

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in the Crosfield Hall, Broadwater Road, Romsey
on Tuesday 18 September 2018 at 5:30 pm

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

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Declarations of Interest

Councillor Adams-King declared a Personal Interest in application 18/01391/FULLS as his partner was the Clinical Director at the University Hospital Southampton. He left the room whilst the application was discussed.

Councillor Beesley declared a Personal Interest in application 18/01391/FULLS as he was employed by the University Hospital Southampton. He left the room whilst the application was discussed.

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Minutes

Resolved:

That the minutes of the meeting held on 28 August 2018 be confirmed and signed as a correct record.

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Schedule of Development Applications

Resolved:

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

Note:

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

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	10 - 25	18/01391/FULLS	Mr H Hutchinson (Applicant) Mr P Baker (Applicant)
8	26 - 50	18/02058/FULLS	Mr G Roberts (Objector) Mrs C Jerred (Supporter) Mr D Chitty (Applicant)
9	51 - 73	18/01437/FULLS	Mr A Clark (Wellow Parish Council) Mr R Grant (Objector) Mr D Harrison (Applicant)

(The meeting ended at 8.29pm)

Schedule of Development Applications

7	APPLICATION NO.	18/01391/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	01.06.2018
	APPLICANT	Mr Harry Hutchinson, Oceanic Gateway Ltd
	SITE	Land known as AP6 Adanac Park (North and East of Hotel), Adanac Drive, Nursling, SO16 0AT, NURSLING AND ROWNHAMS
	PROPOSAL	Temporary park and ride facility for University Hospital Southampton (UHS) which will provide up to 1,010 staff car parking spaces for a period of 4 years.
	AMENDMENTS	Additional information received 27/07/2018 & 31/07/2018.
	CASE OFFICER	Mr Paul Goodman

PERMISSION subject to:

1. **The use hereby permitted shall cease on or before 31 December 2022 and the land restored in accordance with a scheme to be submitted to an approved by the Local Planning Authority. The restoration scheme shall be submitted to the Local Planning Authority a minimum of three months prior to the cessation of the approved use.**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of employment land protection and delivery of medical services at the University Hospital Trust site in accordance with Test Valley Borough Local Plan 2016 policy LE6.
2. **The use hereby permitted shall be restricted to park and ride facilities for staff employed by University Hospital Southampton NHS Trust, unless otherwise agreed in writing by the Local Planning Authority.**
Reason: In order that car parking use is not established beyond any identified need and since the development would be permitted as an exception to development plan policy only on the basis of an identified need, which is specific in nature and time limited in accordance with Test Valley Borough Revised Local Plan Policy LE6.
3. **Prior to the laying of the final wearing course of the development hereby permitted full details of hard and soft landscape works shall be submitted and approved in writing by the Local Planning Authority. Details shall include means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, lighting, etc.) Soft landscape works to provide additional planting on the eastern boundary with Adanac Drive shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.**

The landscape works shall be carried out in accordance with the approved details, implementation programme and management plan.

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 Revised Local Plan (2016) Policy E1 and E2.

- 4. The proposed Park & Ride car park shall not be brought into use until a permit system restricting the use of the site for staff employed by University Hospital Southampton NHS Trust, for both the users of the car park and the bus service, has been implemented.**

Reason: to minimize any potential impact to the Strategic Road Network (SRN), the M271 in accordance with Valley Borough Revised Local Plan (2016) Policy T1.

- 5. The use hereby permitted shall be restricted to the hours between 06:00 and 22:00. No overnight parking shall take place unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In order that use does not result in additional vehicular trips that have not been assessed or mitigated in accordance with Test Valley Borough Revised Local Plan Policy T1.

- 6. The park and ride facility shall not be brought into use until the park and ride bus has been provided. The bus service shall be maintained for the duration of the park and ride operation.**

Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.

- 7. The individual parking spaces hereby permitted shall measure a minimum of 2.4 by 4.8m. Parking aisle widths shall measure a minimum of 6.0m in width. The park and ride bus service shall not enter the site unless otherwise approved in writing by the Local Planning Authority.**

Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policies T1 and T2.

- 8. Prior to the commencement of development a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include; construction traffic routes, parking and turning provision to be made on site and measures to prevent mud from being deposited on the highway. Development shall be undertaken in accordance with the approved details.**

Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.

- 9. Development shall be undertaken in accordance with the Flood Risk Assessment Addendum & Drainage Strategy UHS-ONE-ZZ-ZZ-RP-C-0001 (P01) unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To ensure a satisfactory form of development and in the interest of local amenities in accordance with Test Valley Borough Revised Local Plan 2016 policy E7.

