

## Notice of Meeting

# Southern Area Planning Committee

**Date:** Tuesday, 28 August 2018

**Time:** 17:30

**Venue:** Main Hall, Crosfield Hall, Broadwater Road, Romsey, Hampshire, SO51  
8GL

**For further information or enquiries please contact:**

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**Legal and Democratic Service**

Test Valley Borough Council,  
Beech Hurst, Weyhill Road,  
Andover, Hampshire,  
SP10 3AJ

[www.testvalley.gov.uk](http://www.testvalley.gov.uk)

The recommendations contained in the Agenda are made by the Officers and these recommendations may or may not be accepted by the Committee.

**PUBLIC PARTICIPATION SCHEME**

*If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.*

## Membership of Southern Area Planning Committee

<b>MEMBER</b>		<b>WARD</b>
Councillor A Finlay	Chairman	Chilworth, Nursling and Rownhams
Councillor I Richards	Vice-Chairman	Abbey
Councillor N Adams-King		Blackwater
Councillor J Anderdon		Chilworth, Nursling and Rownhams
Councillor G Bailey		Blackwater
Councillor D Baverstock		Cupernham
Councillor A Beesley		Valley Park
Councillor P Boulton		Broughton and Stockbridge
Councillor P Bundy		Chilworth, Nursling and Rownhams
Councillor D Busk		Broughton and Stockbridge
Councillor C Collier		Abbey
Councillor M Cooper		Tadburn
Councillor S Cosier		North Baddesley
Councillor A Dowden		North Baddesley
Councillor C Dowden		Valley Park
Councillor M Hatley		Ampfield and Braishfield
Councillor I Hibberd		Romsey Extra
Councillor P Hurst		Tadburn
Councillor I Jeffrey		Dun Valley
Councillor A Johnston		Romsey Extra
Councillor J Ray		Cupernham
Councillor C Thom		Valley Park
Councillor A Tupper		North Baddesley
Councillor A Ward		King's Somborne, Michelmersh and Timsbury

**Southern Area Planning Committee**

Tuesday, 28 August 2018

**AGENDA**

**The order of these items may change as a result of members  
of the public wishing to speak**

- 1 Apologies**
- 2 Public Participation**
- 3 Declarations of Interest**
- 4 Urgent Items**
- 5 Minutes of the meeting held on 7 August 2018**
- 6 Information Notes**
- 7 18/01531/FULLS - 13.06.2018 10 - 19**

**(OFFICER RECOMMENDATION: PERMISSION)**

**SITE: The Star Inn, East Tytherley Road, Lockerley, SO51 0LW,  
EAST TYTHERLEY**

**CASE OFFICER: Mr Graham Melton**

## ITEM 6

### TEST VALLEY BOROUGH COUNCIL SOUTHERN AREA PLANNING COMMITTEE INFORMATION NOTES

#### **Availability of Background Papers**

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

#### **Reasons for Committee Consideration**

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees, or the Planning Control Committee instead, and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications which the Head of Planning and Building Services considers are of significant local interest or impact.
- Applications (excluding notification(s)) where a Member requests in writing, with reasons, within the stipulated time span that they be submitted to Committee.
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest for its own developments except for the approval of minor developments.
- Notifications on which material planning objection(s) has been received within the stipulated time span (the initial 21 day publicity period) and no agreement with the Chairman of the appropriate Committee after consultation with the appropriate Ward Member(s) has been reached.

- Determination of applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

### **Public Speaking at the Meeting**

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors with prejudicial interests, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

### **Content of Officer's Report**

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

### **Status of Officer's Recommendations and Committee's Decisions**

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

### **Conditions and Reasons for Refusal**

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

### **Decisions subject to Completion of a Planning Obligation**

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

### **Deferred Applications**

Applications may not be decided at the meeting for a number of reasons as follows:

- \* The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.

- \* Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- \* The Committee may resolve to seek additional information or amendments.
- \* The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.
- \* Where the Committee has resolved to make a decision, which in the opinion of the Head of Planning and Building, has a possible conflict with policy, public interest or possible claims for costs against the Council, those applications shall be referred to the Planning Control Committee for determination.

### **Visual Display of Plans and Photographs**

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

### **Human Rights**

The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- \* Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- \* Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

### **Natural Environment and Rural Communities Act 2006 (NERC)**

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "*every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

### **Other Legislation**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016). Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Document (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 27 March 2012 the Government published the National Planning Policy Framework (NPPF). The NPPF does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Framework sets out that where the development plan is absent, silent or relevant policies are out of date permission should be granted unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
- Specific policies in the Framework indicate development should be restricted.



However, account can also be taken of policies in emerging development plans, which are going through the statutory procedure towards adoption. Annex 1 of the NPPF sets out that greater weight can be attached to such policies depending upon:

- The stage of plan preparation of the emerging plan;
- The extent to which there are unresolved objections to relevant policies; and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF.

The National Planning Policy Framework states that 'In assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.'

