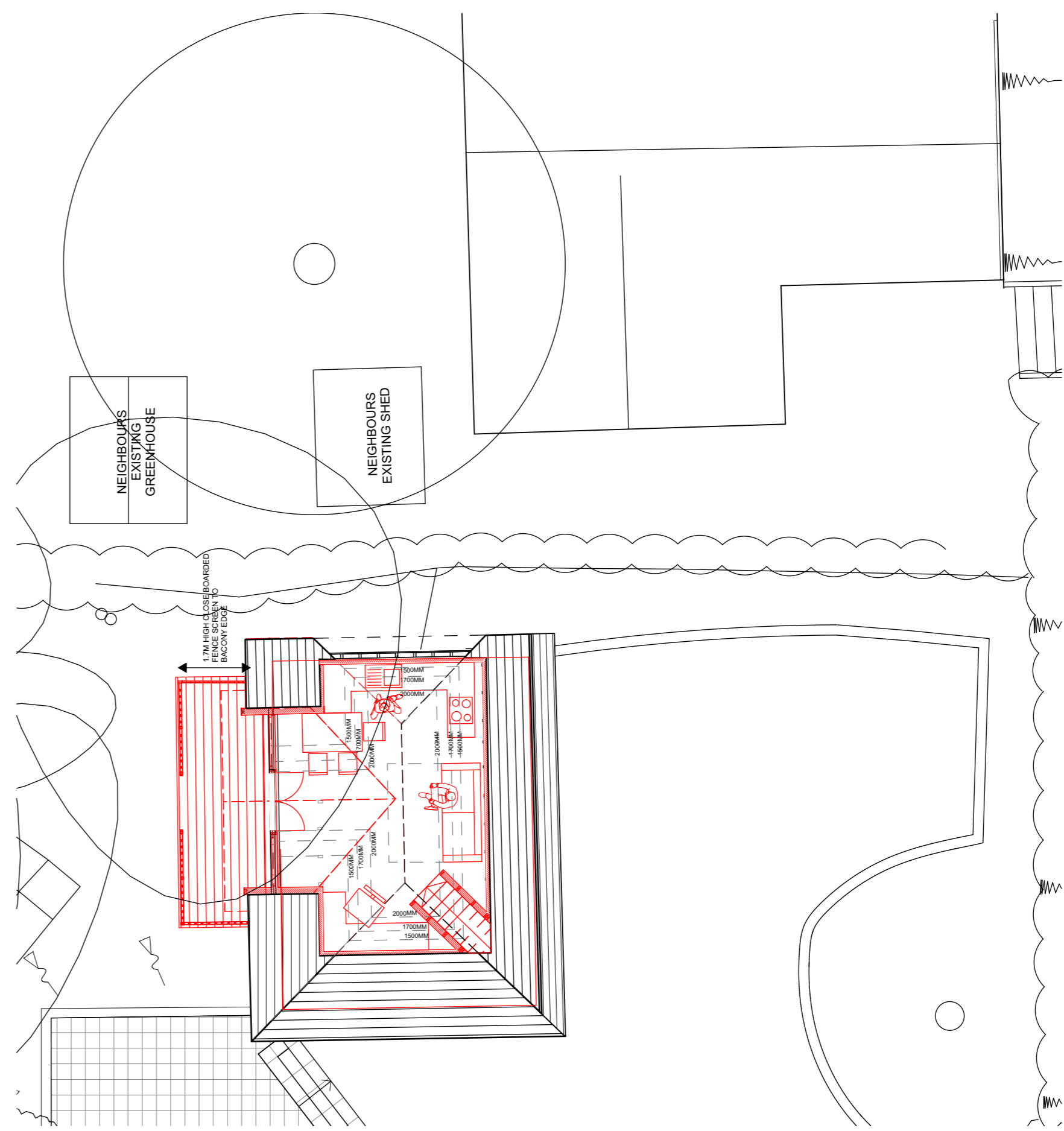
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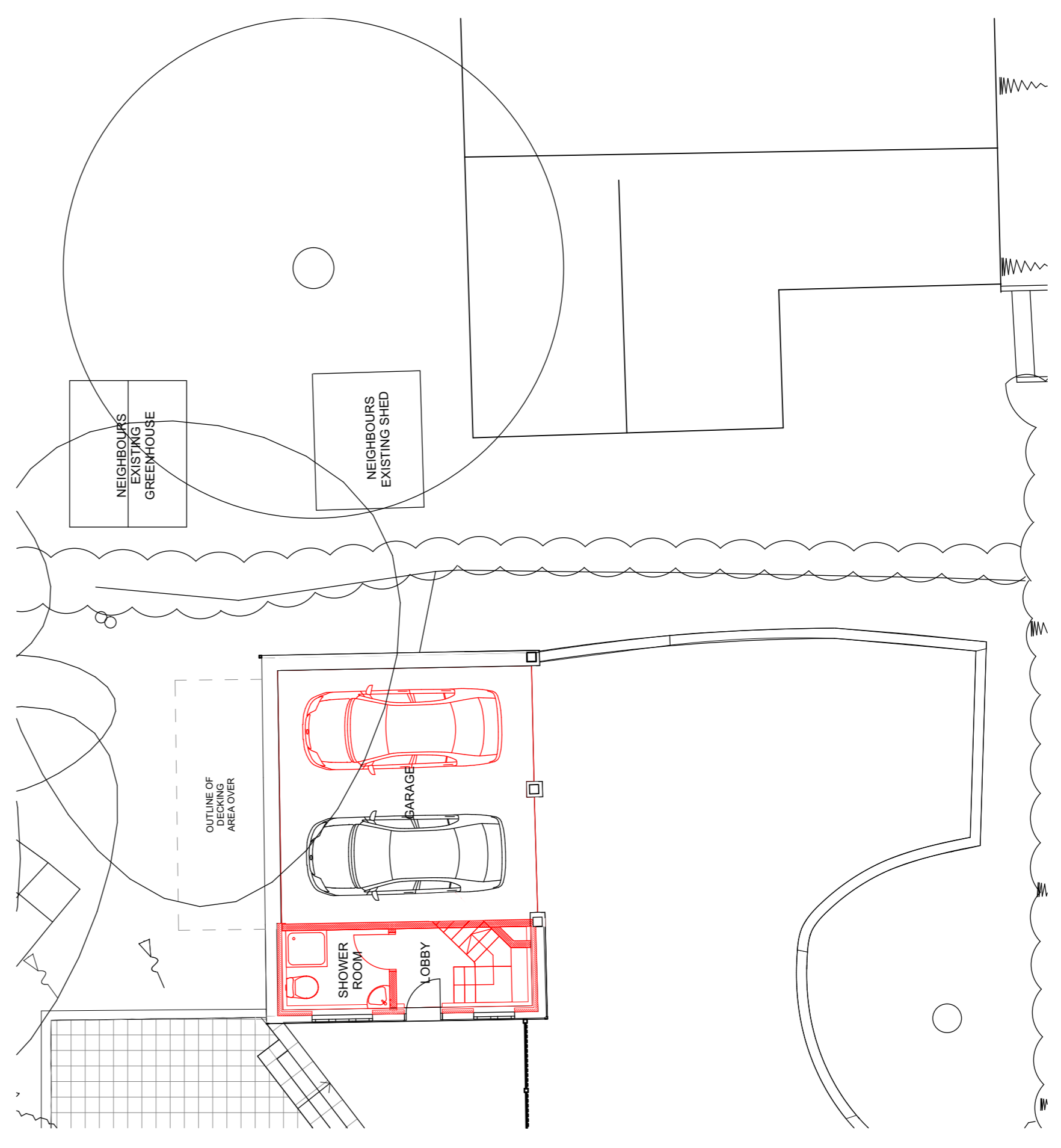
SOUTH EAST ELEVATION 1:100



