

Minutes of the **Planning Control Committee**  
of the **Test Valley Borough Council**  
held in the Crosfield Hall, Broadwater Road, Romsey  
on 1 July 2014 at 5:30 pm

Attendance:

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

Also in Attendance:

Councillor N Anderdon

Councillor A Johnston

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 10 June 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:

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	10-59	13/02672/FULLS	Mr J McKenzie (Objector) Mr P Tanner (Applicant's Agent)
8	60-98	14/00872/OUTS	Mr C Wesson (Romsey Extra Parish Council) Mrs L Munro (Objector) Mr J Higgins (Applicant's Agent)

**Note:** Councillor Johnston spoke on Application No 14/00872/OUTS

(The meeting terminated at 7.47 pm)

## Schedule of Development Applications

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7	<b>APPLICATION NO.</b>	13/02672/FULLS
	<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
	<b>REGISTERED</b>	28.11.2013
	<b>APPLICANT</b>	Renaissance Retirement Ltd
	<b>SITE</b>	Former Council Offices , Duttons Road, Romsey, SO51 8XG, <b>ROMSEY TOWN (ABBEY)</b>
	<b>PROPOSAL</b>	Demolition of former council offices and erection of a block of 54 sheltered apartments for the elderly with access from Duttons Road and the erection of a pair of semi-detached dwelling houses with access from Station Road; and associated parking
	<b>AMENDMENTS</b>	Amended plans received on 04 March 2014 and 09 June 2014 with additional supporting information received on the 28 January, 20 February, 07 March and 13 June 2014.
	<b>CASE OFFICER</b>	Miss Katherine Fitzherbert-Green

**Delegated to the Head of Planning and Building for:**

- **completion of a legal agreement to secure -**
  - **financial contribution towards off-site public open space;**
  - **two units on site and a financial contribution towards off site affordable housing;**
- **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. **Notwithstanding the details included within the application, no development (including demolition) 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. **No development (including demolition) shall take place until a scheme has been submitted and approved by the Local Planning Authority for the provision of opportunities to enhance biodiversity (e.g. nest boxes or bat access) within the new building and/or site. The development shall be carried out in accordance with the approved details and retained thereafter.**

**Reason: To seek improvement to biodiversity in accordance with Test Valley Borough Local Plan policy ENV05 and the NPPF.**

4. **No development (including demolition) shall commence on site until full details of the proposed means of foul and surface water sewerage disposal have been submitted to and agreed in writing by the Local Planning Authority in consultation with Southern Water. The scheme shall subsequently be implemented in accordance with the agreed details before the first occupation unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To prevent a negative impact from the development on the existing drainage infrastructure in accordance with Test Valley Borough Local Plan (June 2006) policy ESN30.**

5. **No development (including demolition) 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 onsite for contractors and delivery vehicles;**
- **the management and coordination of deliveries of plant and materials as well as the disposing of waste resulting from demolition and 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;**
- **security hoarding position and any public viewing platforms (if necessary);**
- **site office location;**
- **construction lighting details;**
- **wheel washing facilities;**
- **dust and dirt control measures;**
- **a scheme for the recycling of construction waste; and**
- **vegetation clearance details;**

**The Construction Method Statement shall include an implementation and retention programme for the facilities hereby listed. 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.**

6. **Prior to the first occupation of the building hereby permitted, the 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.**

- 7. The clearance of vegetation greater than 50cm in height pursuant to facilitating the development hereby approved shall only be undertaken between September and February (inclusive). Alternatively, a competent ecologist shall undertake a pre-clearance check for occupied birds' nests and if necessary the supervising ecologist shall maintain a watching brief during vegetation clearance works. Work shall cease in any areas where occupied nests are identified and a 5m exclusion zone maintained around such nests, until such time as those nests become unoccupied of their own accord.**

**Reason: To avoid impacts to breeding birds in accordance with Test Valley Borough Local Plan (June 2006) policy DES09 and ENV05.**
- 8. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.**

**Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2006 policy HAZ04.**
- 9. If during the development of the site, contamination not previously identified is found to be present on the site then no further development shall be carried out until the applicant has submitted to, and obtained written approval from, the Local Planning Authority with respect to how this contamination shall be dealt with. Works shall recommence in accordance with the agreed details.**

**Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2006 policy HAZ04.**
- 10. Notwithstanding the details contained within the Landscape Concept Plan (ref ASP.13.035.106), no development shall take place until full details of a scheme of soft landscape works including planting plans; written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme has been submitted to and approved in writing by the Local Planning Authority. These details shall also include; proposed finished levels or contours; means of enclosure and hard surfacing materials (where appropriate).**

**The landscape works shall be carried out in accordance with the approved scheme and the implementation programme.**

**Reason: To improve 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 policy DES10.**

- 11. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements and programme for its implementation. Development shall be carried out in accordance with the approved schedule.**

**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 policy DES10.**

- 12. Prior to occupation, details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the lighting shall be installed before the first occupation of the development.**

**Reason: To safeguard the amenities of the area and/or in the interests of road safety in accordance with Test Valley Borough Local Plan 2006 policy AME03.**

- 13. During the period of demolition and construction, no machinery shall be operated, no process carried out and no deliveries received or despatched, outside of the following times: 07.30 to 18.00 hours Monday to Friday and 08.00 to 13.00 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. All meter boxes shall be housed internally unless otherwise agreed in writing with the Local Planning Authority.**

**Reason: To minimise its visual impact and 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.**

- 15. Notwithstanding the details submitted, no development (including site clearance and any other preparatory works) shall take place until a scheme detailing how the trees shown on the approved plans to be retained are to be protected has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include:**

- a plan showing the location and specification of any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012;**
- Details of the how any existing surfacing is to be removed and reinstated where in proximity to trees to be retained;**

- Details as to how the proposed new parking within the root protection area to Tree T6 (dwg ref 13227-BT2) can be achieved within adverse impact on the tree;
- Details of new surface construction and kerb construction around Tree T16 (dwg ref 13227-BT2);

Such protection measures shall be installed prior to any other site operations and at least 2 working days' notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of 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 DES08.

16. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective fencing without the prior written agreement of the Local Planning Authority Arboricultural Officer.

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.

17. No development shall take place until details have been submitted and approved in writing for new tree planting. The details shall include the size, species and position of such new trees; the specification of underground tree pits/structural cells and a programme for implementation. The development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and the appearance of the locality in accordance with Test Valley Borough Local Plan policy DES08.

18. The boundary hedge to Jubilee Road shall be retained and maintained to a minimum height of 2m unless otherwise agreed in writing with the Local Planning Authority. Any parts of this hedgerow which die or are damaged shall be replaced with the same species within the current or next planting season.

Reason: To improve 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 policy DES10.

19. The development is to be carried out in accordance with the following approved plans:

- ASP.13.035.101 Rev E – Proposed site plan;
- ASP.13.035.102 Rev B – Proposed ground floor plan;
- ASP.13.035.103 Rev B – Proposed first floor plan;
- ASP.13.035.104 Rev B – Proposed second floor plan;
- ASP.13.035.105 Rev A – Proposed roof plan;
- ASP.13.035.110 Rev B – Proposed elevations;

- ASP.13.035.111 Rev A – Proposed elevations;
- ASP.13.035.112 Rev B – Proposed elevations.

**Reason:** In the interests of an appropriate and comprehensive development in accordance with Test Valley Borough Local Plan 2006 policy DES02.

20. No development shall take place until details of the measures to be taken to physically and permanently close the existing accesses marked {X} on the approved plan are submitted to and approved in writing by the Local Planning Authority. This approved scheme shall be implemented on first use of the new access and before the occupation of the building and, notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), no access other than that shown on the approved plan shall be formed.

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

21. Any gates shall be set back at least 4.5m 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.

22. At least the first 4.5m 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.

23. Prior to the commencement of development the access shall be constructed with the visibility splays of 2m by 43m by 1m; and maintained as such at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1metre above the level of the existing carriageway at any time.