## ITEM 7

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<b>APPLICATION NO.</b>	18/01531/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	13.06.2018
<b>APPLICANT</b>	Lady S Bailey
<b>SITE</b>	The Star Inn, East Tytherley Road, Lockerley, SO51 0LW, <b>EAST TYTHERLEY</b>
<b>PROPOSAL</b>	Change of use to provide 2no. rooms for bed and breakfast
<b>AMENDMENTS</b>	Received on 01.08.2018: <ul style="list-style-type: none"><li>• Amended Proposed Site Plan (confirming the utilisation of a low level picket fence as the internal boundary treatment)</li></ul>
<b>CASE OFFICER</b>	Mr Graham Melton

Background paper (Local Government Act 1972 Section 100D)

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### 1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee at the request of the Local Ward Member.

### 2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is an existing public house, located on the east side of East Tytherley Road in land designated as countryside.

2.2 The main public house is a detached two storey building located at the northern end of the plot, with a variety of single storey extensions and outbuildings located in close proximity.

### 3.0 PROPOSAL

3.1 The proposal is for the conversion of the existing single storey extension to the main public house, located at the northern end of the site and currently in use as a skittle alley, to two rooms for bed and breakfast accommodation.

3.2 In association with the creation of the two bed and breakfast units, two outdoor seating areas would be created to serve the additional accommodation, located in the north-east and north-west corners of the application site.

### 4.0 RELEVANT HISTORY

4.1 **TVS.07473/2** - Erection of detached building to provide overnight holiday accommodation. *Permission subject to conditions and notes, decision issued on 27.09.1996.*

### 5.0 CONSULTATIONS

5.1 **Highways** – No objection.

5.2 **Planning Policy – No objection (summarised):**

Policy COM2

- Application site is on land designated as countryside, therefore the application is required to demonstrate compliance with Policies COM8-COM14, LE10 or LE16-LE18 or that it is essential

Policy COM14

- COM14 is not engaged
- Whilst the proposal would result in the loss of the skittle alley, this is ancillary to the public house and therefore is not considered a concern in planning policy terms

Policy LE16

- The re-use of buildings in the countryside for commercial use (including tourist accommodation) will be permitted provided that criteria a) to d) are satisfied

Policy LE18

- Given that the proposal is located within the countryside, criteria bi) – iv) needs to be satisfied for the development to be deemed permissible in principle
- Policies E1 and E7 are also applicable

6.0 **REPRESENTATIONS** Expired 13.07.2018

6.1 **East Tytherley Parish Council – Comment.**

- East Tytherley parish council have considered the above submitted application and whilst the parish council is very in support of tourist accommodation in the area we are not in support of seeing the demise of a skittle alley as we are aware that there continues to be skittle leagues and other skittles events which support the local community.

6.2 **Mulberry Cottage – Objection (summarised):**

- Do not oppose the conversion of the skittles alley at the Star Inn but do have an objection to the outside seating area and double doors.
- This seating area is located at the eastern end, right up against our boundary and only 18 yards away from our house.
- It is unfortunate to make this objection, but we were never consulted before the planning application was submitted.
- More than happy to withdraw the objection if the outside seating area and double doors closest to use is omitted.

Impact on the amenity of neighbouring property

- Appreciate that living next door to a pub there will always be some noise and occasional disturbance.
- Until now the pub has been laid out to direct commercial noise away from our property.
- The new seating area will put an end to this and as it is at the back of the pub, noise levels will difficult or impossible for the applicants to monitor.

- The pubs licensing hours are restricted to 11pm which ensures we are not kept awake at night.
- As it is a private seating area, it could even be used late at night after hours, and is inconceivable that it will not at times create a noise and disturbance.
- Suffer from tinnitus for 18 years and as a result, particularly sensitive to noise.
- The room would be eminently lettable without the outside access.
- Would ask that the broken wooden wall, adjacent to the seating area at the far end, is replaced with a more sturdy and protective one.
- There is also an issue of loss of privacy, it will be difficult to enjoy that area of our garden without feeling that any conversation is being eavesdropped on.
- It will also be possible to look into our son's bedroom from the seating area, as the wall is only 6ft high (4ft on our side) and the vegetation does not provide sufficient coverage in winter.
- This could be resolved by raising the height of the boundary wall but will not address the concerns regarding noise and additional disturbance.

## 7.0 **POLICY**

### 7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

### 7.2 Test Valley Borough Revised Local Plan (2016) (TVBRLP)

Policy COM2: Settlement Hierarchy

Policy COM14: Community Services and Facilities

Policy LE16: Re-Use of Buildings in the Countryside

Policy LE18: Tourism

Policy E1: High Quality Design in the Borough

Policy E8: Pollution

Policy LHW4: Amenity

Policy T1: Managing Movement

Policy T2: Parking Standards

## 8.0 **PLANNING CONSIDERATIONS**

### 8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on the amenity of neighbouring property
- Highways

### 8.2 **Principle of Development**

Policy COM2 of the TVBRLP states that development outside the boundaries of settlements, on land designated as countryside will only be permitted if:

- a) *It is appropriate in the countryside as set out in the RLP Policy COM8 – COM14, LE10, LE16 – LE18; or*

*b) It is essential for the proposal to be located in the countryside*

8.3 Policy COM14: Community Services and Facilities

The proposed scheme will result in the loss of the existing skittle alley, currently sited in the building to be converted. However, given that the skittle alley is an ancillary feature to the public house and therefore is not considered a community service or facility in planning terms. Consequently, Policy COM14 of the TVBRLP is not engaged on this occasion.

