

Minutes of the **Planning Control Committee**  
of the **Test Valley Borough Council**  
held in Crosfield Hall, Broadwater Road, Romsey  
on Tuesday 8 April 2014 at 5:30 pm

Attendance:

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

Also in Attendance:

Councillor J Anderdon	Councillor D Baverstock
Councillor C Dowden	Councillor A Finlay
Councillor K Tilling	

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 17 December 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.

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
7	11 – 37	14/00063/FULLS	Dr J Milln (Chilworth Parish Council) Mr J Garfield (Objector) Mrs G Norris (Objector) Mr R Wiles (Applicant's Agent)
8	38 - 50	14/00099/FULLN	Mr M Francis-Pollin (Applicant)

(The meeting terminated at 7:10pm )

## Schedule of Development Applications

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7	<b>APPLICATION NO.</b>	14/00063/FULLS
	<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
	<b>REGISTERED</b>	13.01.2014
	<b>APPLICANT</b>	Mr M Holmes
	<b>SITE</b>	5 Hadrian Way, Chilworth, Southampton, SO16 7JA, <b>CHILWORTH</b>
	<b>PROPOSAL</b>	Two-storey rear extension to allow conversion of existing 5 bedroom house into two x 4 bedroom houses with associated works
	<b>AMENDMENTS</b>	
	<b>CASE OFFICER</b>	Mr Paul Goodman

**Delegate to the Head of Planning & Building for PERMISSION subject to conditions, notes and the completion of an S106 agreement to secure financial contributions towards a cycleway and public open space no later than 8 May 2014.**

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 materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.  
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Local Plan 2006 policy DES07.**
3. **The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles 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.**
4. **No development shall take place until an arboricultural method statement, has been submitted to and approved in writing by the Local Planning Authority. All site work to be undertaken strictly in accordance with the requirements, specifications and timing detailed within the method statement. Specifically the method statement must:
  1. **Provide a specification for such tree protective barriers and ground protection, either in accordance with British Standard 5837:2012 or as otherwise agreed in writing with the Local Planning Authority.****

2. **Confirm timing of erection and dismantling of such tree protective barriers and ground protection, 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.**
3. **Provide a plan at 1:200 or better, detailing the location of such tree protective barriers and ground protection measures, 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.**
4. **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.**
5. **Provide a plan demonstrating that all trenching, excavation, soakaways, pipe and cable runs required by the development can be installed wholly outside the tree protection zones.**
6. **Demonstrate that all proposed structures can be built without the construction process impacting upon the retained trees or their required tree protection zones.**
7. **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 or on appropriately specified ground protection, to prevent damage to retained trees.**
8. **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.**
9. **Provide a schedule of all tree felling and tree surgery works proposed, including confirmation of phasing of such work.**

**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.**

5. **Tree protective measures installed (in accordance with the tree protection condition 4 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 whatsoever 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 policy DES08.**

6. **All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective barriers 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 policy Des 08.**
7. **Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) no development shall be carried out which falls within Classes A & B of Part 2 of Schedule 2 to the order without the prior express 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 local amenities and trees in accordance with Test Valley Borough Local Plan 2006 policy SET02 and DES08.**
8. **The existing trees marked X - X on the approved plan shall be retained and any specimens which are removed for any reason shall be replaced, unless otherwise agreed, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.**  
**Reason: To ensure maintenance of screening to the site and to protect the appearance and character of the area and in accordance with Test Valley Borough Local Plan 2006 policy DES08.**
9. **The porch extension hereby permitted shall be completed prior to the first occupation of the dwellings.**  
**Reason: In the interest of preserving the Residential Area of Special Character in accordance with Test Valley Borough Local Plan policy SET02.**

**Notes to applicant:**

1. **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.**
  2. **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.**
  3. **The various mature trees standing on site are protected by Tree Preservation Order TVBC.436 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.**
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<b>8</b>	<b>APPLICATION NO.</b>	14/00099/FULLN
	<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
	<b>REGISTERED</b>	15.01.2014
	<b>APPLICANT</b>	Mr Michael Francis Pollin
	<b>SITE</b>	36 Sarson Close, Ampport, Andover, SP11 8AB, <b>AMPORT</b>
	<b>PROPOSAL</b>	Erection of two storey side extension to provide kitchen and homework/study space on ground floor with bedroom above
	<b>AMENDMENTS</b>	
	<b>CASE OFFICER</b>	Mr Martin McNamara

**PERMISSION subject to conditions and notes:**

- 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 materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.  
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Local Plan 2006 policy DES07.**

**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.**
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