

**Minutes of the Planning Control Committee  
of the Test Valley Borough Council**  
held in Crosfield Hall, Broadwater Road, Romsey  
on Tuesday 16 December 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	(A)
Councillor Z Brooks	(P)	Councillor C Lynn	(P)
Councillor P Bundy	(P)	Councillor J Neal	(P)
Councillor A Dowden	(P)	Councillor A Tupper	(A)
Councillor M Flood	(P)	Councillor A Ward	(P)
Councillor M Hatley	(P)	Councillor J Whiteley	(P)
Councillor A Hope	(A)		

Also in Attendance:

Councillor J Anderdon

Councillor A Finlay

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 14 October 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>
8	88-143	14/00141/OUTS	Mr J O'Meara (Objector)
9	144-208	14/00132/OUTS	Mr J Eynon (Supporter) Ms K Salomon-Olsen (Supporter) Mr J O'Meara (Objector)
10	209-271	14/00133/OUTS	Ms K Salomon-Olsen (Supporter) Mr J O'Meara (Objector)

(The meeting terminated at 9:10 pm)

## Schedule of Development Applications

7	<b>APPLICATION NO.</b>	14/00138/FULLS
	<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
	<b>REGISTERED</b>	30.01.2014
	<b>APPLICANT</b>	The Trustees Of The Barker Mill Estates
	<b>SITE</b>	Bargain Farm, Frogmore Lane, Nursling, SO16 0XS, <b>NURSLING AND ROWNHAMS</b>
	<b>PROPOSAL</b>	Re-development of the farmstead areas to include a defined curtilage for the listed building and associated farm, demolition of other structures and the erection of 23 residential units (C3), together with associated works including drainage, vehicular accesses, car parking and landscaping.
	<b>AMENDMENTS</b>	Amended plans – 12 August and 6 October 2014; Additional/amended Information – 12 & 15 August, 9 September.
	<b>CASE OFFICER</b>	Miss Fitzherbert-Green

**Delegated to the Head of Planning Policy and Highways for**

- the completion of an Appropriate Assessment of the proposals against the conservation objectives of the New Forest National Park and the Solent and Southampton Water Special Protection Area as required by the Conservation of Habitats and Species Regulations 2010 (as amended);
- completion of outstanding consultation responses and resolution of any issues arising;
- completion of S106 agreement to secure:
  - affordable housing;
  - financial contribution towards public recreational open space;
  - financial contribution towards transport infrastructure;
  - financial contribution toward the Solent Disturbance Mitigation Project (SDMP) and towards the New Forest National Park in accordance with the New Forest Interim Mitigation Framework;
- any other mitigation required from the completion of consultations;
- not to implement the extant outline permission (07/02872/OUTS) in conjunction with this application (14/00138/FULLS) without further Transport Assessment work being completed and agreed with Hampshire County Council as the Highway Authority;
- approval and construction of off site highway works;
- to secure a Travel Plan and associated set-up, monitoring fees and bond.

then 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 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 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 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 5837:2014;**
- 2. provide a specification for such tree protective fencing, 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 fencing, 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 fencing, 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 fencing, repeated as necessary, which clearly states 'Tree Root Protection Area, do not enter, do not move this fence, 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 be installed wholly outside the tree protection zones;**
- 7. demonstrate that all necessary demolition work of existing structures (including removal of existing hard surfacing) can be achieved without the processes impacting upon any retained trees or the required tree protection zones;**

- 8. demonstrate that all proposed structures can be built without the construction process impacting upon the retained trees or required tree protection zones;**
- 9. 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;**
- 10. 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 British Standard 5837:2014;**
- 11. 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 and to ensure so far as is practical that development progresses in accordance with current best practice and in accordance with the Test Valley Borough Local Plan Policy DES 08.