8.4 Policy LE16: Re-Use of Buildings in the Countryside

Policy LE16 is pertinent to the proposal and states as follows:

*The re-use of buildings in the countryside for commercial use (including tourist accommodation) will be permitted provided that:*

- a) the building is structurally sound and suitable for conversion without substantial rebuilding, extension or alteration; and*
- b) the proposal would not result in the requirement for another building to fulfil the function of the building being converted; and*
- c) the proposed use is restricted primarily to the building; and*
- d) development would lead to an enhancement of its immediate setting.*

8.5 Criteria (a)

The proposed conversion consists of erecting additional internal walls and the installation of additional fenestration only, with no further structural work or substantial rebuilding required. Therefore, it is considered that the proposed scheme complies with criteria (a) of Policy LE16.

8.6 Criteria (b)

Although the proposed development would result in the loss of the existing skittle alley, as this use is ancillary to the main public house, it is not necessary to accommodate this facility in an additional building. Consequently, the proposal is in accordance with criteria (b) of Policy LE16.

8.7 Criteria (c)

The proposed accommodation, serving as two rooms for bed and breakfast will be predominantly utilise the existing building with the only exception two outside seating areas. As such, it is considered that the proposed use is restricted to primarily occupy the existing building, in accordance with criteria (c) of Policy LE16.

8.8 Criteria (d)

The submitted site plan demonstrates that the areas adjoining the existing building will be enhanced through the erection of internal boundary treatment, to delineate the areas allocated for the bed and breakfast rooms from the seating area for the public house. As such, it is considered that the proposal complies with criteria (d) of Policy LE16 and subsequently the policy as a whole.

8.9 Policy LE18: Tourism

Policy LE18 covers the creation of tourism accommodation and states as follows:

*Proposals for tourist development will be permitted provided that:*

- a) the proposal is located within a settlement; or*
- b) where the proposal is located within the countryside:*
  - i) it utilises an existing building and meets the requirements of policy LE16; and*
  - ii) any extension or new buildings form part of an existing tourist facility; and*
  - iii) in the case of seasonal structures these are temporary in nature and do not have an adverse impact on the landscape; and*
  - iv) in the case of touring caravans and camping sites these are not prominent in the landscape.*

8.10 Criteria (a)

As the application site is located outside of a settlement boundary, criteria (a) of Policy LE18 is not applicable in this instance.

8.11 Criteria (b)

In the relation to point (i) of criteria (b), it is considered that the proposal meets the requirement of Policy LE16 as assessed in paragraphs 8.4 to 8.8. With regard to points (ii), (iii) and (iv) the proposal does not include the provision of any external extension, new buildings, seasonal structures, touring caravans and the application site is not a camping site. Consequently, the proposed development complies with criteria (b) of Policy LE18 and is in accordance with the policy as a whole.

8.12 **Impact on the character and appearance of the area**

The proposed scheme will result in a modest amount of external alterations to the existing building including the provision of additional fenestration and internal boundary treatment, demonstrated on the submitted proposed site plan as consisting of 1m high picket fence. Subsequently, it is considered that the proposal will integrate and respect with the appearance of the existing buildings, when viewed from East Tytherley Road to the west. As such the application is in accordance with Policy E1 of the TVBRLP.

8.13 **Impact on the amenity of neighbouring property**

Noise

With regard to any noise arising from the potential occupation of the outside seating areas adjoining the existing building, it is noted that the currently the building is utilised as a skittle alley and the same area serves the operation of the public house. Therefore, it is considered that the level of noise arising from its use as part of the public house is likely to exceed the level arising from the proposed use as a bed and breakfast room. Furthermore, the proposed use as a bed and breakfast unit of accommodation will result in a lower threshold in terms of acceptable noise pollution, with regard to an assessment under the Environmental Protection Act (1990).

- 8.14 In addition, it is noted that the proposed seating areas are located a significant distance away from Mulberry Cottage, sited approximately 14m away. Therefore, it is considered that the proposal will not result in any materially significant impact on additional noise pollution above the present situation and is considered likely, to lead to an improvement.

8.15 Privacy

The proposed scheme includes the alteration of an existing window in the rear (east) elevation to bi-fold doors, but these will face the rear of the application site in the same manner as the existing window. Furthermore, the proposed scheme also includes the provision of an additional window in front (west) elevation looking out towards East Tytherley and therefore, will not give rise to any adverse overlooking.

8.16 With regard to any possible views of Mulberry Cottage available from the adjoining seating areas, it is noted that these will be obtainable from the existing site layout. In addition the shared boundary with neighbouring property is served by an approximately 1.8m high fence at the western end, transferring to an approximately 1.8m high brick wall. Consequently, it is considered that the existing boundary treatment provides sufficient screening from any views towards Mulberry Cottage and as such, the proposal will not significantly impact the privacy level of adjoining neighbour.

