

Minutes of the **Planning Control Committee**  
of the **TestValley Borough Council**  
held in Crosfield Hall, Broadwater Road, Romsey  
on Tuesday 9 April 2013 at 5:30 pm

Attendance:

<b>Councillor C Collier</b> <b>(Chairman)</b>	(P)	<b>Councillor I Hibberd</b> <b>(Vice-Chairman)</b>	(P)
Councillor G Bailey	(P)	Councillor N Long	(P)
Councillor Z Brooks	(P)	Councillor J Lovell	(P)
Councillor P Bundy	(P)	Councillor C Lynn	(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)		

Also in Attendance:

Councillor N Anderdon	Councillor A Johnston
Councillor A Finlay	

541

**Minutes**

**Resolved:**

**That the minutes of the meeting held on 15 January 2013 be confirmed and signed as a correct record.**

542

**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 – 32	12/01269/FULLS	Mr M Prince Chairman, Braishfield Parish Council Mr R Brazier (Objector) Mr Robinson (Objector)
8	33 – 78	12/02086/FULLS	Mr Hutson (Objector) Mr M Hoyland (Objector)

(The meeting terminated at 8:12 pm)

## Schedule of Development Applications

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7	<b>APPLICATION NO.</b>	12/01269/FULLS
	<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
	<b>REGISTERED</b>	14.06.2012
	<b>APPLICANT</b>	Trustees Of Oliver Stone Trust 2003
	<b>SITE</b>	Blackthorn House, Blackthorn Close, Braishfield, <b>BRAISHFIELD</b>
	<b>PROPOSAL</b>	Change of use to a residential dwelling; construction of a garage and conservatory extension; installation of patio doors.
	<b>AMENDMENTS</b>	Additional details received 01/10/2012
	<b>CASE OFFICER</b>	Mr Mark Wyatt

### **RECOMMENDATION OF SOUTHERN AREA PLANNING COMMITTEE**

Since an appeal against non determination has been made, then the Local Planning Authority would have **REFUSED** the application for the following reasons:

1. The proposed use of the building would result in new residential development in a countryside location for which there is no overriding need demonstrated. The proposal is therefore in conflict with policy SET03 (Development in the Countryside) of the Test Valley Borough Local Plan (June 2006).
2. Inadequate information has been submitted to demonstrate the full marketing of the building for alternative uses: the subdivision of the building to provide smaller business units has been specifically omitted from that marketing therefore its continued need for its employment purposes has not been adequately explored to justify its loss to a residential use. The proposal will result in the loss of an employment generating use at the site in the village such that it fails to demonstrate that the land is no longer required for economic development purposes. The proposal is therefore in conflict with policy ESN15 (Retention of Employment Land) of the Test Valley Borough Local Plan (June 2006).
3. The juxtaposition of the proposed residential use to the adjacent village hall and car park will give rise to potential disturbance to future occupiers of the new dwelling to the detriment of the quiet amenities reasonably expected for that proposed dwelling. In the absence of any noise mitigation measures secured by this application the proposal fails to address the requirements of policy AME 01 (Privacy and Private Open Space) and AME04 (Noise and Vibration) of the Test Valley Local Plan (June 2006).
4. In the absence of a legal agreement to secure financial contributions towards off-site public open space, the proposed development would exacerbate deficiencies in the provision or quality of recreational open space. The development would therefore be contrary to saved Policy ESN 22 of the Test Valley Borough Local Plan 2006,

**the Supplementary Planning Document "Infrastructure - Developer Contributions" and paragraph 73 of the National Planning Policy Framework.**

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<b>8</b>	<b>APPLICATION NO.</b>	12/02086/FULLS
	<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
	<b>REGISTERED</b>	24.09.2012
	<b>APPLICANT</b>	Brookeswood Developments Ltd
	<b>SITE</b>	The Vicarage, Knapp Lane, Ampfield, <b>AMPFIELD</b>
	<b>PROPOSAL</b>	Erection of two detached four bedroom houses (one with attached double garage, one with detached double garage)
	<b>AMENDMENTS</b>	Additional plans 10/10/2012, 01/02/2013 and 05/02/2013
	<b>CASE OFFICER</b>	Mr Mark Wyatt

**RECOMMENDATION OF SOUTHERN AREA PLANNING COMMITTEE  
REFUSED for the following reasons:**

- 1. The development is contrary to policies SET06 (Infill Housing), DES05 (Layout and Siting), DES06 (Scale, Height & Massing), DES07 (Appearance, Details & Materials), ENV15 (Development in Conservation Areas) and ENV17 (Settings of Conservation Areas and Listed Buildings) of the Test Valley Borough Local Plan (June 2006) and advice in the National Planning Policy Framework paragraphs 63, 64, 128 and 137. The detailed design of the proposed dwellings including their height, scale, bulk and siting will adversely affect the spatial character of the Conservation Area and setting of the adjacent Grade II listed building known as Monks Barn. The resultant development will form a discordant element by the lack of space about the dwellings and will create a discordant element in this part of the village Conservation Area. The proposed development will neither preserve nor enhance the character and appearance of this part of the Conservation Area.**
  - 2. The proposed development, by virtue of the siting, height, scale and proximity of plot 2 to the boundary of Monks Barn the proposal is likely to have a detrimental overbearing impact on neighbouring residential amenity in terms of dominance and loss of privacy. The development is therefore considered to be contrary to Test Valley Borough Local Plan (June 2006) policies SET06 (Infill Housing); ESN03 (Housing Types, Density & Mix); DES02 (Settlement Character); DES06 (Scale, Height & Massing); DES07 (Appearance, Details & Materials); & AME01 (Privacy & Private Open Space).**
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