- 4. No development shall take place until a tree planting 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 tree planting statement must:**
  - a) Provide a schedule of trees to be planted, specifying tree species and size at time of planting;**
  - b) provide a specification for each tree planting pit, to include the size and volume of the tree pit, loosening of pit floor and sides, method of support/guying, specification of back fill, depth of planting, detail of included irrigation or drainage infrastructure (if any), detail of surface finish;**
  - c) confirm timing of planting and provide future maintenance schedule sufficient to secure tree establishment to independence in the landscape;**
  - d) provide a plan at 1:200 or better, detailing the location of and full extent of each tree pit, tree planting location and all tree root barriers (if any) necessary to prevent damage or disruption to any proposed or existing hard surfacing, built structure or underground service, drain or other infrastructure;**
  - e) provide a plan at 1:200 or better, detailing the location of all street lighting sufficient to demonstrate how street lighting is to be achieved without conflict with proposed tree planting, with allowance for reasonable growth.**

**Reason:** To ensure continuity of tree cover in the interests of the amenities of the development and in accordance with Policy DES08 of the Test Valley Borough Local Plan.

- 5. Prior to the commencement of the development, a detailed scheme for protecting the approved dwellings from noise (“noise protection scheme”) shall be submitted to and approved in writing by the Local Planning Authority. The agreed noise protection scheme shall be implemented prior to the first occupation of the dwelling(s) concerned and retained thereafter to the satisfaction of the local planning authority. The submitted scheme shall include design and construction requirements to ensure that the sound insulation performance of the structure and the layout of the dwellings are such that the indoor ambient noise levels do not exceed the values as detailed in Table 4 of BS 8233:2014 with windows closed. If when windows are open the indoor ambient noise levels would exceed the values as detailed in Table 4 of BS 8233:2014, the scheme shall also detail proposals for the provision of suitable alternative means of ventilation for the purpose of ensuring both adequate ventilation and an acceptable indoor noise environment when windows are closed. Additionally, the scheme shall include layout and design measures necessary to control external noise levels in private gardens and other outdoor amenity spaces, achieving outdoor noise levels no higher than the upper WHO guideline level of 55 dB(A) for the daytime, so far as reasonably practicable. In the event that the neighbouring land parcel (referred to as AP7 and which is the subject of planning consent 14/00147/OUTS or any other ) is permitted for B2 use, then the scheme shall also include measures for protecting the approved dwellings from industrial noise and confirmation that the combined BS4142: 1997 rating level of noise associated with the neighbouring industrial uses would not be likely to exceed a level of more than 5 dB above the background noise level at any time during permitted operating hours. The industrial noise assessment shall be determined at the worst-affected residential property and carried out in accordance with BS4142: 1997.**

**Reason:** In the interests of protecting residential property from adverse levels of noise in accordance with policies AME01 and AME04 of the Test Valley Borough Local Plan 2006.
- 6. 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: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2006 policy HAZ04.**

- 7. In the event that contamination (that was not previously identified) is found at any time during construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be halted on the affected part of the site until a remediation scheme for dealing with that contamination has been approved by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.**

**Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2006 policy HAZ04.**

- 8. 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 within the new dwellings 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.**

- 9. 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.**

- 10. Notwithstanding the details contained within the Landscape General Arrangement Plan (dwg INCLA\_S146.L04 Rev 1) and the Landscape Planting Plan (dwg INCLA\_S146.L05 Rev 01), no development shall take place until full details of a scheme of hard and soft landscape works for a site layout consistent with the site layout approved 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 10 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. 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 Saturdays. 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.

13. 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.

14. Prior to the first occupation of any dwelling 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: In the interests of highway safety and to ensure sufficient off-street parking has been provided in accordance Policy TRA02 of the Test Valley Borough Local Plan 2006.

15. 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.

16. 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.

17. No development shall commence on site until a revised site layout plan is submitted and approved in writing by the Local Planning that shows the pedestrian access to Redbridge Lane increased in width to 3m to enable use also by cyclists.

Reason: In the interests of encouraging the use of alternative modes of transport in accordance with policy TRA01 of the Test Valley Borough Local Plan (June 2006).