8.17 Provision of daylight/sunlight

Any additional shadow created by the modest external changes proposed will fall on the application site itself and therefore, it is not considered that the proposal will materially impact the existing provision of daylight or sunlight for any neighbouring property. Consequently, it is considered that the proposal is in accordance with Policy LHW4 of the TVBRLP.

8.18 **Highways**

Access

The proposed development will not result in any alterations to the existing vehicular access onto East Tytherley Road and subsequently, it is considered that the proposal will not give any adverse highway safety impact, in accordance with Policy T1 of the TVBRLP.

8.19 Parking

The existing use as a skittle alley triggers the need for 5 car parking spaces, in comparison to the proposed use as 2 new bedrooms requiring 2 car parking spaces and consequently the proposal reduces the overall need for car parking capacity. As a result, the application is in accordance with the parking standards as set out in Annexe G and Policy T2 of the TVBRLP.

9.0 **CONCLUSION**

9.1 The proposal is considered acceptable and in accordance with the policies of the TVBRLP.

10.0 **RECOMMENDATION**

**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. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:**

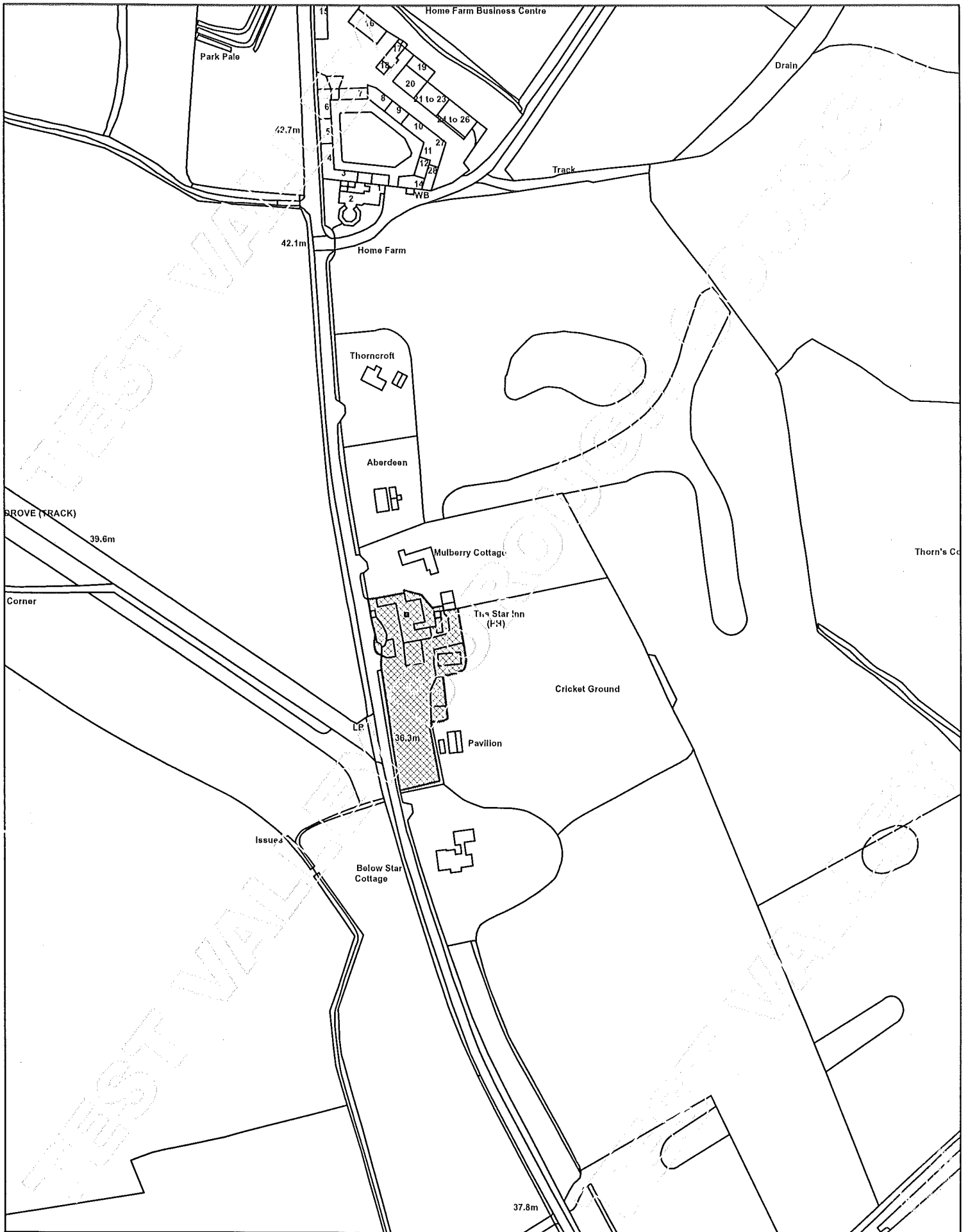
**Composite Plan (001 Rev A)**

**Reason: For the avoidance of doubt and in the interests of proper planning.**

**Note to applicant:**

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
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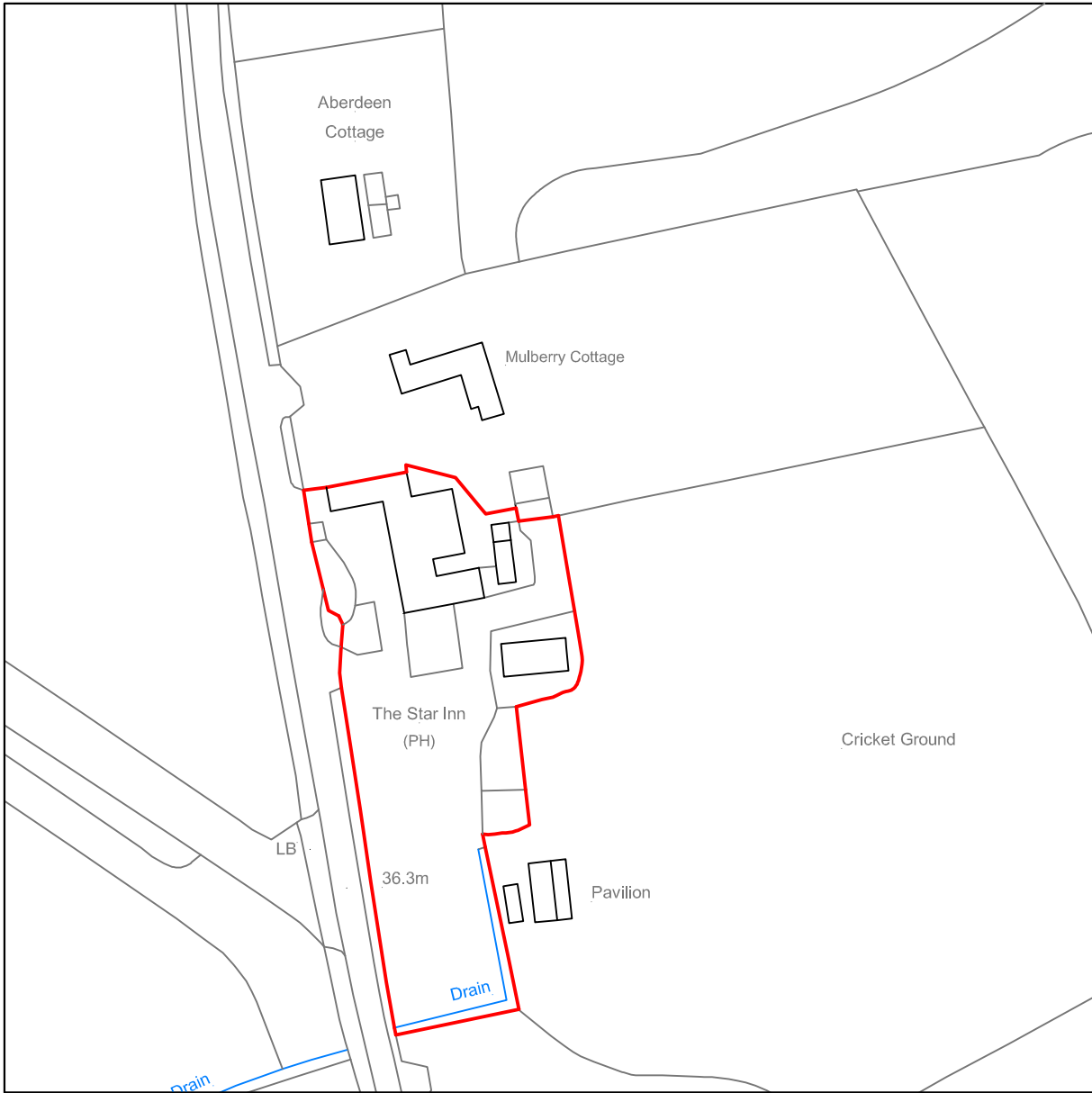


**Siteplan**

**Test Valley**  
Borough Council 

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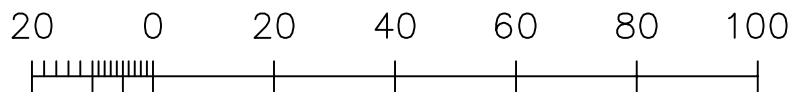