ROOF PLAN 1:100



FIRST FLOOR PLAN 1:100



GROUND FLOOR PLAN 1:100



PROJECT TITLE
CHALK DELL GARAGE
CHALK DELL BARTON STACEY WINCHESTER

CLIENT
MR. A. NEAL

DRAWING TITLE
GARAGE AS PROPOSED

SCALES @ A1
1:100
INSTRUCTION: DWG - REV
123456789_104_D

WORK STAGE
1 - PREPARATION & BRIEF
ISSUE STATUS
PLANNING

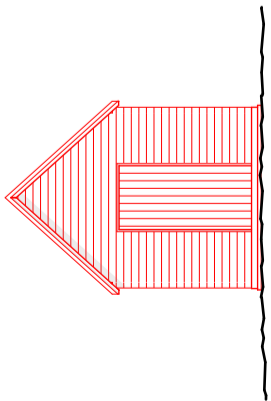
DRAWN BY
JAS
CHECKED BY
DWS
DATE
MAY 2018

BIM ISSUE REFERENCE
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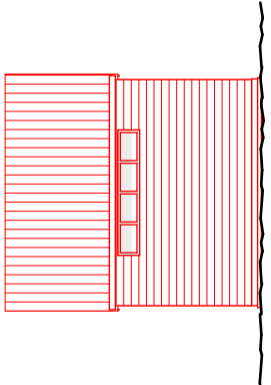
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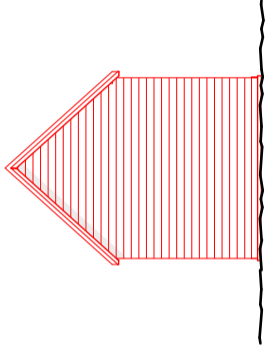
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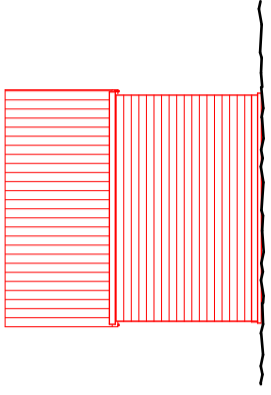
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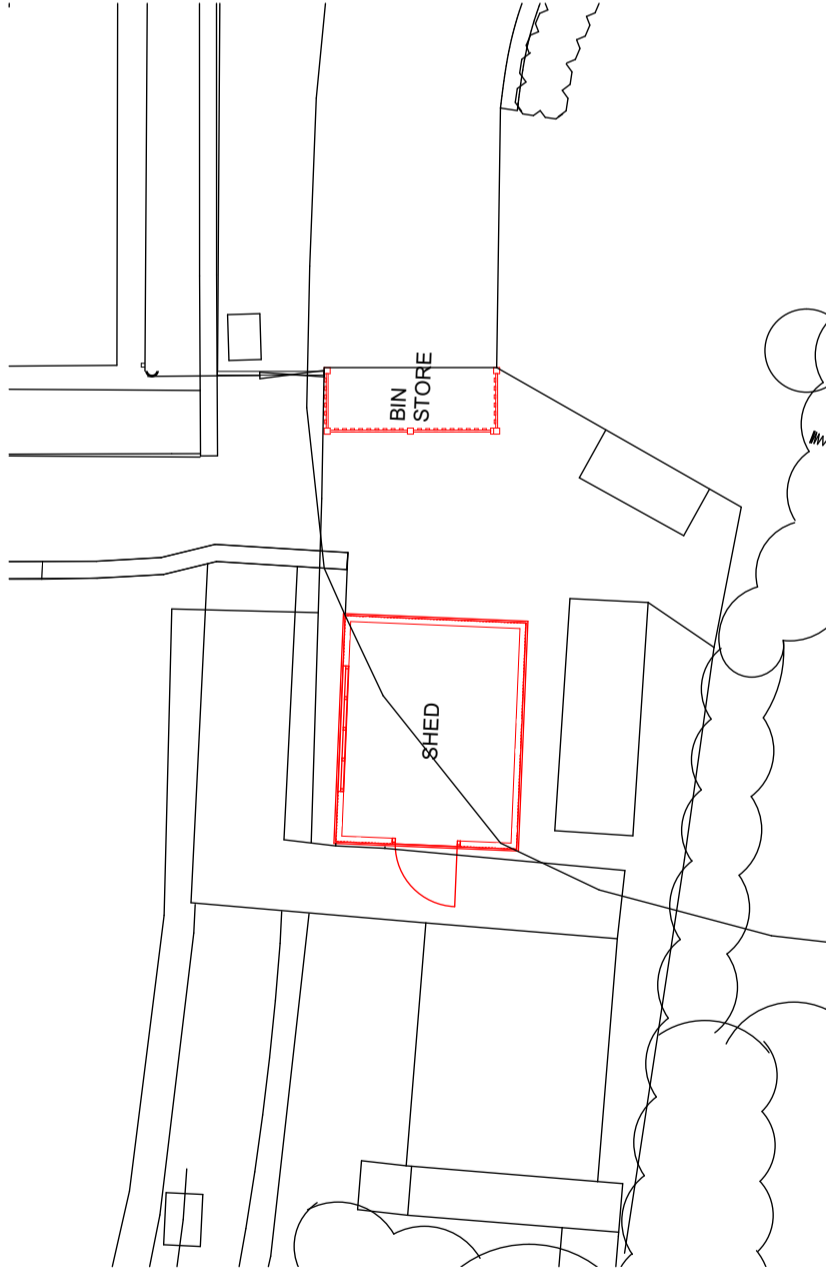
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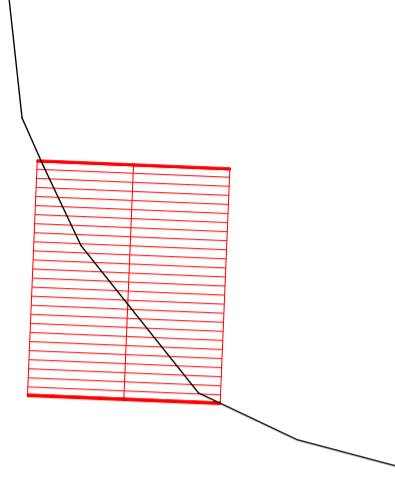
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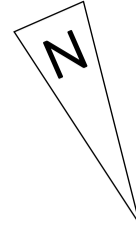
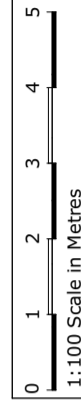
SOUTH ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PROJECT TITLE CHALK DELL GARAGE CHALK DELL BARTON STACEY WINCHESTER	CLIENT MR A. NEAL	WORK STAGE 1 - PREPARATION & BRIEF ISSUE STATUS PLANNING	REVISIONS <table border="1"> <thead> <tr> <th>REV</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>ROOF PITCH & DOOR LOCATION</td> </tr> <tr> <td>B</td> <td>BASE OF SHED ALTERED</td> </tr> </tbody> </table>	REV	DESCRIPTION	A	ROOF PITCH & DOOR LOCATION	B	BASE OF SHED ALTERED	DATE JUN 2018 JULY 2018	INSTRUCTION _DWG_ REV 123456789_107_B SCALES @A3 1:100 BIM ISSUE REFERENCE ANL -SAV- - - -A-123456789_107_B		
