

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in the Crosfield Hall, Broadwater Road, Romsey
on Tuesday 28 August 2018 at 5:30 pm

Councillor A Finlay (Chairman)	(P)	Councillor I Richards (Vice Chairman)	(P)
Councillor N Adams-King	(P)	Councillor A Dowden	(P)
Councillor J Anderdon	(P)	Councillor C Dowden	(P)
Councillor G Bailey	(P)	Councillor M Hatley	(P)
Councillor D Baverstock	(P)	Councillor I Hibberd	(A)
Councillor A Beesley	(A)	Councillor P Hurst	(P)
Councillor P Boulton	(A)	Councillor I Jeffrey	(P)
Councillor P Bundy	(P)	Councillor A Johnston	(P)
Councillor D Busk	(P)	Councillor J Ray	(P)
Councillor C Collier	(P)	Councillor C Thom	(P)
Councillor M Cooper	(P)	Councillor A Tupper	(P)
Councillor S Cosier	(A)	Councillor A Ward	(P)

115

Minutes

Resolved:

That the minutes of the meeting held on 7 August 2018 be confirmed and signed as a correct record.

116

Schedule of Development Applications

Resolved:

That the applications for development as set out in the attached schedule be determined as indicated.

Note:

In accordance with the Council's scheme of Public Participation the following spoke on the applications indicated:

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	10 - 19	18/01531/FULLS	Mr R Wells (Objector) Mr Meyhew (Applicant)

(The meeting ended at 6.35pm)

Schedule of Development Applications

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

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.**
and, to Delegate to the Head of Planning and Building to seek advice from the Licensing Manager as to the extent to which the outside seating area serving Room 2 falls under the control of the Licensing Authority. In the event that such limitations do not apply then apply condition:
- 3. The outside seating area serving Room 2, as annotated on the approved drawing (001 Rev A), shall only be permitted to be used in association with the occupation of Unit 2 as Bed and Breakfast accommodation for up to, but not exceeding, the hours of:
23:00hrs on Weekdays and Saturdays
22:30hrs on Sundays and Bank Holidays
Reason: To reflect the proximity of the area to the nearby property of Mulberry Cottage and to protect the amenities of the neighbouring property with regard to noise and disturbance, in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**

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.**
-