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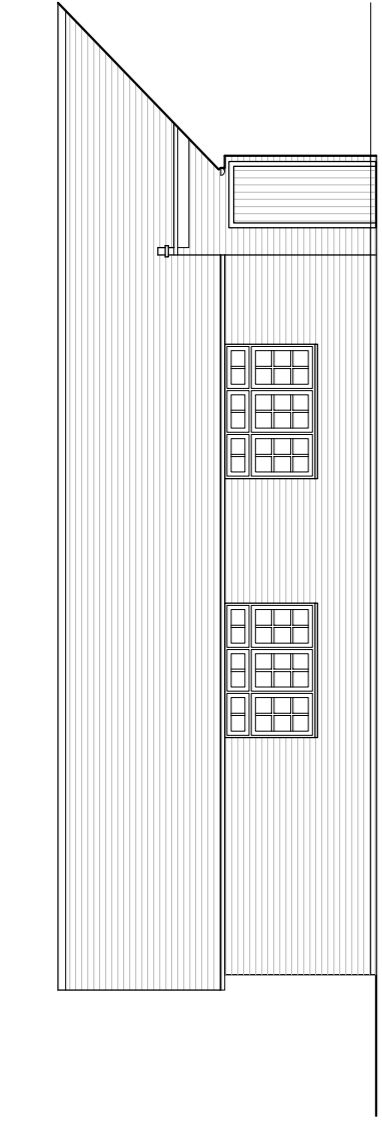
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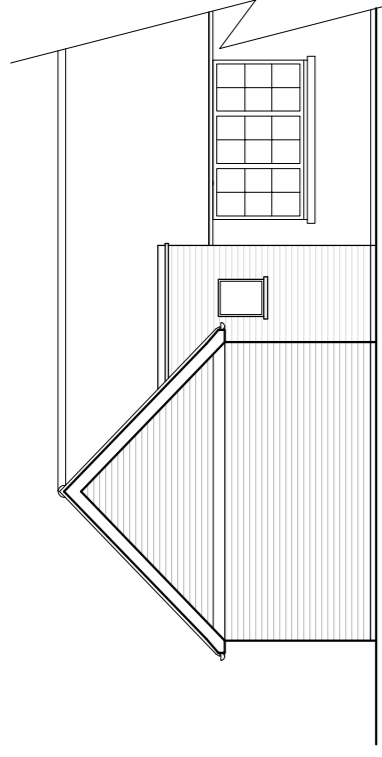
Block Plan - As Existing 1:500



