

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in the Crosfield Hall, Broadwater Road, Romsey
on Tuesday 25 September 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	(A)	Councillor M Hatley	(-)
Councillor D Baverstock	(P)	Councillor I Hibberd	(P)
Councillor A Beesley	(A)	Councillor P Hurst	(A)
Councillor P Boulton	(P)	Councillor I Jeffrey	(A)
Councillor P Bundy	(P)	Councillor A Johnston	(A)
Councillor D Busk	(A)	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	(A)

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Declarations of Interest

Councillor Anderdon wished it to be noted that he knew both the speakers on application 18/01568/FULLS, but that it did not constitute an interest.

Councillor Bundy wished it to be noted that he knew both the speakers on application 18/01568/FULLS, but that it did not constitute an interest.

Councillor Finlay wished it to be noted that she knew both the speakers on application 18/01568/FULLS, but that it did not constitute an interest.

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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>
8	84-92	18/01568/FULLS	Mrs L Wheeler (Nursling and Rownhams Parish Council) Miss J Lines (Objector)

(The meeting ended at 6.25pm)

Schedule of Development Applications

7	APPLICATION NO.	17/01615/OUTS
	APPLICATION TYPE	OUTLINE APPLICATION - SOUTH
	REGISTERED	26.06.2017
	APPLICANT	Perbury (Developments) Ltd
	SITE	Former North Hill Sawmill Yard, Baddesley Road, Flexford, SO52 9BH, AMPFIELD
	PROPOSAL	Outline application for demolition of existing industrial buildings and re-development to form a Care Village (Use Class C2), comprising 2-3 storey care home building/community hub containing up to either 65 no. care beds or up to 48 no. "extra care" units and core facilities: a series of 2-2.5 storey buildings containing up to 101 no.1 and 2 bedroom "extra care" units; single vehicular access from Baddesley Road (including retained access to North Hill Cottage and Wheelhouse Park); associated car and cycle parking spaces; provision of associated outdoor amenity space; provision of semi-natural "ecological" buffer zone and grassland; proposed new landscaping/tree planting; provision of on-site drainage; and undergrounding of existing over-head electricity lines. New barn store/offices for Wheelhouse Park (Class B8/B1 - "sui generis")
	AMENDMENTS	<ul style="list-style-type: none">• Amended indicative landscape strategy received 17/08/2017• Additional information with regards to policy LE10 and photo montages received 30/08/2017• Supporting design statement submitted 13/10/2017• Additional flooding information submitted 16/10/2017• Amended application form submitted 19/10/2017 <p>Further amended and additional information relating to a change to the indicative layout was submitted on 19/02/2018, 08/03/2018, 04/04/2018, 05/04/2018 and 10/04/2018. The description of the development was changed as a result of the information received on the 19/02/2018 and 08/03/2018. The amended description is shown above.</p>
	CASE OFFICER	Mrs Sarah Appleton

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, and appearance of the building(s), and the landscaping of the site (herein after called "the reserved matters") shall be obtained from the local planning authority in writing before the development is commenced.**

Reason: To comply with Article 4 of the Town and Country Planning (General Management Procedure) (England) Development Procedure) Order 2015 (or any order revoking and re-enacting that Order).
- 3. The development hereby permitted shall be used only as a care village comprising a care home/community hub building including core facilities, extra care units and ancillary uses. The barn/store hereby permitted shall only be used as a store/office for the mobile home park known as Wheelhouse Park and for no other purposes, including any purpose in Classes C2, B8 or B1; of the Schedule of to the Town and Country Planning (Use Classes) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.**

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 COM2.
- 4. The development hereby permitted shall be carried out in complete accordance with the Parameters Plan Ref. BRS.2581_38 Rev B.**

Reason: To ensure that proposed buildings are appropriately located within the site to prevent adverse impacts on the Local Gap, surrounding landscape character and on the character and appearance of the surrounding area in accordance with Test Valley Borough Revised Local Plan policies E1, E2 and E3.
- 5. Prior to the commencement of development the means of access to the site detailed on plan number 5303/204 shall be fully implemented and retained as such at all times.**

Reason: To ensure that the access into the site is provided to an appropriate standard to serve the development in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

- 6. A Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority in writing before the commencement of development. The Construction Traffic Management Plan should include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The approved details shall be fully implemented before development is commenced.**
Reason: In the interests of highway safety in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.
- 7. The landscaping of the site should be undertaken broadly in accordance with the details set out within the Landscape Strategy Plan (Illustrative) drawing number BRS.2581_28 Sheet 1/2 Rev D and BRS.2581_28 Sheet 2/2 Rev D.**
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.
- 8. Prior to the commencement of development, a detailed Biodiversity Enhancement Strategy that includes detailed measures building on the recommendations in Sections 6.3 to 6.6 of the Ampfield Care Village Ecological Impact Assessment report (EPR, February 2018) and includes establishment and planting specifications and techniques, location drawings, long-term management prescriptions, monitoring and review strategy, details of management organisations and funding sources, and commitment to report back to the Local Planning Authority during the fifth year post-completion, shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with the approved details with all such enhancement features being managed and maintained in accordance with the approved details.**
Reason: To enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.
- 9. Prior to the commencement of development, a detailed Construction Environment Management Plan that includes detailed measures to avoid impacts to Trodds Copse SSSI and detailed measures to avoid, mitigate and compensate for impacts to protected species and habitat losses shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with the approved details.**
Reason: To avoid impacts to protected sites and species and to conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.
- 10. Prior to the commencement of development a detailed external lighting plan showing that the northern and eastern site boundaries and associated habitats associated with the stream corridor and Trodds Copse SSSI will remain unilluminated shall be submitted to and approved in writing by the Local Planning Authority.**