Notes to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
- 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to 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.**

8	APPLICATION NO.	18/02058/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	10.08.2018
	APPLICANT	Mr and Mrs A Tidd
	SITE	Land adjacent to 5 Riverside Green, Kings Somborne, Stockbridge, SO20 6NG, KINGS SOMBORNE
	PROPOSAL	Erection of 2 bed dwelling
	AMENDMENTS	
	CASE OFFICER	Mrs Sarah Appleton

REFUSED for the reasons:

- 1. The proposed development, by virtue of it's height and design (which includes the provision of solar panels on the roof slope), and it's proximity to the front elevation of No's 11 and 15 Riverside Gardens would give rise to an overbearing outlook from the rooms served by ground and first floor windows in these properties, and also increase the incidence of overlooking into these rooms. In addition, and with the likelihood that the proposal would lead to the loss of the existing evergreen hedge that exists on the boundary, there would be insufficient area in the control of the applicant to provide for suitable mitigation to reduce the adverse effect on the living conditions of the current and future occupiers of these properties, created by such a relationship, contrary to Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**
- 2. As a result of the quantum and location of the private open space provided on-site to serve future residents, together with its juxtaposition with the proposed dwelling and the garages to the east, the area of land provided would be the subject of significant overshadowing during the course of the day. Consequently, neither the quantum nor quality of the open space provided would meet the needs of likely occupants of the dwelling. As a consequence, the**

proposed development would adversely affect future occupants private enjoyment of the property contrary to policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

- 3. The proposed development by virtue of the size of plot and the proposed building size (footprint) fails to provide for sufficient garden size to ensure that a feeling of spaciousness, reflective of the front garden areas of those existing properties within Riverside Green, is maintained. In addition, the proposed dwelling would result in the removal of the backdrop of evergreen trees on the western boundary. The proposal therefore fails to integrate, respect and compliment that character and appearance of the area. The proposal also fails to preserve and/or enhance the character and appearance of the Conservation Area. The proposal is contrary to Policies COM02, E1 and E9 of the Test Valley Borough Revised Local plan (2016).**

9	APPLICATION NO.	18/01437/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	07.06.2018
	APPLICANT	Mr David Harrison
	SITE	Starlings, Whinwhistle Road, East Wellow, SO51 6BN, WELLOW
	PROPOSAL	Erection of one 4 bedroom detached house with separate car port
	AMENDMENTS	<ul style="list-style-type: none">• 1817 01 E• 1817 02 B• 1817 03 C• 1817 05• Footprint comparison• St/005• 1817-01 c• Updated proposal wording from 5 bed to 4 bed and from garage to car port
		Received 10 July 2018, 8 August 2018, and 30 August 2018.
	CASE OFFICER	Miss Sarah Barter

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, numbers:**
1817 02 B
1817 03 C
1817 04 A
1817 05
1817 01 E
18105-BT5
1817 01 D
ST/005
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. No development shall take place above DPC level of the development hereby permitted 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 Revised Local Plan (2016) Policy E1.
- 4. Prior to the commencement of development the access shall be constructed with the visibility splays shown on approved plan 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 1m; metres above the level of the existing carriageway at any time.**
Reason: In the interest of highway safety in accordance with Revised Local Plan DPD 2011-2029 Policy T1.
- 5. The development hereby permitted shall not be occupied until provision for 2 cycle parking/storage has been made, in accordance with details to be submitted and approved in writing with the Local Planning Authority has been made. The approved scheme shall be maintained for this purpose at all times.**
Reason: In the interest of providing sufficient safe parking for cyclists and in accordance with the Test Valley Local Plan 2016 policy T2.
- 6. The development hereby approved shall not be occupied until space with a non-migratory surface has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**
Reason: In the interests of highway safety in accordance with Test Valley Borough Local Plan 2016 policies T1, and T2.

- 7. Development shall proceed in accordance with the measures relating to bird and bat boxes in Section 5.4 Enhancements of the Ecology Survey report (David Leach, June 2018).
Reason: To conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.**
- 8. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.
Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows in the south eastern front or north western rear elevations of the proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.**
- 10. The first floor windows in the south western and north eastern side elevations of the development hereby permitted shall be fitted with obscured glazing and shall be top hung opening only, and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.**
- 11. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Barrell Tree Consultancy Arboricultural Assessment and Method Statement reference 18105-AA-PB dated 28th June 2018.
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 Revised Local Plan policy E2.**
- 12. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 13. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

- 14. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works to be provided adjacent the boundaries of number 7 Florence Close and Sonaisali have been submitted and approved. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.**

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 Revised Local Plan (2016) Policy E1 and E2.

- 15. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules and an implementation programme for the landscape works to be provided adjacent the boundaries of number 7 Florence Close and Sonaisali, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.**

Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to 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 Revised Local Plan (2016) Policy E1 and E2.

- 16. Prior to occupation of the dwelling hereby approved a 1.8m high close board fence shall be provided adjacent the neighbouring property Sonaisali and a 2m high acoustic barrier shall be provided adjacent the rear garden of number 6. The fencing shall thereafter be retained as such unless otherwise agreed in writing with the Local Planning Authority.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of local amenities in accordance with Test Valley Borough Revised Local Plan (2016) policy LHW4.

Notes to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
 - 2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to 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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