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

**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. 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.**
  - 3. 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.**
  - 4. 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 bird 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.**
  - 5. Bats and their roosts receive strict legal protection under the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations 2010* (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
  - 6. Permission is required under the *Highways Act 1980* to construct/alter/close a vehicular access. Please contact the Head of Highways (West) Hampshire County Council, Jacobs Gutter Lane Hounslow, Totton, Southampton, SO40 9TQ. (02380 663311) or [highways-transportwest@hants.gov.uk](mailto:highways-transportwest@hants.gov.uk) at least 6 weeks prior to work commencing.**
  - 7. The developer should enter into a formal agreement with Southern Water to provide the necessary sewerage infrastructure required to service this development. Please contact Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 0330 303 0119).**
  - 8. Due to changes in legislation that came into force on 1<sup>st</sup> October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Southern House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel 0330 303 0119).**
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<b>8</b>	<b>APPLICATION NO.</b>	14/00872/OUTS
	<b>APPLICATION TYPE</b>	OUTLINE APPLICATION - SOUTH
	<b>REGISTERED</b>	10.04.2014
	<b>APPLICANT</b>	Mr Stephen Wallbridge
	<b>SITE</b>	Land Off Peel Close, Romsey, Hampshire, <b>ROMSEY EXTRA</b>
	<b>PROPOSAL</b>	Erection of 19 dwellings; provision of residential curtilages; public open space; new access road and parking and turning areas
	<b>AMENDMENTS</b>	None
	<b>CASE OFFICER</b>	Mr Paul Goodman

**Delegated to the Head of Planning & Building for OUTLINE PERMISSION subject to conditions, notes and a S106 agreement to secure financial contributions towards highways improvements, open space, education, affordable housing and a public right of way through the site between the existing turning head in Peel Close and Winchester Road to be completed by 31 July 2014.**

- 1. Applications for the approval of all the reserved matters referred to herein shall be made within a period of three years from the date of this permission. The development to which the permission relates shall be begun not later than whichever is the later of the following dates:
  - i) five years from the date of this permission: or**
  - ii) two years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.****Reason: To comply with the provision of S.92 of the Town & Country Planning Act 1990.****
- 2. Approval of the details of the landscaping and appearance of the site (herein after called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.**  
**Reason: To comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 1995 (or any order revoking and re-enacting that Order).**
- 3. No development hereby permitted shall be commenced until the Local Planning Authority shall have approved in writing:
  - 1. Details of**
    - a) the width, alignment, gradient and surface materials for any proposed roads/footway/footpath/cycleway including all relevant horizontal and longitudinal cross sections showing existing and proposed levels;**
    - b) the type of street lighting including calculations, contour illumination plans and means to reduce light pollution;****

**c) the method of surface water drainage including local sustainable disposal.**

**Reason:** To ensure that the roads, footway, footpath, cycleway, street lighting and surface water drainage are constructed and maintained to an appropriate standard to serve the development in accordance with Test Valley Borough Local Plan 2006 policies TRA06.

- 4. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period. Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.**
- 5. Any single garage shall measure 6m by 3m internally and be constructed as such and made available for the parking of motor vehicles at all times.  
Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policy TRA02.**
- 6. At least the first 4.5m of any access track measured from the nearside edge of the 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 interests of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.**
- 7. The development shall not be occupied until space has been laid out for the parking and manoeuvring of vehicles to enable them to enter and leave the site in forward gear in accordance with the approved plan and this space shall be reserved for such purpose at all times. Reason: In the interests of highway safety in accordance with Test Valley Borough Local Plan (2006) policies TRA05, TRA09, TRA02.**
- 8. Development shall proceed in accordance with the measures set out in Section 4.1 ('Reptiles') of the 'Phase 2 Ecological Surveys: Land at Peel Close, Romsey, Hampshire' report (ECS, November 2013). Thereafter, the identified reptile receptor sites at the application site ('Peel Close') and the off-site land at 'The Fort' shall be managed for the conservation of reptiles as set out in Section 4.6.1 of the report.  
Reason: to avoid adverse impacts to reptiles in accordance with Policy ENV05 of the Test Valley local plan.**
- 9. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site.**