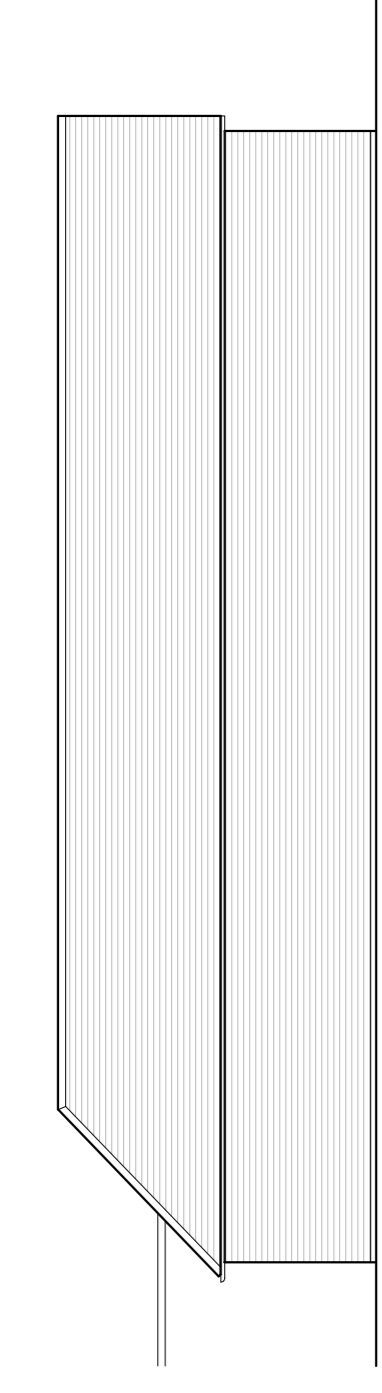
Block Plan - As Proposed 1:500



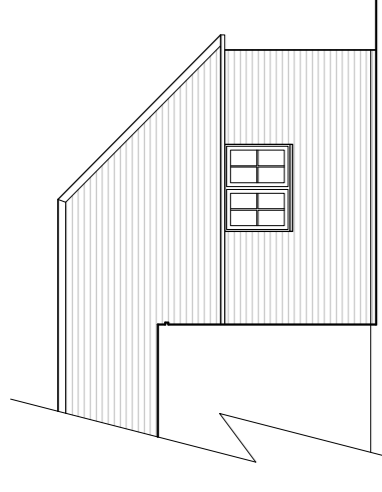
South Elevation - As Existing



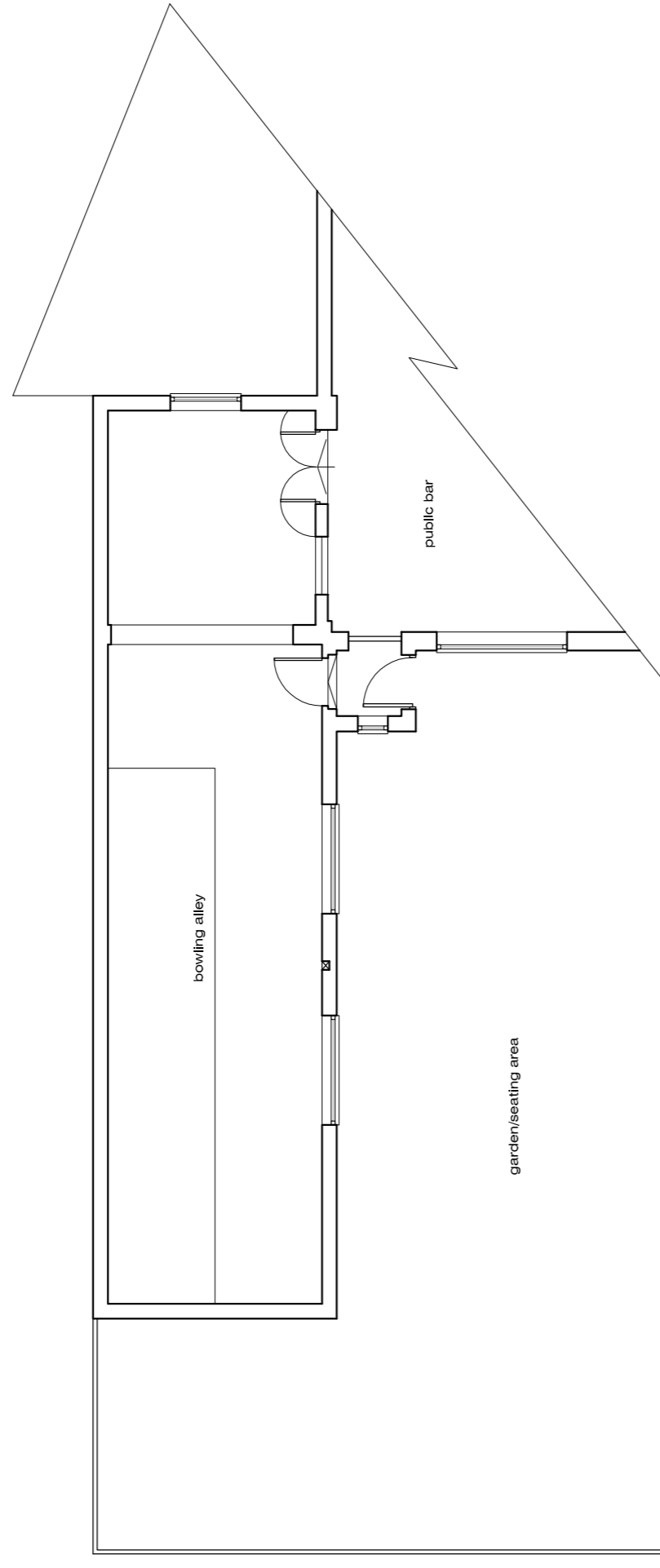
West Elevation - As Existing



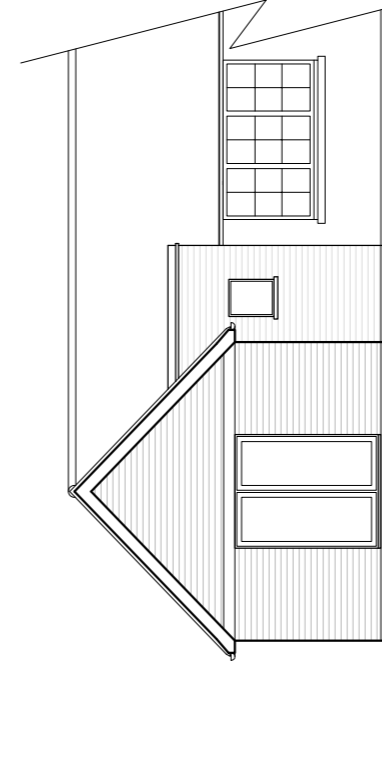
North Elevation - As Existing



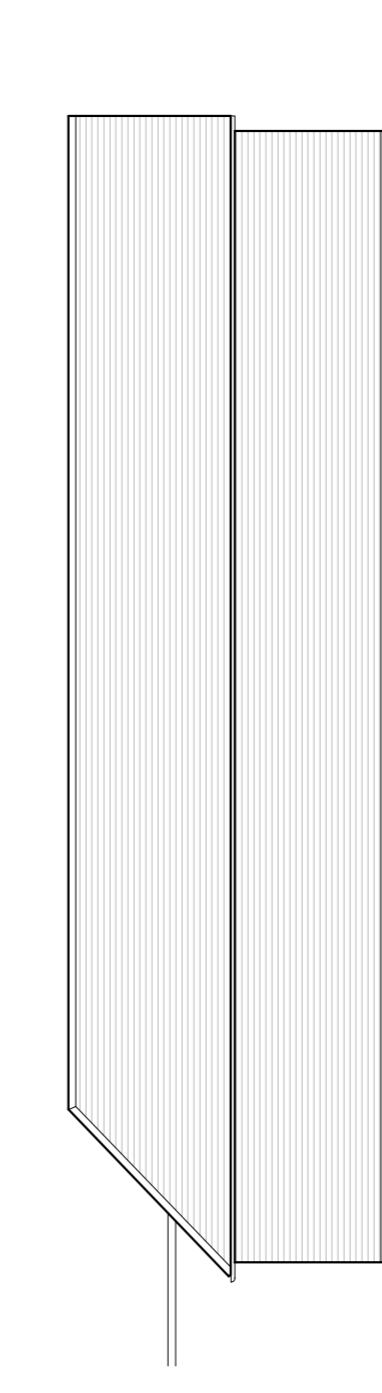
East Elevation - As Existing



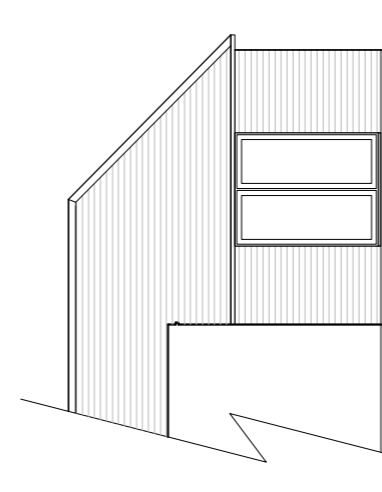
Ground Floor Plan - As Existing



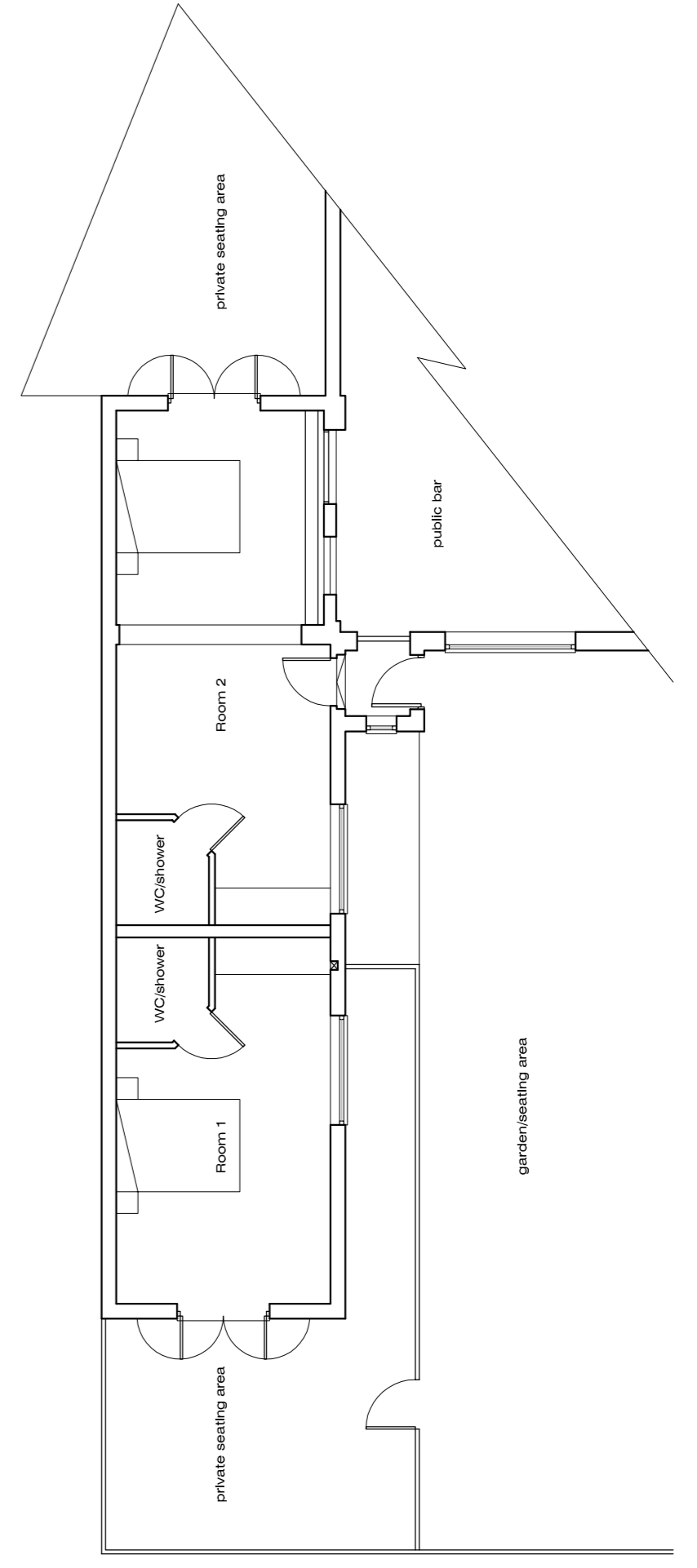
West Elevation - As Proposed



North Elevation - As Proposed



East Elevation - As Proposed



Ground Floor Plan - As Proposed

Issued for Planning Application	NJ 13-06-18
Rev.	By Date
Wildern Architecture Ltd Middle House, 3 Sampson Close, Wincaseh, Southampton, SO31 9BU 07920 260756 Project <b>The Star Inn, East Tytherley Road,          Romsey, SO51 0LW</b> Client <b>The Star Inn</b>	

Title <b>Plans and Elevations - As Existing and Proposed</b>			
Date	June 18	Drawn By	NJ
Job No.	W18-004	Drawing No.	001
		Scale	1:100 /500@A1
		Revision	-