

**Minutes of the Planning Control Committee
of the Test Valley Borough Council**
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover
on Thursday 22 December 2012 at 5.30 p.m.

Attendance:

Councillor C Collier (Chairman)	(P)	Councillor I Hibberd (Vice-Chairman)	(P)
Councillor G Bailey	(A)	Councillor C Lynn	(A)
Councillor P Bundy	(P)	Councillor J Lovell	(P)
Councillor A Dowden	(P)	Councillor J Neal	(P)
Councillor M Flood	(P)	Councillor A Tupper	(A)
Councillor M Hatley	(P)	Councillor A Ward	(A)
Councillor A Hope	(P)	Councillor J Whiteley	(P)
Councillor P Hurst	(P)	Councillor N Whiteley	(P)
Councillor N Long	(P)		

Also in Attendance:
Councillor S Hawke

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Declarations of Interest

Councillor Lovell declared a personal interest in application 11/02248/FULLN as the Parish Council speaker was known to her. She remained in the room while the application was discussed and spoke and voted thereon.

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Minutes

Resolved:

That the minutes of the meeting held on 7 November 2011 be confirmed and signed as a correct record.

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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 – 54	11/02248/FULLN	Mr R Houghton (Goodworth Clatford Parish Council)

(The meeting terminated at 6.05 p.m.)

Schedule of Development Applications

7	APPLICATION NO.	11/02248/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED	07.10.2011
	APPLICANT	Mr & Mrs Dique Li
	SITE	Lorien, Goodworth Clatford, Andover GOODWORTH CLATFORD
	PROPOSAL	Demolition of existing dwelling and double garage and erection of two detached 3 bedroom dwellings
	AMENDMENTS	
	CASE OFFICER	Mr Gregg Chapman

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. No development shall take place until samples and details of the materials to be used in the construction of all external surfaces hereby permitted 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 the development has a satisfactory external appearance in the interest of visual amenities, and ensures the preservation of the character and appearance of the Conservation Area in accordance with Test Valley Borough Local Plan 2006 policies ENV15 and DES07.
3. Construction of plot 1 shall not commence until such time as the existing dwelling, known as Lorien (as shown on the submitted plans), has been demolished, and all associated materials removed from the site.
Reason: To ensure an appropriate phasing of development to avoid detrimental impact to the character and appearance of the area and Conservation Area, and the residential amenities of the existing property, Lorien, if the development as a whole were not progressed in such a phased manner, in accordance with Test Valley Borough Local Plan 2006 policies DES02, DES05, DES06, DES07, ENV15, AME01, and AME02.
4. Notwithstanding the detail on the submitted plans, the development hereby permitted shall not be commenced until such time as details of the surface finish of the driveway area 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 the development has a satisfactory external appearance in the interest of visual amenities, and ensures the preservation of the character and appearance of the Conservation Area in accordance with Test Valley Borough Local Plan 2006 policies ENV15 and DES07.
5. At least the first 4.5 metres of the access track measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.
Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.
6. The development hereby permitted shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.
Reason: In the interests of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05, TRA09, TRA02.
7. Development shall be carried out in accordance with the recommendations set out in Section 6 of the Chalkhill Environmental Consultants (September 2011) report.
Reason: To avoid impacts to legally protected species, in accordance with policy ENV05 of the Test Valley Borough Local Plan 2006.
8. Notwithstanding the submitted details, no development shall take place (including site clearance and any other preparatory works) until a scheme, detailing how the Scots Pine and Birch are to be protected, has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of tree protective fencing. Such fencing shall be erected prior to any other site operations and at least 3 working days notice shall be given to the Local Planning Authority that it has been erected.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan 2006 policy DES08.
9. The development hereby permitted shall be carried out in accordance with the details set out within the Arboricultural Report by SJ Stephens Associates (project no.246) dated 20th July 2011, other than in respect of condition 8 above.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan 2006 policy DES08.

10. Notwithstanding the submitted details, no development shall take place until full details of soft landscape works including planting plans; written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme has been submitted to and approved in writing by the Local Planning Authority. These details shall also include; proposed finished levels or contours; means of enclosure and hard surfacing materials (where appropriate). The landscape works shall be carried out in accordance with the implementation programme.
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Local Plan 2006 policy DES10.
11. Notwithstanding the submitted details, no development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
Reason: To ensure that the works undertaken maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Local Plan 2006 policy DES10.
12. Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities, and ensures the preservation of the character and appearance of the Conservation Area in accordance with Test Valley Borough Local Plan 2006 policies ENV15 and DES07.
13. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.
Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.

Notes to applicant:

1. The following policies in the Development Plans are relevant to this decision:

South East Plan – May 2009: Policies – SP3 (Urban Focus and Urban Renaissance), CC1 (Sustainable Development), CC2 (Climate Change), H4 (Type and Size of New Housing), H5 (Housing Design and Density), T4 (Parking), BE5 (Village Management), BE6 (Management of the Historic Environment).