REV	DESCRIPTION												
A	ROOF PITCH & DOOR LOCATION												
B	BASE OF SHED ALTERED												
DRAWING TITLE PROPOSED SHED - PLANS AND ELEVATIONS		CHECKED BY DWS DATE MAY 2018		BY GP JS		REVISIONS DESCRIPTION ROOF PITCH & DOOR LOCATION BASE OF SHED ALTERED		NOTES This document and its design content is copyright © and is the property of Savills. It may not be reproduced without their expressed permission. It shall be read in conjunction with all other associated project information including models, specifications, schedules and related drawings and documents. Dimensions and sizes shall be taken from the Planning purposes. Figured dimensions only are to be used. All dimensions must be checked on site by the Contractor prior to the commencement of any fabrication or building works. Immediately report any discrepancies, errors or omissions to Savills prior to the commencement of any fabrication or building works. If in doubt, please ASK.					
RIBA Chartered Practice 1 Jewry Street, Winchester, Hampshire, SO23 8RZ t: 01962 857413 f: 01962 857401 e: abs.winchester@savills.com w: www.savills.co.uk		SAVILLS		DATE JUN 2018 JULY 2018		BY GP JS		REVISIONS DESCRIPTION ROOF PITCH & DOOR LOCATION BASE OF SHED ALTERED		CHECKED BY DWS DATE MAY 2018		DRAWING TITLE PROPOSED SHED - PLANS AND ELEVATIONS	