- 18. Prior to the commencement of development the access shall be constructed with the visibility splays of 2.4m 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 1 metre 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.
- 19. 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(s), shall be formed to the site.**

**Reason:** In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.
- 20. At least the first 6m metres of the access track measured from the nearside edge of the carriageway of Frogmore Lane 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.
- 21. No development shall take place (including site clearance within the application site/area indicated red, until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work, in accordance with a written brief and specification for a scheme of investigation and mitigation, which has been submitted by the developer and approved in writing by the Local Planning Authority.**

**Reason:** The site is potentially of archaeological significance in accordance with Test Valley Borough Local Plan 2006 policy ENV11.
- 22. No development shall take place (including site clearance within the application site/area indicated red, until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work, in accordance with a written brief and specification for a scheme of investigation and mitigation, which has been submitted by the developer and approved in writing by the Local Planning Authority.**

**Reason:** The site is potentially of archaeological significance in accordance with Test Valley Borough Local Plan 2006 policy ENV11.
- 23. No development shall commence until such time as the highway works as illustrated on drawing 4624.007 have been submitted to and approved in writing by the Local Planning Authority. These works shall be constructed prior to the first occupation of the properties hereby permitted.**

**Reason:** In the interests of highway safety in accordance policies TRA02 and TRA05 of the Test Valley Borough Local Plan 2006.
- 24. All external doors and windows are to be set back a minimum of 75mm within their openings.**

**Reason:** 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.

- 25.** No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

**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 policies DES10 and AME01.

**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 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).  
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.
- 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.** 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.

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.
6. The applicant is advised that details submitted pursuant to conditions 08 and 10 have regard to the over-arching biodiversity conservation and enhancement strategy for Adanac Park as an adjacent land use.

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8	<b>APPLICATION NO.</b>	14/00141/OUTS
	<b>APPLICATION TYPE</b>	OUTLINE APPLICATION - SOUTH
	<b>REGISTERED</b>	24.01.2014
	<b>APPLICANT</b>	The Trustees Of The Barker Mill Estates
	<b>SITE</b>	Land West Of Adanac Drive, Adanac Park, Nursling, <b>NURSLING AND ROWNHAMS</b>
	<b>PROPOSAL</b>	Outline - Erection of up to 20,583 square metres of business floorspace (B1), together with associated works including drainage, vehicular accesses, realigned access to the adjacent Holiday Inn Hotel, car parking and landscaping.
	<b>AMENDMENTS</b>	12, 15, 22 August, 9 September and 3 October 2014
	<b>CASE OFFICER</b>	Miss Fitzherbert-Green

Delegated to the Head of Planning Policy and Transport for the completion of satisfactory consultations from outstanding consultees and the applicant to enter into a legal agreement to secure:

- Approval and construction of off site highway works;
- Financial contributions towards transport infrastructure improvements;
- Provision of public art;
- A biodiversity conservation and enhancement strategy (incorporating a landscape scheme and implementation programme and a landscape/ ecological management programme) to cover the Adanac Park development area as detailed in the drawing APDF-P-1 and as amended by drawing AP6-P-5 (Rev 2.0) 'Parcel Parameter Plan' for planning application reference 14/00141/OUTS received on the 17 September 2014;
- Financial contribution for workforce development (skills training);

- To secure a Travel Plan and associated set-up, monitoring fees and bond;
- Approval and construction of the improvement of Adanac Drive as detailed on drawing 4624.008.

then **OUTLINE PERMISSION** subject to:

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 layout, scale and appearance of the building(s), the means of access thereto and the landscaping 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. The development hereby permitted shall be carried out in substantial accordance with the following approved drawings:
  - Parcel Parameter Plan (ref. AP6-P-5 rev 2.0);
  - Areas & Dimensions by Development Parcel/Zone (ref AP6-P-2);
  - Proposed Tree and Vegetation Removals (ref AP6-P-4);submitted as part of the application with the design principles for any Reserved Matters application also having regard to the Adanac Park Development Framework and the Design and Access Statement submitted to accompany the planning application.

