

Minutes of the **Planning Control Committee**  
of the **Test Valley Borough Council**  
held in Conference Room 1, Beech Hurst, Andover  
on Tuesday 10 June 2014 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	(P)
Councillor P Boulton	(P)	Councillor N Long	(P)
Councillor Z Brooks	(P)	Councillor C Lynn	(A)
Councillor P Bundy	(A)	Councillor J Neal	(P)
Councillor A Dowden	(P)	Councillor A Tupper	(P)
Councillor M Flood	(P)	Councillor A Ward	(P)
Councillor M Hatley	(P)	Councillor J Whiteley	(A)
Councillor A Hope	(P)		

Also in Attendance:

Councillor N Anderdon

Councillor S Hawke

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 8 April 2014 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	10-36	14/00521/FULLN	Mr G Wallace (Objector) Mr J Pinchbeck (Applicant) Mr C Spencer (Applicant's Agent)

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### **Scheme of Delegations to Officers**

**Resolved:**

**That the Scheme of Delegations to Officers annexed to the report to Annual Council in so far as it applies to the powers and duties of the Planning Control Committee be approved.**

(The meeting terminated at 6.33pm)

## Schedule of Development Applications

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<b>7</b>	<b>APPLICATION NO.</b>	14/00521/FULLN
	<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
	<b>REGISTERED</b>	10.03.2014
	<b>APPLICANT</b>	Mr Joel Pinchbeck
	<b>SITE</b>	Land Adjacent To The Warren, Ringwold Drove, Middle Wallop, SO20 8HR, <b>OVER WALLOP</b>
	<b>PROPOSAL</b>	Demolition of barn and erection of key worker/affordable dwelling and installation of sewage treatment plant
	<b>AMENDMENTS</b>	Amended plans rec'd 08.06.2014 Additional information rec'd 08.06.2014 and 09.06.2014
	<b>CASE OFFICER</b>	Mrs Kate Chapman

**REFUSED for the reasons:**

- 1. The site lies within the delineated countryside as defined by the Test Valley Borough Local Plan 2006 where under policy SET03 development would not normally be permitted unless there was a demonstrable overriding need for the proposal to be so located. No such justification has been demonstrated including in relation to policies ESN05 (Rural Exception Affordable Housing) and ESN09 (Housing for Key Workers in the Countryside) of the Local Plan 2006 so that the proposals also do not comply with these policies. The proposal represents an unjustified additional dwelling in the countryside, and by virtue of its prominent location the proposed dwelling would be an intrusive form of development within the landscape and harmful to the rural undeveloped character of the area contrary to Policies SET03, DES01 and DES02 of Test Valley Borough Local Plan (2006) and the National Planning Policy Framework.**
- 2. No on-site provision of public recreational open space is proposed. There is deficiency within the ward of Informal Recreation and Children's Play Space. No contribution is secured in lieu of on-site provision to mitigate for the additional burden that will be placed on the existing public recreational open space. As such the proposal is considered contrary to Policy ESN22 of the Test Valley Borough Local Plan 2006 and the adopted Supplementary Planning Guidance, Infrastructure and Developer Contributions (February 2009).**
- 3. In the absence of a legal agreement to secure financial contributions towards off-site sustainable transport initiatives the development would exacerbate deficiencies in the provision or quality of sustainable transport infrastructure in the area to serve the development. The development would thereby be contrary to policy TRA04 of the adopted Test Valley Borough Local Plan (2006) and Test Valley Borough Council Supplementary Planning Documents - Infrastructure and Developer Contributions, and the Test Valley Access Plan.**

**Note 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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