ITEM 8

APPLICATION NO.	18/02125/VARN
APPLICATION TYPE	VARIATION OF CONDITIONS - NORTH
REGISTERED	09.08.2018
APPLICANT	Farleigh School
SITE	Farleigh School, Stockbridge Road, Red Rice, UPPER CLATFORD
PROPOSAL	Variation of Condition of 2 of 16/01098/FULLN (Erection of floodlights to existing artificial turf pitch) to substitute plans to provide modern and efficient lighting.
AMENDMENTS	
CASE OFFICER	Mrs Katie Nethersole

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site comprises of a school located within a parkland setting. There are a number of substantial buildings around the pitch – including teaching blocks and a swimming pool. The pitch is also surrounded by mature trees and the car park.

3.0 PROPOSAL

- 3.1 To vary condition 2 of the original planning permission to amend the floodlighting scheme. Other than the alterations to the floodlight scheme the scheme is the same as permitted under 16/01098/FULLN. The main changes from the previous scheme is the type of lights and the light levels which have reduced from 383 to 352 lux. The reason for the reduction in light levels is because the lights will be more focussed onto the pitch. The lights would be LED type lights which would be more long lasting, future proof and substantially cheaper to run.

The floodlights would be positioned in the same locations and previously approved – 6 in total with 3 either side of the pitch evenly spaced out. There would be approximately 35 metres between each light on each respective side (east and west). The site is in a relatively remote setting and therefore consideration needs to be taken to ensure that dark skies are maintained.

The application 16/01098/FULLN established the principle of the development and granted permission for the erection of floodlights to existing artificial turf pitch. This application seeks to vary the approved plans to address the alterations to provide modern and efficient lighting.

The proposed floodlights are consented to be positioned on the east and west side of the pitch. The consented scheme for floodlighting was for the old style metal halide lights. The proposed lights are LED which are more long lasting and sustainable.

4.0 **HISTORY**

4.1 16/01098/FULLN - Erection of floodlights to existing artificial turf pitch– Permission subject to conditions 23.11.2016.

02. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Site Location Plan; HL250S13/3/AL5760; HLS00619.2; 1512/02.

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

4.2 15/00853/FULLN - Erection of music school and associated parking– PERMISSION subject to conditions 03.07.2015.

4.3 15/00490/FULLN – Installation of an all weather pitch with fencing, landscaping and revised car parking layout – PERMISSION subject to conditions 03.08.2015.