Reason: To ensure a comprehensive form of development that has a consistent design approach in accordance with policy DES01 of the Test Valley Borough Local Plan (2006).
4. 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.
5. 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:** In the interests of highway safety and to ensure sufficient off-street parking has been provided in accordance Policy TRA02 of the Test Valley Borough Local Plan 2006.

6. At least the first 16.5 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.

7. Any gates shall be set back at least 16.5m metres from the edge of the carriageway of the adjoining highway.

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

8. No development shall take place until a detailed scheme for external lighting arrangements has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and be maintained in accordance with these details in perpetuity.

**Reason:** To avoid impacts to bat commuting and foraging habitat, in accordance with Policies ENV01 and ENV05 of the Test Valley Borough Local Plan.

9. No development shall take place until a scheme has been submitted and approved by the Local Planning Authority for the provision of opportunities to enhance biodiversity within the new building(s) 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.

10. 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.

11. 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 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 submitted details shall be subject to consultation with the Highways Agency on behalf of the Secretary of State and 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.

12. No development 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.

13. No development shall commence on site until a scheme identifying how any existing infrastructure is to be protected during the development or permanently diverted has been submitted to and agreed in writing by the Local Planning Authority in consultation with Southern Water. The scheme shall include an implementation programme of the proposed protection or diversion of the existing water mains. Works shall be carried out in accordance with the approved details and implementation programme.

Reason: To prevent a negative impact from the development on the existing water mains infrastructure in accordance with Test Valley Borough Local Plan (June 2006) policy ESN30 (Infrastructure Provision with New Developments).

14. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through oil trap gullies or petrol/oil interceptors with an overall capacity compatible with the site being drained.

Reason: To prevent the pollution of controlled waters in accordance with Test Valley Borough Local Plan policy HAZ03.

- 15. 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: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2006 policy HAZ04.**

- 16. In the event that contamination (that was not previously identified) is found at any time during construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be halted on the affected part of the site until a remediation scheme for dealing with that contamination has been approved by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.**

**Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2006 policy HAZ04.**

- 17. 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:**

**12. 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 5837:2014;**

**13. Provide a specification for such tree protective fencing, either in accordance with the above standard or as otherwise agreed in writing with the Local Planning Authority;**



14. Confirm timing of erection and dismantling of such tree protective fencing, 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;
15. Provide a plan at 1:200 or better, detailing the location of such tree protective fencing, 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;
16. Require a sign to be hung on such tree protective fencing, repeated as necessary, which clearly states 'Tree Root Protection Area, do not enter, do not move this fence, or such other similar wording as may be agreed in writing with the Local Planning Authority;
17. 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;
18. Demonstrate that all necessary demolition work of existing structures (including removal of existing hard surfacing) can be achieved without the processes impacting upon any retained trees or the required tree protection zones;
19. Demonstrate that all proposed structures can be built without the construction process impacting upon the retained trees or required tree protection zones;
20. 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;
21. 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 British Standard 5837:2014;
22. 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 and to ensure so far as is practical that development progresses in accordance with current best practice and in accordance with the Test Valley Borough Local Plan Policy DES 08.

18. Notwithstanding the details submitted, the onsite provision for cycle parking shall be in accordance with the parking standards contained within Annex 2 of the Test Valley Borough Local Plan (2006) or as otherwise stipulated within the adopted Development Plan.

Reason: In the interests of highway safety and to ensure sufficient off-street parking has been provided in accordance Policy TRA02 of the Test Valley Borough Local Plan 2006.

19. No more than 12,800 square metres of Class B1 floorspace shall be accessed from the Holiday Inn arm of the Brownhill Way roundabout unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To ensure that the management of traffic into the site does not have a detrimental impact upon highway safety in accordance with Test Valley Borough Local Plan policies TRA01, TRA05 and TRA09.
20. The addition of any relevant highway planning conditions from the extant planning permission (07/02872/OUTS) for Adanac Park that remain relevant to this decision.

**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 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).
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. 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.
5. 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.
6. 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.

