

Minutes of the **Planning Control Committee**
of the **Test Valley Borough Council**
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover
on Tuesday 15 January at 5:30 pm

Attendance:

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

Also in Attendance:

Councillor N Whiteley

268

Minutes

Resolved:

That the minutes of the meeting held on 27 November 2012 be confirmed and signed as a correct record.

269

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 – 74	12/00583/FULLS	Mr J Parker (Romsey Extra Parish Council) Mr N Gwynne (Objector) Broad Oak, Sandy Lane, Romsey Mr S Goodwill (Applicant's Agent)
8	75 – 98	12/02138/FULLN	Mrs J Hopkins (Appleshaw Parish Council) Miss C Primrose (Applicant) Mr C Spencer (Applicant's Agent)

(The meeting terminated at 7.29 pm)

Schedule of Development Applications

7	APPLICATION NO.	12/00583/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	13.03.2012
	APPLICANT	BDW Trading Limited
	SITE	Land South Of Sandy Lane, Abbotswood, Romsey, ROMSEY EXTRA
	PROPOSAL	Residential development for 33 dwellings with associated works including the demolition of existing dwelling and outbuildings
	AMENDMENTS	Amended Plans received on: <ul style="list-style-type: none">• 02/11/2012
	CASE OFFICER	Mr Mark Wyatt

RECOMMENDATION OF HEAD OF PLANNING AND BUILDING

DELEGATE to the Head of Planning and Building Service for the receipt of satisfactorily amended plans for revised landscape details in relation to car parking spaces, curtilage boundary of plot 2, details of treatment of highway margin alongside entrance road, revised curtilage boundary for plot 27 and 28:

- **Completion of a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990 to secure:**
 - **financial contributions towards:**
 - **highway infrastructure;**
 - **forest park;**
 - **parkland provision;**
 - **formal recreation provision.**
 - **On site open space 20 year commuted sum to deal with:**
 - **Equipped children's play area;**
 - **Informal recreation area;**
 - **Ecological mitigation areas;**
 - **Incidental areas of open space not transferred to specific plots;**
 - **Affordable housing provision.**

and then 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 construction of all external surfaces of the dwellings hereby permitted shall be carried out in accordance with the approved details on drawing 18-1748-005 Revision J "External Finishes Layout".**

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Local Plan 2006 policy DES07.

3. No development hereby permitted shall take place until the Local Planning Authority shall have approved in writing details of:

a) the width, alignment, gradient and surface materials for any proposed roads/footway/footpath/cycleway including all relevant horizontal and longitudinal cross sections showing existing and proposed levels;

b) the type of street lighting including calculations, contour illumination plans and means to reduce light pollution;

c) the method of surface water drainage including local sustainable disposal.

Reason: To ensure that the roads, footway, footpath, cycleway, street lighting and surface water drainage are constructed and maintained to an appropriate standard to serve the development in accordance with Test Valley Borough Local Plan 2006 policies TRA06.

4. No development shall take place until the new access is constructed with the visibility splays of 2.4m by 120m by 1m and maintained as such at all times. Within these visibility splays notwithstanding the provisions of the town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1 metre above the level of the existing carriageway at any time.

Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policy TRA09.

5. No development shall take place until details of the measures to be taken to physically and permanently close the existing access marked X on the approved plan shall be submitted to and approved in writing by the Local Planning Authority. This approved scheme shall be implemented on first use of the new access (including any construction/demolition traffic) and, notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no access other than that shown on the approved plan shall be formed.

Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.

6. Any garage/carport which faces direct on to the highway shall be built at least 6m metres from the highway boundary.

Reason: To provide space in front of the garage to enable vehicles to wait off the highway whilst garage doors are open/closed and in the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.

7. Any single garage shall measure 6m by 3m internally and be constructed as such and made available for the parking of motor vehicles at all times.

Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policy TRA02.

