

6. **14/01826/FULLS (PERMISSION/REFUSE) 31.07.2014**
SITE: Land West Of A3057 (Romsey Road), Lee Lane, Romsey,
ROMSEY EXTRA

9 – 57

CASE OFFICER: Anna Duignan

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| APPLICATION NO. | 14/01826/FULLS |
| SITE | Land West Of A3057 (Romsey Road), Lee Lane, Romsey, SO51 9LH, ROMSEY EXTRA |
| COMMITTEE DATE | 18 December 2014 |
| ITEM NO. | 6 |
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1.0 AMENDED APPENDIX C- Conditions

- 1. The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. No development shall take place until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Local Plan 2006 policy DES07.
- 3. The planning permission hereby granted is for a period of 25 years from the date that the development is first implemented. Written notification of the date of first implementation of the planning permission shall be given to the Local Planning Authority no later than 28 days after the event.**
Reason: In order that the land is returned to its original condition and use following the expiry of the permission in accordance with policies SET03, DES01, and ENV08 of the Test Valley Borough Local Plan 2006 and the National Planning Policy Framework.
- 4. The development shall proceed in accordance with the Biodiversity Management Plan (Avian Ecology, July 2014) for the site.**
Reason: To avoid significant adverse ecological impacts and to conserve and enhance biodiversity in accordance with policies ENV01 and ENV05 of the Test Valley Borough Local Plan 2006.

5. **No development shall take place until a schedule of landscape maintenance for a minimum period of 25 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.
6. **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.
7. **No development (including site clearance and any other preparatory works) shall take place until a scheme detailing how trees and hedges shown on the approved plans to be retained including those adjacent to the junction improvement at Lee Drove and the A3057 and the passing places in Lee Drove 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. 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.
8. **Tree protective measures installed in accordance with condition 7 shall be maintained and retained for the full duration of the works or until such time as agreed in writing by the Local Planning Authority's Arboricultural Officer. No activities nor material storage, nor placement of site huts or other equipment whatsoever shall take place within the fencing without the prior written agreement of the Local Planning Authority.**
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with the Test Valley Borough Local Plan 2006.

9. **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.
10. **No later than 12 months prior to the end of this permission, a site restoration scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme of works to remove the solar panels and related equipment, and shall be fully implemented within 12 months of the expiry of this permission.**
Reason: In order that the land is restored to its original condition and use following the expiry of the permission in accordance with policies SET03, DES01, and ENV08 of the Test Valley Borough Local Plan 2006 and the National Planning Policy Framework.
11. **If the solar farm hereby permitted ceases to operate for a continuous period of 6 months then, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the decommissioning and removal of the panels and any other ancillary equipment, shall be submitted to and agreed in writing by the Local Planning Authority within 3 months of the end of the cessation period. The scheme shall include details for the restoration of the site. The scheme shall be implemented within 12 months of the date of its agreement by the Local Planning Authority.**
Reason: To ensure that the landscape impact of the development exists only for the lifetime of the development.
12. **At least the first 20 metres of the access tracks 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.
13. **Notwithstanding the submitted Construction Traffic Management Plan dated December 2014 no development shall take place until details for the provision of the alterations of the junction of the A3057 Romsey Road and Lee Drove and the 2 passing places in Lee Drove shall be submitted to and approved in writing by the Local Planning Authority. The details shall show the full construction specification including existing and proposed ground levels, long and cross sections and surface material finish. The details shall demonstrate the retention of existing boundary trees and hedges. The works shall be carried out in accordance with the approved details and implemented prior to the commencement of construction phase of the development. (See note 8.)**
Reason: In the interests of highway safety in accordance with policy TRA09 of the Test Valley Borough Local Plan 2006.

14. **No development shall take place until full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction and decommissioning periods 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.**
15. **Notwithstanding the details of the gate positions shown on drawing no. CE-BL0746-DW03-Final Fig 5.11 any gates shall be set back at least 16.5metres 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.**
16. **The development shall not be carried out other than in complete accordance with the approved plans comprising drawings:
 - SAVIL-ROMSE-001-105 REV D – Site Location Plan
 - SAVIL-ROMSE-001-130D –Site Location Plan
 - GM-830 REV C CCTV Pole Elevation
 - GM-828 SMA MV POWER STATION 1250-1800SC
 - GM-823 Framework elevations
 - GM-814 REV A Site Storage Container
 - GM-812 REV C DNO & Customer Switchgear Room
 - GM-813 REV A Customer Switchgear
 - GM-800 REV A Deer Fencing
 - GM-200 REV E Access Track Section Details
 - GM-280 REV A Wind Sensor Pole
 - GM-805 REV A Deer Fencing/Gate Elevation
 - GM-801 REV B Welded Mesh Fencing
 - Savil-Romse-001-100 Rev K PV, Road & Fence Layout**

Notes:

1. **The applicant's attention is drawn to the terms of the letter dated 6 August 2014 from National Grid concerning development in proximity to the National Grid transmission assets.**
2. **The applicant's attention is drawn to the Planning Practice Guidance for Renewable and Low Carbon Energy (March 2014) (para. 013) for advice to consider best and most versatile land issues in accordance with that guidance and Defra's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites regarding guidance on handling or trafficking on soils in wet weather.**
3. **The works required in conditions 13 will need to be covered either by a Licence or Agreement with Hampshire County Council as Local Highway Authority.**

4. **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.**
5. **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.**
6. **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.**
7. **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.)**
8. **Permission is required under the Highways Act 1980 to construct/alter and carryout improvement works to vehicular accesses. 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. (See condition 13.)**