7. Where a SUDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority to satisfy the requirements of Condition 12 should:
  - Specify the responsibilities of each party for the implementation of the SUDS scheme;
  - Specify a timetable for implementation

Provide a management and maintenance plan for the lifetime of the development. This should include the arrangements for adoption by any public authority or statutory undertaken and any other arrangements to secure the operation of the scheme throughout its lifetime.
8. Please be advised that a biodiversity conservation and enhancement strategy (incorporating a landscape scheme and landscape/ecological management programme) to cover the Adanac Park development area as detailed in drawing APDF-P-1 Adanac Park should include measures to ensure that the landscape strip to the parcel referenced AP7 should connect with the width of the proposed landscape strip retained to the site of Yew Tree Farm referenced AP5 and also provide for the fencing and protection of the retained woodland and any requested ecological buffer.
9. In preparing a reserved matters scheme, consideration should be given to providing a landscape strip to the road frontages behind any land required for highway requirements/drainage works of a minimum 4m width.

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9	<b>APPLICATION NO.</b>	14/00132/OUTS
	<b>APPLICATION TYPE</b>	OUTLINE APPLICATION - SOUTH
	<b>REGISTERED</b>	24.01.2014
	<b>APPLICANT</b>	The Trustees Of The Barker Mill Estates
	<b>SITE</b>	Land North Of Adanac Park, Nursling Street, Nursling, <b>NURSLING AND ROWNHAMS</b>
	<b>PROPOSAL</b>	Outline - Erection of up to 4,100 square metres of storage and distribution (B8) and/or general industry (B2) floorspace, together with associated works including drainage, vehicular access, hardstanding, ancillary structure, car parking and landscaping
	<b>AMENDMENTS</b>	12, 15, 22 August and 9 September 2014.
	<b>CASE OFFICER</b>	Miss Fitzherbert-Green

**REFUSED for the following reasons:**

- 1. In the absence of a legal agreement to secure improvements to local highway infrastructure, the proposal would result in an unmitigated form of development on the local highway and transport infrastructure serving the area to the detriment of both existing and future highway users. The proposal is contrary to policies TRA04 (Financial Contributions to Transport Infrastructure) and TRA09 (Impact on the Highway Network) of the Test Valley Borough Local Plan 2006 and the Infrastructure and Developer Contributions Supplementary Planning Document (2009).**
- 2. In the absence of a legal agreement to secure the provision of proportionate financial contributions towards the provision of public art and up-skilling opportunities for the local workforce and apprenticeships in the construction industry directly related to the development the proposal is contrary to policy ESN30 (Infrastructure provision within new development) of the Test Valley Borough Local Plan 2006 and the adopted Test Valley Borough Council Infrastructure and Developer Contributions Supplementary Planning Document (2009).**
- 3. In the absence of securing a biodiversity conservation and enhancement strategy (incorporating a landscape scheme and landscape/ecological management programme) to cover the Adanac Park development area as detailed in drawing APDF-P-1 Adanac Park, the proposal is likely to have an adverse effect upon protected species and the Home Covert Site of Importance for Nature Conservation contrary to policies DES09 (Wildlife and Amenity Features), DES10 (New Landscape Planting), ENV01 (Biodiversity and Geological Conservation), ENV04 (Sites of Importance for Nature Conservation) and ENV05 (Protected Species) of the Test Valley Borough Local Plan.**
- 4. In the absence of securing noise mitigation measures for the construction and operation of the site, the development is likely to have an adverse effect upon residential properties in the local area. The proposal is therefore contrary to Policy AME01 (Privacy and Private Open Space) and AME04 (Noise and Vibration) of the Test Valley Borough Local Plan (2006).**
- 5. The development proposed is for a Class B2 (General Industrial) and/or Class B8 (Storage and Distribution) use which is contrary to the provisions of the Test Valley Borough Local Plan 2006 policy STV03.1 (Safeguarded Employment Land at Adanac Park) and the Revised Local Plan DPD 2011 – 2029 (Regulation 22 Submission – July 2014) policy LE6 (Land at Adanac Park) which provides for the land to be used for high quality office/research/manufacturing development only (Class B1 use) only.**

6. The development proposed is for a Class B2 (General Industrial) and/or Class B8 (Storage and Distribution) use on land which sits in proximity to residential development which will receive unacceptable levels of noise, dust and smells to the detriment of residential amenity. The proposal is therefore contrary to policies AME01 (Privacy and Private Open Space), AME04 (Noise and Vibration) and AME05 (Unpleasant Emissions) of the Test Valley Borough Local Plan 2006 and the National Planning Policy Framework.