Test Valley Borough Local Plan (TVBLP) – Policies; SET03 (Development in the Countryside), SET06 (Policy Infill Frontage Areas in the Countryside), SET11 (Replacement Dwellings), DES01 (Landscape Character), DES02 (Settlement Character), DES05 (Layout & Setting), DES06 (Scale, Height & Massing), DES07 (Appearance, Detail and Materials), DES08 (Trees and Hedgerows), DES09 (Wildlife and Amenity Features), DES10 (New Landscaping), AME01 (Privacy & Open Space), AME02 (Sunlight and Daylight), ENV01 (Biodiversity and Geological Conservation), ENV05 (Protected Species), ENV11 (Archaeology and Cultural Heritage), ENV15 (Development in Conservation Areas), ENV17 (Settings of Conservation Areas, Listed Buildings, Archaeological Sites and Historic Parks and Gardens), TRA01 (Travel Generating Development), TRA02 (Parking Standards), TRA04 (Financial Contributions Towards Highways Infrastructure), TRA05 (Safe Access), TRA06 (Safe Layouts), TRA09 (Highway Impact), ESN03 (Housing Types, Density and Mix), ESN22 (Public Recreational Open Space Provision).

2. Please ensure that all development/works complies with the approved plans. Any changes must be advised and agreed in writing with the Local Planning Authority before they are carried out. This may require the submission of a new planning application. Failure to do so may result in enforcement action/prosecution.
 3. The decision to grant planning permission has been taken because the development is considered to be in accordance with the development plan. It is considered that, subject to conditions, the proposal would have no significant detrimental impact on the character and appearance of the area, would preserve the character and appearance of the conservation area, and would not cause any harm to highway safety, protected species, or the residential amenities of occupants in the vicinity. Appropriate financial contributions towards Public Open Space (in lieu of on site provision), and Highways Infrastructure have been secured through a legal agreement. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning and Building Service.
 4. Attention is drawn to the legal agreement dated 24 November 2011.
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8	APPLICATION NO.	11/02249/CAWN
	APPLICATION TYPE	CONSERVATION AREA CONSENT - NORTH
	REGISTERED	07.10.2011
	APPLICANT	Mr & Mrs Dique Li
	SITE	Lorien, Goodworth Clatford, Andover GOODWORTH CLATFORD
	PROPOSAL	Demolition of existing bungalow and double garage
	AMENDMENTS	
	CASE OFFICER	Mr Gregg Chapman

CONSENT subject to:

- 1. The demolition 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 demolition hereby granted consent shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and planning permission has been granted for the redevelopment for which the contract provides. The redevelopment shall commence within one month following the completion of the demolition work unless otherwise agreed in writing by the Local Planning Authority.**
Reason: To prevent the premature demolition of the building in accordance with Test Valley Borough Local Plan 2006 policy ENV14.
- 3. The demolition shall be carried out in accordance with the recommendations set out in Section 6 of the Chalkhill Environmental Consultants (September 2011) report.**
Reason: To avoid impacts to legally protected species, in accordance with policy ENV05 of the Test Valley Borough Local Plan 2006.
- 4. Notwithstanding the submitted details, no demolition shall take place (including site clearance and any other preparatory works) until a scheme, detailing how the Scots Pine and Birch are to be protected, has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of tree protective fencing. Such fencing shall be erected prior to any other site operations and at least 3 working days notice shall be given to the Local Planning Authority that it has been erected.**
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan 2006 policy DES08.

5. **The demolition hereby permitted shall be carried out in accordance with the details set out within the Arboricultural Report by SJ Stephens Associates (project no.246) dated 20 July 2011, other than in respect of condition 4 above.**

Reason: To ensure the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan 2006 policy DES08.

6. **No demolition shall take place until the applicant or their agents or successors in title have submitted to and had approved in writing by the Local Planning Authority a scheme of photographic building, and street scene recording.**

Reason: To ensure that a record of the existing building and its relationship within the street scene, is made for historic reference purposes in accordance with Test Valley Borough Local Plan 2006 Policy ENV11.

Notes to applicant:

1. **The decision to grant conservation area consent has been taken because the demolition of the bungalow and flat roofed garage is acceptable given that they are of no special architectural interest and are not considered to contribute positively to the character and appearance of the Conservation Area. The application has been made alongside a proposal for the replacement of the existing dwelling with two detached dwellings. The proposal is in accordance with policy ENV14 of the Test Valley Borough Local Plan. This informative is only intended as a summary of the reason for grant of conservation area consent. For further details on the decision please see the application report which is available from the Planning Service.**
 2. **Please ensure that all works complies with the approved plans. Any changes must be advised and agreed in writing with the Local Planning Authority before they are carried out. This may require the submission of a new planning application. Failure to do so may result in enforcement action/prosecution.**
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