

Minutes of the **Planning Control Committee**
of the **Test Valley Borough Council**
held in Crosfield Hall, Broadwater Road, Romsey
on Monday 1 July at 5:30 pm

Attendance:

Councillor C Collier (Chairman)	(P)	Councillor I Hibberd (Vice-Chairman)	(P)
Councillor G Bailey	(P)	Councillor P Hurst	(P)
Councillor P Boulton	(P)	Councillor N Long	(P)
Councillor Z Brooks	(P)	Councillor J Lovell	(A)
Councillor P Bundy	(P)	Councillor C Lynn	(-)
Councillor A Dowden	(P)	Councillor J Neal	(P)
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 11 June 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.

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	9 – 43	12/02765/FULLN	Mr R Colenso (Stockbridge Parish Council) Mr S Sleaf (Objector)

(The meeting terminated at 6.42 pm)

Schedule of Development Applications

7	APPLICATION NO.	12/02765/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED	21.12.2012
	APPLICANT	Bendall Developments
	SITE	Land To The Rear Of Roxtons (formerly Viva), High Street, Stockbridge, SO20 6HF, STOCKBRIDGE
	PROPOSAL	Erection of a two bedroom house with parking and provision of a turntable
	AMENDMENTS	
	CASE OFFICER	Mrs Lucy Page

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 in accordance with Test Valley Borough Local Plan 2006 policies ENV15 and DES07.
3. No development shall take place until details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be in accordance with the approved details.
Reason: To ensure satisfactory relationship between the new development and the adjacent buildings in accordance with Test Valley Borough Local Plan 2006 policies AME01, AME02.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows of the proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Local Plan 2006 policy AME01.

5. **No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected or retained. Any changes to the existing boundary treatment shall be completed before the building(s) is/are occupied. Development shall be carried out in accordance with the approved details.**
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 policies DES10 and AME01.
6. **No development shall take place (including site clearance within the application site/area indicated red, until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work, in accordance with a written brief and specification for a scheme of investigation and mitigation, which has been submitted by the developer and approved in writing by the Local Planning Authority.**
Reason: The site is potentially of archaeological significance in accordance with Test Valley Borough Local Plan 2006 policy ENV11.
7. **The development hereby permitted shall not be occupied until provision for 2 car parking spaces, a vehicle turntable and 2 cycle parking/storage has been made, in accordance with the approved plans. The approved scheme shall be maintained for this purpose at all times.**
Reason: In the interest of providing sufficient safe parking for cyclists and motorists and in accordance with the Test Valley Local Plan 2006 policy TRA02.
8. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order), no external alterations to, or extension of, the dwellinghouse shall be made or erected without the prior written consent of the Local Planning Authority.**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the amenities of neighbouring properties in accordance with the Test Valley Borough Local Plan 2006 policies AME01, AME02 and AME03.

Notes to applicant:

1. **The decision to grant planning permission has been taken because the proposed development is considered acceptable having regard to it's location within the settlement of Stockbridge. The proposal has been sited, and has been designed, so as to preserve the character and appearance of the Conservation Area and does not adversely affect the amenity of neighbouring properties. The property is not at adverse risk of flooding or would lead to an increase in the risk of flooding elsewhere.**

The applicant has also demonstrated that the use of the High Street for the provision of vehicle parking would not lead to a detrimental impact on highway safety. A legal agreement has been completed that ensures that the proposed development can be accommodated within the settlement and as such its impact on the local highway and public open space provision has been adequately mitigated. 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.

2. The following policies in the Development Plans are relevant to this decision: Test Valley Borough Local Plan 2006 - Policies SET01 ENV15 ENV17 ESN22 TRA01 TRA02 TRA04 TRA09 DES02 DES05 DES06 DES07 DES10 AME01 AME02.
 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. Attention is drawn to the requirements of the Agreement dated 6 March 2013 under Section 106 of the Town and Country Planning Act 1990 which affects this development.
 5. 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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