- 8. 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.
- 9. The layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be implemented prior to the commencement of development and retained for the duration of the construction period in accordance with drawing 18-1748-010 Revision B "Construction Proposal Plan".**
Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.
- 10. Prior to the first occupation of the development, written confirmation of the installation of the gas protection measures recommended in the Wilson Bailey desk study/ground investigation report dated 7 July 2011 (Ref: para 2, page 5) shall be submitted to the Local Planning Authority.**
Reason: To ensure that ground gas risks associated with the site are remediated to an appropriate standard in accordance with policy HAZ05 of the Borough Local Plan.
- 11. The site shall be monitored for evidence of previously unidentified contamination throughout construction works. If suspected contamination is encountered then no further development shall be carried out in the affected area(s) until investigation and remediation measures have been agreed in writing by the Local Planning Authority. Any remediation shall be carried out in accordance with the approved details.**
Reason: To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment in accordance with policy HAZ04 of the Borough Local Plan.
- 12. There shall be no construction or demolition works, no machinery shall be operated, no process carried out and no deliveries received or despatched outside of the following times: 0730 to 1900 hours Monday to Friday and 0800 to 1300 hours on Saturday. No such activities shall take place on Sundays, bank or public holidays.**
Reason: In the interest of the amenity of neighbouring properties in accordance with Test Valley Borough Local Plan policy AME04.
- 13. No development shall take place above damp proof course (DPC) level of plots 10- 14 until details of the western boundary treatment of these plots, pursuant to paragraph 6.1 of the Revised Noise Impact Assessment, reference R3861-3 Rev 0, dated 30 April 2012 submitted in support of the application, have been submitted to and agreed in writing by the Local Planning Authority. The approved boundary treatment for each plot is to be provided prior to the occupation of that plot.**
Reason: In the interest of the amenities in the local area and the amenity of future occupants in accordance with Test Valley Borough Local Plan 2006 policies AME01, AME04.

- 14. The measures set out in Section 9.7 of the Aluco Ecology (August 2012) Ecological Appraisal, Drawings BSH 17603 14A (pond design) and BSH 17603 03D (tree protection and newt fencing), and Sections 6 and 7 of the Landscape Management and Maintenance Plan (ACD, February 2012) with respect to avoiding, mitigating and compensating impacts to great crested newts shall be implemented in full. Thereafter, the pond and associated terrestrial habitat required for the maintenance of the great crested newts at the site shall be permanently retained and maintained in accordance with the approved details as set out in Sections 6 and 7 of the Landscape Management and Maintenance Plan.**

Reason: to ensure the favourable conservation status of great crested newts at the application site, in accordance with Policy ENV05 of the Test Valley Local Plan.
- 15. Any detached, semi-detached or end of terraced property hereby approved shall have any external electricity meter box located on a side elevation, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To minimise its visual impact and ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Local Plan 2006 policy DES07.
- 16. Plots 15-17, 19-21 and 28-32 shall not be occupied until provision for cycle parking/bin storage for each plot has been submitted to and approved in writing with the Local Planning Authority. The approved storage provision shall be made available prior to the occupation of each plot and retained as such for this purpose at all times.**

Reason: In the interest of providing sufficient safe parking for cyclists and in accordance with the Test Valley Local Plan 2006 policy TRA02.
- 17. The new windows in the dwellings hereby permitted shall have external glazing bars only.**

Reason: To ensure an appropriate form of development in accordance with Test Valley Borough Local Plan policy DES07.
- 18. Details of any external lighting in addition to the proposed street lighting shall be submitted to and approved in writing by the local planning authority before the development is first occupied, or in the event that the lighting is required post occupation then any details should be submitted to and approved in writing by the Local Planning Authority prior to installation. Development shall be carried out in accordance with the approved details.**

Reason: To safeguard the amenities of the area, ecology and in the interests of road safety in accordance with Test Valley Borough Local Plan 2006 policy, Policy ENV05, AME03 and policy TRA06.
- 19. No development shall take place above Damp Proof Course (DPC) on any dwelling until details showing how the proposed brick window arches are to be constructed has been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.**

Reason: In the interest of a satisfactory external appearance in accordance with Test Valley Borough Local Plan 2006 policy DES07.

Additional conditions nos 20. 21 and 22 stipulating that no additional windows shall be installed, list of plans being permitted and any necessary condition regarding the protection/provisions of bats on the site.

Notes to applicant:

- 1. The following policies and guidance are relevant to this decision: Government Guidance: National Planning Policy Framework (NPPF); South East Plan (May 2009) (SEP): CC1 (Sustainable Development); CC2 (Climate Change); CC3 (Resource Use); CC4 (Sustainable Design & Construction); CC6 (Sustainable Communities and Character of the Environment); CC7 (Infrastructure & Implementation); CC8 (Green Infrastructure); SP3 (Urban Focus & Renaissance); H1 (Regional Housing Provision 2006-2026); H2 (Managing Delivery of the Regional Housing Provision); H3 (Affordable Housing); H4 (Type and Size of New Housing); H5 (Housing Design & Density); T4 (Parking); T5 (Travel Plans and Advice); NRM1 (Sustainable Water Resources & Groundwater Quality); NRM2 (Water Quality); NRM4 (Sustainable Flood Risk Management); NRM5 (Conservation & Improvement of Biodiversity); NRM7 (Woodlands); NRM9 (Air Quality); NRM10 (Noise); NRM 11 (Development Design for Energy Efficiency & Renewable Energy); S3 (Education & Skills); SH1 (Core Policy); SH5 (Scale and Location of Housing Development 2006 – 2026); SH6 (Affordable Housing); and SH8 (Environmental Sustainability); Test Valley Borough Local Plan (June 2006) (TVBLP): SET03 (Development in the Countryside); SET05 (Local Gaps); ENV01 (Biodiversity & Geological Conservation); ENV04 (Sites of Importance for Nature Conservation); ENV05 (Protected Species); ENV09 (Water Resources); ENV10 (Groundwater Source Protection Zones); ENV11 (Archaeology & Cultural Heritage); HAZ01 (Unstable Land); HAZ02 (Flooding); HAZ03 (Pollution); HAZ04 (Land Contamination); ESN03 (Housing Types, Density & Mix); ESN04 (Affordable Housing in Settlements); ESN22 (Public Recreational Open Space Provision); ESN30 (Infrastructure Provision With New Development); TRA01 (Travel Generating Development); TRA02 (Parking Standards); TRA03 (Public Transport Infrastructure); TRA04 (Financial Contributions to Transport Infrastructure); TRA05 (Safe Access); TRA06 (Safe Layouts); TRA07 (Access For Disabled People); TRA08 (Public Rights Of Way); TRA09 (Impact on Highway Network); DES01 (Landscape Character); DES02 (Settlement Character); DES03 (Transport Corridors); DES04 (Route Networks); DES05 (Layout & Siting); DES06 (Scale, Height & Massing); DES07 (Appearance, Details & Materials); DES08 (Trees & Hedgerows); DES09 (Wildlife and Amenity Features); DES10 (New Landscaping); AME01 (Privacy & Private Open Space); AME02 (Daylight & Sunlight); AME03 (Artificial Light Intrusion); AME04 (Noise & Vibration); Supplementary Planning Documents (SPD):**

Infrastructure and Developer Contributions (February 2009); Affordable Housing (March 2008); Cycle Strategy and Network (March 2009).

- 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 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.**
 - 4. No vehicle shall leave the site unless its wheels have been sufficiently cleaned 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 Highway Act 1980.)**
 - 5. Permission is required under the Highway Act 1980 to construct a vehicular access. Please contact the Chief Engineer, Hampshire County Council, Jacobs Gutter Lane, Hounslow, Totton, SOUTHAMPTON, SO40 9TQ (02380 427000) at least 6 weeks prior to the works commencing for detail of the procedure.**
 - 6. The decision to grant planning permission has been taken because the proposal is acceptable as a departure from the policies of the Local Plan with the material consideration of the Council's Housing Land Supply position weighing in favour of the proposal. This informative is only intended as a summary of the reason for grant of planning permission. For further details on the decision please see the application report which is available from the Planning and Building Service.**
 - 7. 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.	12/02138/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED	09.10.2012
	APPLICANT	Miss Caroline Primrose
	SITE	Yonder Dene, Ragged Appleshaw, Andover, APPLESHAW
	PROPOSAL	Partial demolition of existing rear extension and replace with two storey extension and orangery, new porch and extend cellar
	AMENDMENTS	Additional information: 06.12.12
	CASE OFFICER	Mrs Kate Chapman / Mr Jason Owen

REFUSE for the reasons:

- 1. The proposed two storey extension by virtue of its, scale, height, massing would overwhelm and dominate the original dwelling and would therefore change the character and setting of the Listed Building, detracting from its special architectural and historic interest. The development is therefore contrary to policies ENV13 and ENV17 of the adopted Test Valley Borough Local Plan 2006.**
 - 2. The proposed orangery by virtue of its size and design is considered to be unsympathetic and relate poorly to the listed building and as such would harm the character and setting of the listed building contrary to policies ENV13 and ENV17 of the adopted Test Valley Borough Local Plan 2006.**
-

9	APPLICATION NO.	12/02144/LBWN
	APPLICATION TYPE	LISTED BUILDING WORKS - NORTH
	REGISTERED	09.10.2012
	APPLICANT	Miss Caroline Primrose
	SITE	Yonder Dene, Ragged Appleshaw, Andover, APPLESHAW
	PROPOSAL	Partial demolition of existing rear extension and replace with two storey extension and orangery, new porch, minor internal alterations and extend cellar
	AMENDMENTS	Additional Information: 06.12.12
	CASE OFFICER	Mrs Kate Chapman / Mr Jason Owen

REFUSE for the reasons:

- 1. The proposed two storey extension by virtue of its, scale, height, massing would overwhelm and dominate the original dwelling and would therefore change the character and setting of the Listed Building, detracting from its special architectural and historic interest. The development is therefore contrary to policies ENV13 and ENV17 of the adopted Test Valley Borough Local Plan 2006.**

- 2. The proposed orangery by virtue of its size and design is considered to be unsympathetic and relate poorly to the listed building and as such would harm the character and setting of the listed building contrary to policies ENV13 and ENv17 of the adopted Test Valley Borough Local Plan 2006.**
-