Development shall subsequently proceed in accordance with the approved details.

Reason: To avoid impacts to foraging bats, in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.

11. **All those involved with the development should be informed of the status and legal obligations attached to the Trodds Copse SSSI designation and where the boundary of the protected area is.**
Reason: To avoid impacts to protected sites and species and to conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.
12. **The development hereby permitted shall be undertaken in full accordance with the Flood Risk Assessment (Issue 6, CEC, February 2018).**
Reason: In the interests of water management in accordance with Test Valley Borough Revised Local Plan 2016 policy E7.
13. **Unless otherwise agreed in writing by the planning authority, construction and demolition activities including the delivery or removal of materials to or from the site, shall only take place between the hours of 08:00 hours to 18:00 hours Monday to Friday and between the hours of 08:00 hours and 13:00 hours on Saturday (excluding Bank Holidays). No such activity shall occur on Sundays or Bank Holidays.**
Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.
14. **Deliveries and unloading activities servicing the care home/community hub building including core facilities shall only occur between the hours of 0700 hours and 1900 hours Monday to Saturday, between 0800 hours and 1200 hours on Sundays and Bank Holidays.**
Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.
15. **Before the commencement of development of the Community Hub building, a detailed design and layout of the building shall be submitted together with a scheme for mitigating the noise impact from the use of this building for approval in writing by the local planning authority. Before the first use of the Community Hub building the approved design, layout and noise mitigation scheme shall be implemented and unless otherwise agreed in writing by the local planning authority, maintained thereafter.**
Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.
16. **Prior to the installation of any fixed plant or equipment a scheme for mitigating the noise impact from any fixed plant or equipment shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented before the first use of such equipment unless otherwise agreed in writing by the Local Planning Authority, maintained thereafter.**

Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.

- 17. Prior to the installation of any cooking extraction equipment, a scheme for mitigating the odour impact from any cooking extraction plant or equipment shall be submitted for approval in writing by the Local Planning Authority. The approved scheme shall be implemented before the first use of such equipment unless otherwise agreed in writing by the Local Planning Authority, and maintained thereafter.**

Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.

- 18. No development shall commence of any phase (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 for that phase 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 of an intrusive site investigation as recommended by ERS and detailed in Section 11 of their Phase 1 Site Investigation report dated 16th June 2016, and in the event that contamination is found, or is considered likely, a scheme containing remediation proposals designed to bring the site (or phase of it) to a condition suitable for the intended use shall be approved. 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 (or individual phases of it) 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 Revised Local Plan 2016 policy E8.

- 19. 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 suspended 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 Revised Local Plan 2016 policy E8.

- 20. Prior to the commencement of development details of the proposed means of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. In relation to foul drainage, such information should include a drainage strategy detailing the proposed means of foul disposal and a implementation timetable. The development shall be carried out in accordance with the approved details.**

Reason: To ensure that the development can be served by appropriate foul and surface water drainage and in the interests of biodiversity in accordance with Test Valley Borough Revised Local Plan policies E5, E7 and E8.

- 21. No development shall take place (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained 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 tree protective barriers. Such barriers shall be erected prior to any other site operations and at least three working days' notice shall be given to the Local Planning Authority that it has been erected.**

Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with 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 Revised Local Plan policy E2 (2016).

- 22. No development shall take place on the site until a scheme for undergrounding existing electricity line(s) has been submitted to and approved in writing by the Local Planning Authority. Prior to the occupation of any residential unit on the site the electricity lines shall be placed underground in accordance with the approved scheme.**

Reason: To improve the appearance of the site and enhance the character of the development in the interests of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

Note 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.**

8	APPLICATION NO.	18/01568/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	18.06.2018
	APPLICANT	Mr and Mrs Darran Wall
	SITE	85 Upton Crescent, Nursling, SO16 8AA, NURSLING AND ROWNHAMS
	PROPOSAL	Alterations to roof and raising ridge height including Juliet balcony and roof lights; extension to rear to provide extended living accommodation.
	AMENDMENTS	None.
	CASE OFFICER	Mr Jacob Cooke

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 plan: Composite Plan (Drawing ref: PL/01)
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The materials to be used in the development hereby permitted shall be in accordance with the materials specified on the approved plans and application form.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).**

Notes 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.**
 - 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
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