

Minutes of the **Planning Control Committee**
of the **Test Valley Borough Council**
held in Crosfield Hall, Broadwater Road, Romsey
on Tuesday 24 September 2013 at 5:30 pm

Attendance:

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

Also in Attendance:

Councillor N Anderdon

127

Minutes

Resolved:

That the minutes of the meeting held on 3 September 2013 be confirmed and signed as a correct record.

128

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 – 48	13/01289/FULLS	Mr R Hutson (Objector) Mr M Hawthorne (Applicant's Agent)

(The meeting terminated at 6:15 pm)

Schedule of Development Applications

7	APPLICATION NO.	13/01289/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	20.06.2013
	APPLICANT	Brookeswood Developments Limited
	SITE	The Vicarage, Knapp Lane, Ampfield, SO51 9BT, AMPFIELD
	PROPOSAL	Demolition of existing building and erection of two detached four bedroom houses, one with attached double garage and one with detached double garage.
	AMENDMENTS	None
	CASE OFFICER	Mr Mark Wyatt

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 development shall be carried out in accordance with the schedule of material samples submitted with the application as follows:**
 - **Michelmersh Stock ATR (Facing Brick)**
 - **Imerys Phalempin Plain Clay “Val de Seine” tile (Roof Tile)**
 - **Aldbury Handmade Clay Tile, Red Blend (Tile Hanging Plot 1)**
 - **Aldbury Handmade Clay Tile, Orange (Tile Hanging Plot 2)**
 - **Benlowe Sofwood Windows painted in “Gardenia” by Dulux (Windows)**
 - **Featheredge redwood Board stained in “Light Oak” by Dulux (Garage Walls)****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. **Before the development hereby permitted is commenced 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.**
Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Local Plan 2006 policies AME01, AME02, DES06.

- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(Amendment)(no.2)(England)Order 2008 (or any order revoking and re-enacting that Order with or without modification), no development permitted by Part 1, Classes A, B, C, D and E shall be erected within the curtilage of the dwelling house.**

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. All external doors and windows are to be set back a minimum of 75mm within their openings.**

Reason: To ensure the development reflects the character and appearance of the area and preserves the character and appearance of the Conservation Area in accordance with policy ENV15 of the Test Valley Borough Local Plan.
- 6. The fascias, soffits and verges on the proposed dwellings are to be of painted timber only.**

Reason: To preserve the character and appearance of the Conservation Area in accordance with the Borough Local Plan Policy ENV15.
- 7. The new windows shall be timber framed windows only and retained as such unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To preserve the character of the Conservation Area in accordance with the Borough Local Plan policy ENV15.
- 8. There shall be no siting of any external meter boxes/metal ducting/flues on the front (south eastern) elevations.**

Reason: To protect the character of the Conservation Area in accordance with Test Valley Borough Local Plan policy ENV15.
- 9. The works hereby approved should be undertaken in full accordance with the provisions set out within the Linda Oak Landscape design Ltd Tree Management Plan number 961/02 dated May 2012 or as may otherwise be agreed in writing with 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 Des 08.
- 10. Tree protective measures installed (in accordance with condition 9 above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority Arboricultural Officer. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the fencing without the prior written agreement of the Local Planning Authority.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan.

- 11. All service routes, drain runs, soakaways or excavations in connection with the proposal shall remain wholly outside the tree protective fencing without the prior written agreement of the Local Planning Authority.**
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Local Plan.
- 12. Any gates shall be set back at least 4.5 metres from the edge of the carriageway of the adjoining highway and the access shall be splayed at an angle of 45 degrees from this point to the edge of the highway.**
Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.
- 13. 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.
- 14. Each dwelling shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles specific to the dwelling being occupied to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**
Reason: In the interests of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05, TRA09, TRA02.
- 15. Prior to the first occupation of the development hereby permitted, two bat boxes shall be erected on retained mature trees facing south or east at a height of approximately 5m above ground level. The bat boxes shall be permanently retained.**
Reason: To conserve and enhance biodiversity in accordance with policy ENV01 of the Test Valley Borough Local Plan.
- 16. There shall be no burning of construction waste/material at any time on the site.**
Reason: In the interest of the amenity of the area and of neighbouring properties in accordance with policy AME05.
- 17. Notwithstanding the approved drawings the rooflight serving the stairwell to plot 1 shall be installed such that the lower side of the internal cill of the rooflight is no lower than 1.7m above the finished floor level of the first floor landing.**
Reason: In the interest of the amenity neighbouring properties in accordance with policy AME01.
- 18. The first floor windows in the south west elevation of the proposed dwelling on Plot 1 of the development hereby permitted shall be fitted with obscured glazing and thereafter retained as such.**
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Local Plan 2006 policy AME01.

19. **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 at first floor in the walls or roofs in the south west elevation of the dwelling on Plot 1 and in the north east elevation of the dwelling on Plot 2 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.

20. **The landscaping scheme shall be carried out in accordance with the details as shown on, or detailed in the following:**

- **Drawing 961/01 rev B “Hard and Soft Landscape Plan”, dated May 2012**
- **Linda Oak’s “Specification for Soft Landscape Works, 2 Houses, The Vicarage, Knapp Lane, Romsey” – revised June 2013**
- **Linda Oak’s “Landscape Management Plan for 2 Houses, The Vicarage, Knapp Lane, Romsey” – revised June 2013**

Reason: To improve the appearance of the site; enhance the character of the development in the interest of visual amenity; contribute to the character of the local area; and in the interest of local amenities in accordance with Test Valley Borough Local Plan 2006 policies DES10 and AME01.

Notes to applicant:

1. **The following policies in the Development Plans are relevant to this decision: Government Guidance: National Planning Policy Framework (NPPF); Test Valley Borough Local Plan 2006 - Policies SET03 (Countryside), SET06 (Frontage Infill), ENV17 (Setting of Listed Buildings), ENV15 (Conservation Areas), DES01 (Landscape Character), DES05 (Layout and setting), DES06 (Scale height and Massing), DES07 (Appearance, Detail and Materials), TRA09 (Impact on the Highway Network), ESN03 (Housing Type, Density and Mix), ESN04 (Affordable Housing); TRA01 (Travel generating development) TRA04 (transport Contributions); AME01 (Privacy) AME04 (Noise & Vibration) ESN22 (Public Open Space); Supplementary Planning Documents: Village Design Statement - Ampfield; Infrastructure and Developer Contributions, Affordable Housing, Cycle Strategy.**
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. Attention is drawn to the requirements of the Agreement 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.**
 - 6. The decision to grant planning permission has been taken because the development is in accordance with the development plan and 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.**
 - 7. The applicant's attention is drawn to the potential for birds to nest in the exposed eaves of the house as a result of the asbestos removal works. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.**
-