

Minutes of the **Planning Control Committee**
of the **Test Valley Borough Council**
held in Council Chamber, Duttons Road, Romsey
on Tuesday 20 March 2012 at 5:30 pm

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	(A)
Councillor A Dowden	(P)	Councillor J Neal	(P)
Councillor M Flood	(P)	Councillor A Tupper	(P)
Councillor M Hatley	(P)	Councillor A Ward	(P)
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 Hibberd declared a personal interest in application 11/02718/FULLS as his in-laws attended Victory Gospel Church. He remained in the room and spoke and voted thereon.

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Minutes

Resolved:

That the minutes of the meeting held on 13 March 2012 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>
8	27 – 52	11/02718/FULLS	Mr J Bird (Objector) Mr P Betteridge (Objector) Mr J Gale (Applicant)

(The meeting terminated at 6.20 p.m.)

Schedule of Development Applications

7	APPLICATION NO.	11/02359/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	19.10.2011
	APPLICANT	Mr Jonathan Mace
	SITE	Wynford Farm, Belbins, Romsey ROMSEY EXTRA
	PROPOSAL	Retrospective application for increase in area for open storage
	AMENDMENTS	None
	CASE OFFICER	Mrs Georgina Wright

PERMISSION subject to:

1. **There shall be no sales of goods of any kind on the site whether by retail or wholesale without the prior written permission of the Local Planning Authority.**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities and highway safety in accordance with Test Valley Borough Local Plan 2006 policies SET03, ESN17, ESN20, AME04 and TRA09.
2. **Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.**
Reason: To prevent the pollution of controlled waters in accordance with Test Valley Borough Local Plan (June 2006) policy HAZ03.
3. **No soakaway shall be constructed in contaminated ground.**
Reason: To prevent the pollution of controlled waters in accordance with Test Valley Borough Local Plan (June 2006) policy HAZ03.
4. **There shall be no storage of any kind to a height greater than 5 metres measured from ground level.**
Reason: To minimise the potential impact of the site in accordance with Test Valley Borough Local Plan (June 2006) policy DES06.
5. **Notwithstanding the Town & Country Planning Use Class Order 2010, the open storage area shall be used for B8 Storage only and there shall be no operations of an industrial nature, except for the ancillary maintenance, repair and adaption of vehicles and boats.**
Reason: To limit the potential disturbance emanating from the area in accordance with Test Valley Borough Local Plan (June 2006) policy AME04 (Noise & Vibration).

6. **No activities permitted in the open storage area under condition 5 on this permission shall take place outside of the hours of 0800 - 2000 hrs Monday to Saturday, 0900 - 1600 hrs on Sundays and on Public and Bank Holidays.**
Reason: To limit the potential disturbance emanating from the area in accordance with Test Valley Borough Local Plan (June 2006) policy AME04 (Noise & Vibration).
7. **No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system.**
Reason: To prevent pollution of the water environment in accordance with Test Valley Borough Local Plan policy HAZ03.

Notes to applicant:

1. **The following Government Guidance and policies in the Development Plan are relevant to this decision: PPS1 – Delivering Sustainable Development; PPS4 – Planning for Sustainable Economic Growth; PPS7 - Sustainable Development in Rural Areas; Draft National Planning Policy Framework; Ministerial Statement – Planning for Growth; Test Valley Borough Local Plan (June 2006) Policies SET03 (Development in the Countryside); SET07 (Existing Employment Sites in the Countryside); SET10 (Expansion of Existing Employment Sites); HAZ03 (Pollution); TRA01 (Travel Generating Development); TRA02 (Parking Standards); TRA05 (Safe Access); TRA06 (Safe Layouts); TRA09 (Impact on Highway Safety); DES01 (Landscape Character); DES02 (Settlement Character); DES05 (Layout & Siting); DES06 (Scale, Height & Massing); DES07 (Appearance, Details & Materials); DES08 (Trees & Hedgerows); AME04 (Noise & Vibration); and Romsey Town Design Statement.**
2. **No vehicle shall leave the site unless its wheels have been sufficiently cleaned so as to minimise mud being carried onto the highway. Appropriate measures, including drainage disposal, should be taken and shall be retained for the construction period. (Non compliance may breach the Highways Act 1980.)**
3. **Attention is drawn to the informatives attached to the letter of the 25 July 2001 from the Environment Agency relating to the original area of open storage (Ref: TVS/00803/9).**
4. **Notwithstanding the approved plans, this permission only relates to the proposed increase in storage area and does not include the security caravan, which is identified on one of the plans and has previously been considered to be unacceptable under ref: 11/00455/FULLS.**
5. **The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**

6. **The decision to grant planning permission has been taken because the development would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of adjacent dwellings. 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.**

8	APPLICATION NO.	11/02718/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	09.12.2011
	APPLICANT	Gale Homes Ltd
	SITE	Victory Gospel Church, Nutburn Road, North Baddesley, NORTH BADDESLEY
	PROPOSAL	Demolition of the existing building, and erection of 3 no. detached dwellings
	AMENDMENTS	
	CASE OFFICER	Mrs Liz Harrison

REFUSED for the reasons:

1. **The proposed development would deprive the remaining adjacent community building, recently used as a place of worship, of adequate car parking provision and would result in on-street parking in Nutburn Road to the detriment of highway safety, contrary to policies TRA 02 and TRA 09 of the Test Valley Borough Local Plan 2006.**
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