

**Minutes of the Planning Control Committee  
of the Test Valley Borough Council**  
held in Crosfield Hall, Broadwater Road, Romsey  
on Tuesday 17 December 2013 at 5:30 pm

Attendance:

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

Also in Attendance:

Councillor J Anderdon

Councillor A Finlay

207

**Minutes**

**Resolved:**

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

208

**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.

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
7	9-52	13/01382/FULLS	Mr C Patey (Chilworth Parish Council) Mr J Garfield (Objector) Mr K Kang (Objector) Mr A Chahal (Applicant's Agent)

(The meeting terminated at 7:10pm)

### **Schedule of Development Applications**

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<b>7</b>	<b>APPLICATION NO.</b>	13/01382/FULLS
	<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
	<b>REGISTERED</b>	28.06.2013
	<b>APPLICANT</b>	Mr R Siaha & Mrs Moseli
	<b>SITE</b>	18 Hadrian Way, Chilworth, Southampton, SO16 7HY, <b>CHILWORTH</b>
	<b>PROPOSAL</b>	Demolition of dwelling and erection of building provide six x 2 bedroom and two x 1 bedroom apartments with underground parking
	<b>AMENDMENTS</b>	Additional plans received 14/10/2013
	<b>CASE OFFICER</b>	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. 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 policy DES07.
- 3. Prior to the first occupation of the building hereby permitted, 14 allocated car parking spaces including disabled parking, shall be constructed, surfaced and laid out in accordance with the approved plans. The area of land so provided shall be maintained at all times for this purpose.**  
**Reason:** To ensure sufficient off-street parking has been provided in accordance with the Test Valley Local Plan Policy TRA02 and in the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policy TRA02.
- 4. The development hereby permitted shall not be occupied until provision for 14 cycle parking spaces has been made, in accordance with details to be submitted and approved in writing with the Local Planning Authority. The cycle parking shall be implemented in accordance with the approved scheme and shall be maintained 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.

5. The maximum gradient of the driveway to the basement parking within 5m of the edge of the carriageway shall not exceed 5% along its length.

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

6. 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.

7. At least the first 4.5 metres of the drive 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.

8. Development shall proceed in accordance with the avoidance, mitigation, compensation and enhancement measures, including timings, ecological supervision and methods, relating to bats as set out in Section 4 of the '18 Hadrian Way Phase I Survey & Bat Mitigation Strategy' (Ecosupport, June 2013). Thereafter, the replacement bat roosts shall be permanently maintained and retained.

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

9. Notwithstanding the arboricultural report submitted by AJ Scott Tree Services No development shall take place until a fully revised arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. All site work is then to be undertaken strictly in accordance with the requirements, specifications and timing detailed within that method statement. Specifically the method statement must:

1. Provide a schedule of trees to be retained within 15m of the proposed building, the schedule to include the required root protection areas as set out in British Standard 5837:2012.
2. Provide a specification for such tree protective barriers, either in accordance with the above standard or as otherwise agreed in writing with the Local Planning Authority.
3. Confirm timing of erection and dismantling of such tree protective barriers, which must in any case be erected prior to commencement of any site clearance or ground works, and be retained and maintained for the full duration of works until onset of final landscape work or as otherwise agreed in writing with the Local Planning Authority.

4. Provide a plan at 1:200 or better, detailing the location of such tree protective barriers, including annotation that such fencing shall remain in this position for the full duration of works or unless by prior written agreement with the Local Planning Authority.
5. Require a sign to be hung on such tree protective barriers, repeated as necessary, which clearly states 'Tree Root Protection Area, do not enter, do not move this barrier, or such other similar wording as may be agreed in writing with the Local Planning Authority.
6. Provide a plan demonstrating that all trenching, excavation, soakaways, pipe and cable runs required by the development can (and state that they will) be installed wholly outside the tree protection zones.
7. Demonstrate that all proposed structures can be built without the demolition, clearance or construction process impacting upon the retained trees or required tree protection zones, including site clearance operations, muck-away, scaffolding requirements, construction access for all workman, specialized equipment, and materials deliveries around the site.
8. Demonstrate that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees.
9. Provide details of any specific precautions to be adopted where scaffolding may be required to be erected within the required minimum distances in line with chapter 6 of British Standard 5837:2012.
10. Provide a schedule of all tree felling and tree surgery works proposed, including confirmation of phasing of such work including details of replacement planting.

Reason: To prevent the loss during development of trees and natural features (Local Plan Policy Des 08) and to ensure so far as is practical that development progresses in accordance with current best practice.

10. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is first occupied. Those details shall include a management and maintenance plan for the lifetime of the development.

Reason: To prevent the increased risk of flooding, both on and off site in accordance with policy HAZ02 of the Local Plan.

11. Prior to the occupation of units 6 and 8 as annotated on drawing 2012/05 revision B obscure glazing screens shall be installed to the sides of the balconies. The obscure glazed screens shall be installed with a finished height of at least 1.7m above the floor level of the balcony. The screen panels shall be retained as such in perpetuity.  
Reason: To ensure a neighbourly relationship between the new development and the adjacent buildings in accordance with Test Valley Borough Local Plan 2006 policies AME01, AME02, DES06.
12. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall provide for:
- parking for site vehicles and contractors;
  - the management and coordination of deliveries of plant and materials and the disposing of spoil and waste resulting from construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday AM peak (08.00 to 09.00) and PM peak (16.30 to 18.00) periods.
  - areas for loading and unloading;
  - areas for the storage of plant and materials;
  - construction lighting details;
  - wheel washing facilities;
  - dust and dirt control measures;
- The development shall be carried out in accordance with the approved details.  
Reason: To ensure that the construction period does not have a detrimental impact upon the environment or highway safety in accordance with Test Valley Borough Local Plan policies TRA01, TRA05, ENV01, HAZ03, HAZ04, AME01, AME02, AME03, AME04 and AME05.
13. 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: 0800 to 1800 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.
14. No development shall take place until a scheme to detail the volume of material and method of removal from the site of spoil that will result from the basement excavation or details of any subsequent deposit within the holding of any retained spoil has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.  
Reason: To protect the character and appearance of the area and ensure that there is no damage to retained trees in accordance with policy DES01 and policy DES08 of the Local Plan.

**Notes to applicant:**

- 1. 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.**
  - 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 various mature trees standing on site are protected by Tree Preservation Orders. Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the tree which may lead to prosecution.**
  - 4. A formal application for connection to the public sewerage system is required in order to service this development, please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH (Tel 01962 858688) or [www.southernwater.co.uk](http://www.southernwater.co.uk).**
  - 5. The detailed design of the proposed drainage system should take into account the possibility of surcharging within the public sewerage system in order to protect the development from potential flooding.**
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