4.4 13/01088/FULLN – Single storey extension to north west elevation and canopy to south east elevation to create all weather outdoor play area– PERMISSION subject to conditions 02.07.2013.

4.5 11/01055/RESN - Erection of science block (revised details of 09/01013/OUTN) – permission 08.07.2011.

5.0 **CONSULTATIONS**

5.1 **Sport England: No Objection.**

Sport England has consulted the national governing bodies for sport on the proposal and has received the following comments: England Hockey have no objection to the installation of new floodlights to support the existing Artificial Grass Pitch (AGP). However England Hockey would like to see the floodlight restriction extended to 9.30pm during the week to allow for future training needs from a local hockey club. Andover Hockey Club currently plays at a site 3 miles away, which would make this an ideal second pitch, as and when required. Sport England would welcome consideration of a community use agreement to secure potential community use of the sports facility.

5.2 **Landscape: comment only**

The lighting levels are indicated to be at a lower level than previously approved – therefore any reduction in the overall glow that may be seen within the landscape is considered a minor benefit compared to the previous scheme. Assuming that conditions for limiting light use /times remains the same to limit any impact to the landscape.

5.3 Environmental Protection: Comments/No objections.

The application seeks to substitute different luminaires from those originally approved. The predicted 5 lux contour impinges further onto the footprint of the premises described as 'The Kennels' than was previously the case. The Institute of Lighting Professionals Guidance 2011 states that a E1 (natural) and E2 (rural) pre-curfew illumination at windows should not exceed 2 or 5 lux respectively. It is likely that both of these targets would be met but confirmation is required from the lighting engineer. It is also prudent to obtain confirmation of the expected luminaire intensity also, with particular attention to the residents of The Kennels.

Further information/revised plan was submitted to address the above comments and the Environmental Protection Officer has confirmed that this is satisfactory provided the installations are in accordance with the revised details then this removes concerns about the impact on amenity.

5.4 Ecology: Comments, No Objection.

The key consideration is of the potential impacts to bats. The floodlights will only be in use until 1900 hours and therefore would not result in any illumination of the adjacent wooded/scrub habitat during key bat emergence/foraging times. The proposed amended design would not significantly alter the pattern or level of light spill over that already approved.

5.5 Design and Conservation: No Objection.

It is not considered that the proposed change will alter the impact on the settings of the heritage assets – this is the assumption that the conditions with regards to the timings remain the same.

6.0 REPRESENTATIONS Expired 13.9.18

6.1 Upper Clatford Parish Council: No Objection

On the assumption that light spill is no greater and timings remain the same.

7.0 POLICY

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E5: Biodiversity

E8: Pollution

E9: Heritage

7.3 Supplementary Planning Documents (SPD)

Upper Clatford and Anna Valley VDS 2002 – this refers to the landscape setting of the settlement and its relationship with the surrounding agricultural areas and how this should be maintained.

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Character of the area
- Amenity

8.2 **Character of the area**

The school already has column floodlighting around the existing tennis courts. The height of the columns remains the same as approved; at 13 metres. The pitch is sited approximately 40 metres from the nearest residential dwelling and added to this distance there is established landscaping around the site and therefore the visual impact on the character of the area is considered to be minimal.

8.3 **Amenity**

The nearest neighbours are The Kennels, approximately 45 metres west of the pitch; and South Lodge, approximately 63 metres to the north. The pitch is located more than 40 metres away from The Kennels, and this distance combined with the existing mature landscaping would ensure that the proposed lights do not lead to any unacceptable adverse impact on the occupant's amenity in terms of light pollution.

8.4 The proposal would provide for the privacy and amenity of neighbouring properties and would comply with Policy LHW4 and Policy E8.

The revised plan has been reviewed by the Environmental Protection Officer and has confirmed that provided the lights are installed in accordance with the revised details, then the concerns about amenity impacts have been addressed.

8.5 **Other Matters**

Sport England have raised concerns regarding the hours of use as England Hockey would like to see the floodlight restriction extended to 9.30 pm during the week. Andover Hockey Club currently plays at a site 3 miles away so this pitch would make an ideal second pitch.

The hours of use have been agreed in the consented permission (16/01098/FULLN) – between the hours of 0800 and 1900 Mondays to Fridays, 0900 and 1800 hours on Saturdays and not at all on Sundays. The reason for this restriction was to prevent undue light pollution and to avoid impacts to bats in accordance with policies E2, E5 and E8.

This application does not seek to alter or remove this condition and it is considered that it is still necessary and reasonable to apply this condition to the officer recommendation.

Whilst Sport England have requested consideration of a community use agreement this would not be reasonable to request in the context of this previously consented sports pitch.