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10	<b>APPLICATION NO.</b>	14/00133/OUTS
	<b>APPLICATION TYPE</b>	OUTLINE APPLICATION - SOUTH
	<b>REGISTERED</b>	24.01.2014
	<b>APPLICANT</b>	The Trustees Of The Barker Mill Estates
	<b>SITE</b>	Land West Of Home Covert, Nursling Street, Nursling, NURSLING AND ROWNHAMS
	<b>PROPOSAL</b>	Outline - Erection of up to 27,600 square metres of storage and distribution (B8) floorspace (including ancillary office accommodation), together with associated works including vehicular access, hardstanding, ancillary structures, ground works and landscaping
	<b>AMENDMENTS</b>	12, 15, 22 August and 9 September 2014.
	<b>CASE OFFICER</b>	Miss Katherine Fitzherbert-Green

**REFUSED for the following reasons:**

1. In the absence of a legal agreement to secure improvements to local highway infrastructure, the proposal would result in an unmitigated form of development on the local highway and transport infrastructure serving the area to the detriment of both existing and future highway users. The proposal is contrary to policies TRA04 (Financial Contributions to Transport Infrastructure) and TRA09 (Impact on the Highway Network) of the Test Valley Borough Local Plan 2006 and the Infrastructure and Developer Contributions Supplementary Planning Document (2009).
2. In the absence of a legal agreement to secure the provision of proportionate financial contributions towards the provision of public art and up-skilling opportunities for the local workforce and apprenticeships in the construction industry directly related to the development the proposal is contrary to policy ESN30 (Infrastructure provision within new development) of the Test Valley Borough Local Plan 2006 and the adopted Test Valley Borough Council Infrastructure and Developer Contributions Supplementary Planning Document (2009).

- 3. In the absence of securing a biodiversity conservation and enhancement strategy (incorporating a landscape scheme and landscape/ecological management programme) to cover the Adanac Park development area as detailed in drawing APDF-P-1 Adanac Park, the proposal is likely to have an adverse effect upon protected species and the Home Covert Site of Importance for Nature Conservation contrary to policies DES09 (Wildlife and Amenity Features), DES10 (New Landscape Planting), ENV01 (Biodiversity and Geological Conservation), ENV04 (Sites of Importance for Nature Conservation) and ENV05 (Protected Species) of the Test Valley Borough Local Plan.**
  - 4. In the absence of securing noise mitigation measures for the construction and operation of the site, the development is likely to have an adverse effect upon residential properties in the local area. The proposal is therefore contrary to Policy AME01 (Privacy and Private Open Space) and AME04 (Noise and Vibration) of the Test Valley Borough Local Plan (2006).**
  - 5. The development proposed is for Class B8 (Storage and Distribution) which is contrary to the provisions of the Test Valley Borough Local Plan 2006 policy STV03.1 (Safeguarded Employment Land at Adanac Park) and the Revised Local Plan DPD 2011 – 2029 (Regulation 22 Submission – July 2014) policy LE6 (Land at Adanac Park) which provides for the land to be used for high quality office/research/manufacturing development (Class B1) only.**
  - 6. The development proposes a Class B8 (Storage and Distribution) use on land which sits in proximity to residential development which will receive unacceptable levels of noise, dust and smells to the detriment of residential amenity. As a maximum height of 18.0m any building within the development site will additionally be overbearing to these same residential properties. The proposal is therefore contrary to policies AME01 (Privacy and Private Open Space), AME04 (Noise and Vibration) and AME05 (Unpleasant Emissions) of the Test Valley Borough Local Plan 2006 and the National Planning Policy Framework.**
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