

Minutes of the **Planning Control Committee**
of the **Test Valley Borough Council**
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover
on Tuesday 11 June 2013 at 5:30 pm

Attendance:

Councillor C Collier (Chairman)	(P)	Councillor I Hibberd (Vice-Chairman)	(A)
Councillor G Bailey	(P)	Councillor P Hurst	(-)
Councillor P Boulton	(A)	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	(A)
Councillor M Flood	(P)	Councillor A Tupper	(P)
Councillor M Hatley	(A)	Councillor A Ward	(A)
Councillor A Hope	(A)		

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Minutes

Resolved:

That the minutes of the meeting held on 21 May 2013 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.

(The meeting terminated at 5.43 pm)

Schedule of Development Applications

7	APPLICATION NO.	13/00622/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED	25.03.2013
	APPLICANT	Mr Jason McKay
	SITE	Water Cottage, Mill Lane, Abbots Ann, SP11 7NR, ABBOTTS ANN
	PROPOSAL	Construction of a single storey link for the existing dwelling to the existing detached garage/cartshed. Conversion of the existing garage/cartshed to domestic use/additional space for existing dwelling. Construction of a single storey detached leisure/changing facility to the rear/east of the existing dwelling
	AMENDMENTS	Amended plan received 10 June 2013
	CASE OFFICER	Mrs Sarah Appleton

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, including the Sandtoft Bridgwater roof tiles, 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 in accordance with Test Valley Borough Local Plan 2006 policy DES07.
3. 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 protect the character and appearance of the listed building and Conservation Area in accordance with Test Valley Borough Local Plan 2006 policies ENV13, ENV15 and ENV17.
4. The development hereby permitted shall proceed in accordance with the measures set out in Section 6.2.1 of the Ecological Appraisal, Bat Survey and Mitigation report (Apple Environmental, October 2012). Thereafter, the compensation measures shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure the favourable conservation status of bats in accordance with Policy ENV05 of the Test Valley Local Plan.

5. **The development hereby permitted shall proceed in accordance with Section 6.2.2 of the ecological appraisal report (Apple Environmental, April 2012). Clearance of any habitat likely to support nesting birds shall only take place between September and February (inclusive). If this is not possible then pre-clearance site checks shall be undertaken to ensure that no active nests are present. Work shall cease in any areas where occupied nests are identified and an appropriate exclusion zone shall be maintained around such nests, until such time as those nests become unoccupied of their own accord.**

Reason: To avoid impacts to nesting birds in accordance with policy ENV05 of the Test Valley Borough Local Plan 2006.

6. **No development (including site clearance and any other preparatory works) shall take place until a scheme detailing how trees shown on the approved plans to be retained 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 any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.**

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 policy DES08.

Notes to applicant:

1. **The following policies in the Development Plans are relevant to this decision: Test Valley Borough Local Plan 2006 - SET03, SET05, SET12, SET13, ENV05, ENV13, ENV15, ENV17, TRA02, DES05, DES06, DES07, DE08, AME01 and AME02.**
2. **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.**

- 3. The decision to grant planning permission has been taken because it is considered that the proposed development would be in accordance with the Development Plan and would not be considered to have a significant detrimental impact on the surrounding area, neighbouring residential amenities, parking or highway safety, flooding or protected species and would preserve the character and appearance of the Conservation Area and the character, setting and fabric of the listed building. 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.**
 - 4. 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.**
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