9.0 CONCLUSION

9.1 The proposal to vary condition 2 of 16/01098/FULLN is considered acceptable as the character of the area would be maintained and the proposal would not give rise to any unacceptable amenity impacts in terms of light pollution or character issues. The proposal is in accordance with the relevant policies of the Test Valley Borough Revised Local Plan 2016.

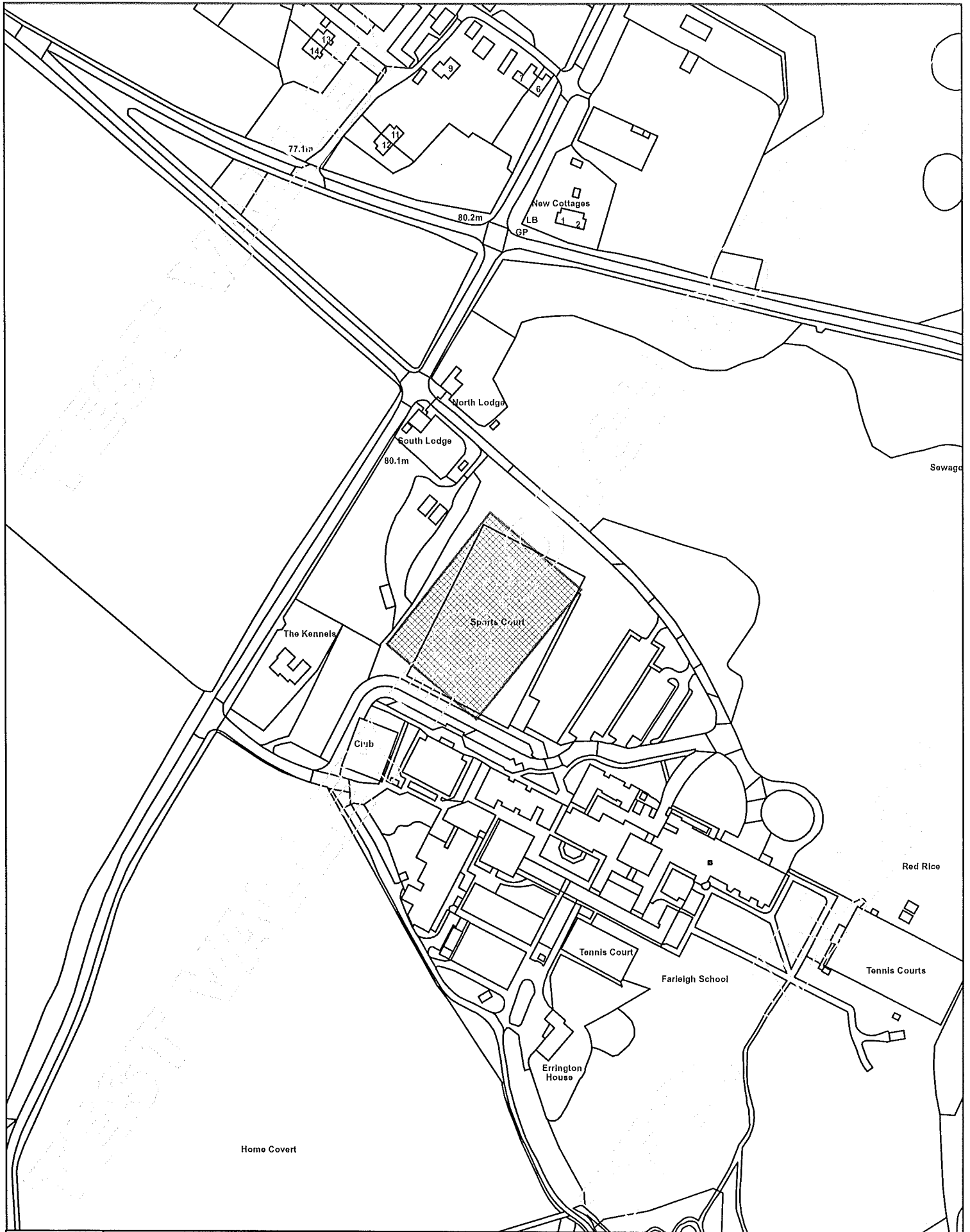
10.0 RECOMMENDATION

PERMISSION subject to:

1. **The development hereby permitted shall be begun before 23 November 2019.**
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 HL250513/3/ALS760, HLS00619.2, 1512/02**
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The floodlights hereby permitted shall only be used between the hours of 0800 and 1900 Monday-Friday, 0900 and 1800 hours on Saturdays, and not at all on Sundays.**
Reason: To prevent undue light pollution and to avoid impacts to bats in accordance with Test Valley Borough Revised Local Plan 2016 Policies E2, E5 and E8.
4. **The floodlights shall be implemented in accordance with the details and plans as submitted with the application and shall not exceed the stated lux levels.**
Reason: To prevent undue light pollution in accordance with Test Valley Borough Revised Local Plan 2016 Policies E2 and E8.
5. **The development hereby permitted shall be carried out in accordance with Section 6 “Recommendations and Enhancements” of the submitted Bat Survey Report (Ecology By Design, July 2015).**
Reason: To avoid impacts to bats in accordance with Test Valley Borough Revised Local Plan 2016 Policy E5.