**The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Reason: In order to ensure the site is free from contamination prior to residential development in accordance with Test Valley Borough Local Plan policy HAZ01.**

- 10. No development shall take place until full details of soft landscape works including planting plans; written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme has been submitted to and approved in writing by the Local Planning Authority. These details shall also include; proposed finished levels or contours; means of enclosure and hard surfacing materials (where appropriate). The landscape works shall be carried out in accordance with the implementation programme.  
Reason: To improve 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 policy DES10.**
- 11. Notwithstanding the details of the submitted arboricultural report (Johnston Tree Consultancy, July 2013) no development (including site clearance and any other preparatory works) shall take place until a scheme detailing how trees shown on the approved plans to be retained are to be protected has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012. The details of protective fencing will need to be revised from the submitted report to accommodate soakaway to plot 9 and allow construction of soakaways at plots 11 and 12. In addition specification of the cycle path link to Winchester Road is required. The specification shall be supplemented by section drawings to demonstrate how levels will result in all construction above the existing ground level.**

**Such protection measures shall be installed prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of 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 DES08.**

- 12. No development (including site clearance and any other preparatory works) shall take place until a scheme detailing the specification of the cycle path link to Winchester Road. The specification shall be supplemented by section drawings to demonstrate how levels will result in all construction above the existing ground level. The works shall be undertaken in accordance with the approved details and prior to the first occupation of the dwellings.**

**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 DES08.**

- 13. 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 DES08.**

- 14. Prior to the commencement of development detailed proposals for the sustainable disposal of foul and surface water and any trade effluent shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the first occupation of the dwellings.**

**Reason: To ensure a satisfactory form of development and in the interest of local amenities in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.**

- 15. 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 (delete as appropriate).**

16. **Before any of the dwellings hereby approved are first occupied, a means of boundary treatment, of a type to be agreed in writing by the Local Planning Authority, shall be erected between the points marked X-X on the approved plan.**

**Reason:** In the interests of highways safety in the locality and the protection of an ecologically sensitive area in accordance with Test Valley Borough Local Plan 2006 policies TRA06 and ENV05.

**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. **Permission is required under the Highways Act 1980 to construct/alter/close a vehicular access. Please contact the Head of Highways (West) Hampshire County Council, Jacobs Gutter Lane Hounslow, Totton, Southampton, SO40 9TQ. (02380 663311) or highways-transportwest@hants.gov.uk at least 6 weeks prior to work commencing.**
4. **No vehicle shall leave the site unless its wheels have been sufficiently cleaned as to minimise mud being carried onto the highway. Appropriate measures, including drainage disposal, should be taken and shall be retained for the construction period. (Non compliance may breach the Highway Act 1980.)**
5. **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 bird 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.**

**Alternative recommendation in the event that the S106 agreement is not completed by 31 July 2014.**

**REFUSED for the reasons:**

- 1. The proposed development is contrary to policy ESN22 of the Test Valley Borough Local Plan and Infrastructure and Developer Contributions SPD in that no contribution is provided in order to address existing deficiencies in Public Open Space provision in the parish resulting in the development having an unmitigated additional burden on existing facilities.**
  - 2. The proposed development is contrary to policy TRA01 and TRA04 of the Test Valley Borough Local Plan and Infrastructure and Developer Contributions SPD in that no contribution is provided in order to address existing deficiencies in non-car modes of transport provision in the parish resulting in the development having an unmitigated additional burden on existing infrastructure.**
  - 3. The proposed development is contrary to policy ESN30 of the Test Valley Borough Local Plan and Infrastructure and Developer Contributions SPD in that no contribution is provided to address deficiencies in educational facilities in the town resulting in the development having an unmitigated additional burden on existing infrastructure.**
  - 4. In the absence of a legal agreement to secure the provision of affordable housing and its retention in perpetuity to occupation by households in housing need, the proposal is contrary to policy ESN04 of the Test Valley Borough Local Plan 2006 and the Infrastructure and Developer Contributions Supplementary Planning Document (2009).**
-