Note to applicant:

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to 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.**

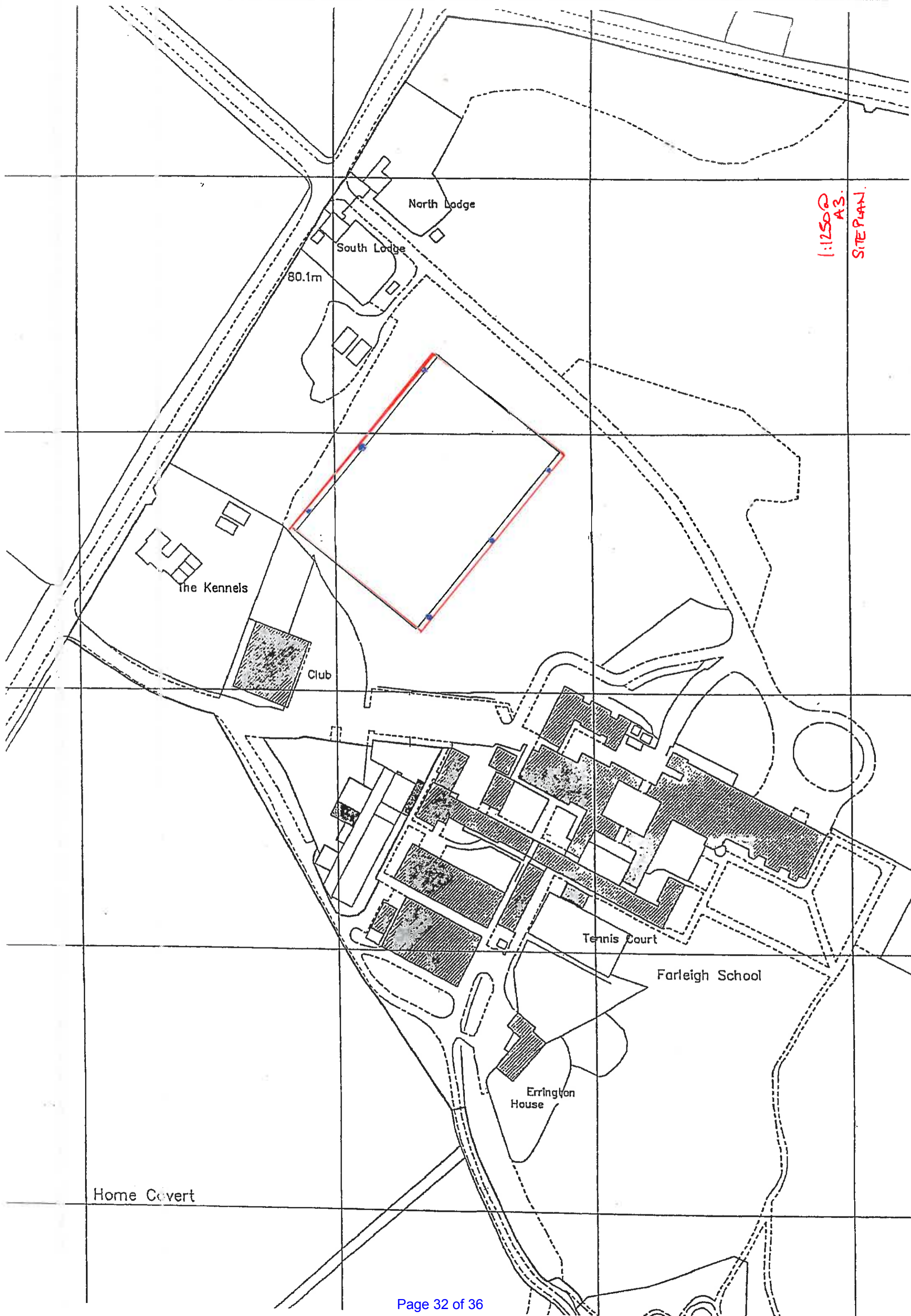


Siteplan



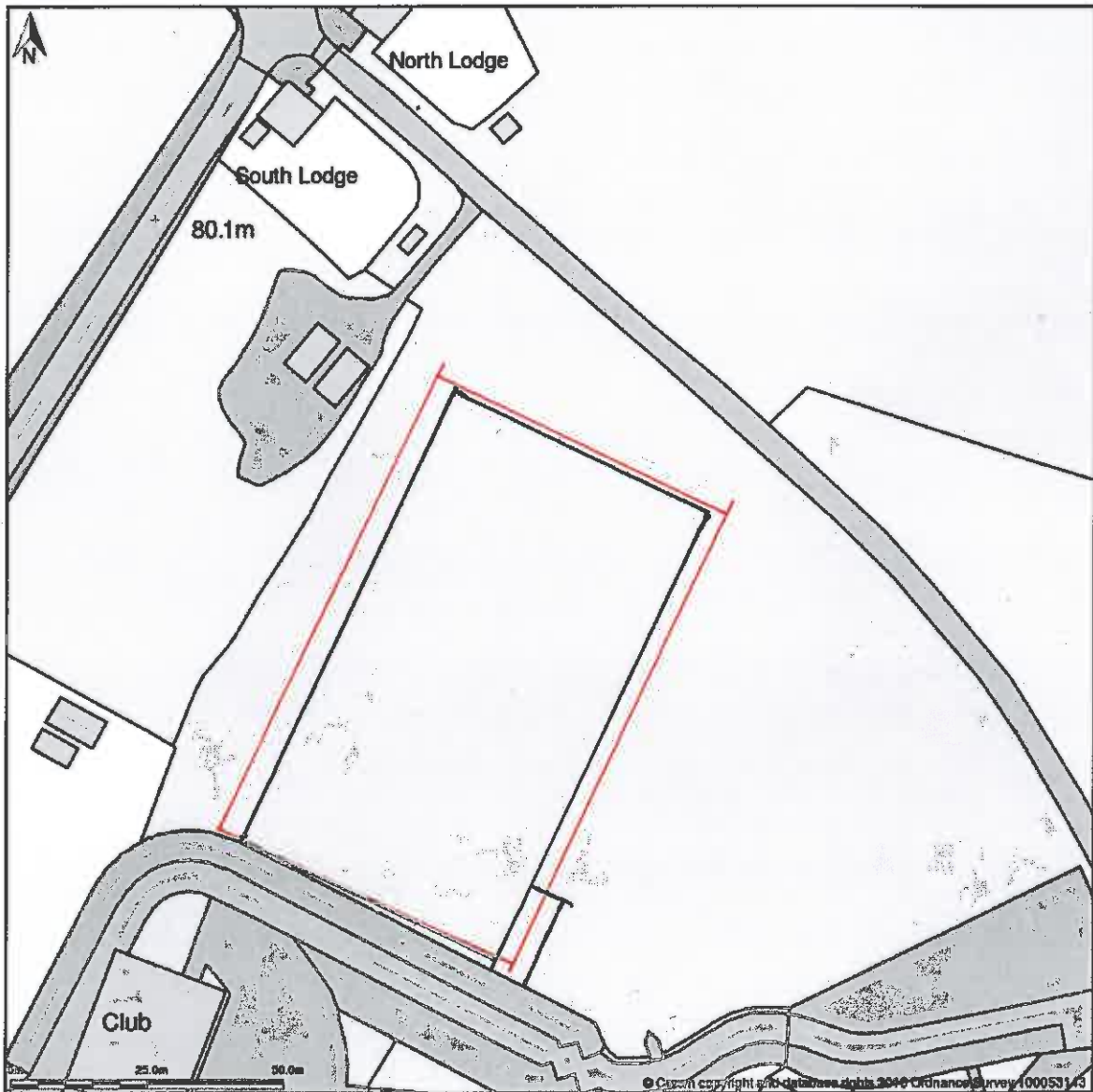
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 TEST VALLEY BOROUGH COUNCIL LICENCE No. 100024295 2013

18/02125/VARN



1:1250 @
A3.
SITE PLAN.

Farleigh School, Stockbridge Road, Red Rice, Hampshire, SP11 7PW



Site Plan shows area bounded by: 433748.66, 141799.66 433948.66, 141999.66 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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Notes

Floodlighting Equipment

6 x 13m Masts (M1-M6)
 Each carrying the following Floodlights :-
 M1-M6.....
 4 x OSRAM LED FL 20 MAXI/PL44T

OSRAM LED

LED 5000K / CRI >= 70
 (60 000 INITIAL Lm)

Illuminance Levels

Initial -
 (100hrs) E.i.ave = 371Lux
Maintained -
 (4000hrs) E.i.ave = 352Lux

Uniformity

E_{min}/E_{ave} = 0.71

Grid values in Lux(initial).

Grid interval = 5m.

Contour values in Lux (initial).

Contours: 5, 15, 25, 50 Lux.

Maintenance Factor = 0.95

HALLIDAY LIGHTING

Project

Farleigh School

www.halliday-lighting.co.uk

Drawing Title

Proposed floodlighting

Drawn By (print)

MB

Date

20/06/2018

Project No

02295

Scale

1:750 @ A3

Drawing No

HLS02295

Status

Proposal

