

APPENDIX B

Officer Update Report to Southern Area Planning Committee on 15 May 2018

APPLICATION NO.	17/01615/OUTS
SITE	Former North Hill Sawmill Yard, Baddesley Road, Flexford, SO52 9BH, AMPFIELD
COMMITTEE DATE	15 th May 2018
ITEM NO.	7
PAGE NO.	11 - 69

1.0 VIEWING PANEL

- 1.1 A viewing panel was held on Friday 11 May 2018. Members present at the viewing panel were Councillors Anderdon, Bundy, Cooper, Alan Dowden, Celia Dowden, Finlay, Jeffrey and Thom. Apologies were received from Councillors Baverstock, Hibberd, Johnston, Richards and Ward.

2.0 ADDITIONAL PLAN

- 2.1 An additional plan showing the proposed access arrangements and referenced in Condition 5, page 59 of the Agenda Report is attached to this update paper.
- 2.2 The presentation includes some artist's impressions of the proposed development as prepared by the applicant. A plan showing where these artists' impressions are taken from has been attached to this update paper to aid Members understanding of where these viewpoints are within the site.

3.0 PETITION

- 3.1 The Case Officer is aware of a petition that was handed to the highways officer in relation to additional lighting along Baddesley Road. The petition is dated 4 December 2016 and is entitled '*We the undersigned want street lights installed on the remainder of Baddesley Road which is unlit*' and has 59 signatories. The petition was forwarded to Hampshire County Council.
- 3.2 The petition was not submitted as part of this planning application and as such does not form part of the representations considered in the Agenda Report.

4.0 CONSULTATIONS (second round)

- 4.1 **Natural England** – No objection subject to conditions.
Comments as per original response received which is summarised on page 20 of the Agenda Report.
- 4.2 **Ecology** – Nothing further to add on original comments which are summarised: on page 18 of the Agenda Report. The Council's ecologist has provided advice in relation to the wording of conditions 8 and 9 (see paragraph 5.1 below).

5.0 **PLANNING CONSIDERATIONS**

5.1 Amended/additional conditions

Conditions 8 and 9 – Ecology

The requirement for biodiversity enhancement is duplicated in both conditions 8 and 9 (page 60 of the Agenda Report). Condition 9, which deals with the construction period has been amended to remove the requirement for enhancement. Condition 8, in consultation with the Council's ecologist has been amended to secure more detailed biodiversity enhancement in the form of a Biodiversity Enhancement Strategy. Such detailed enhancement is not included in the submitted Ecological Assessment report (EPR, February 2018) which only includes the principle of enhancement measures and broad recommendations. Further details are required to ensure the enhancement measures proposed are precise and enforceable.

5.2 *Condition 14 – deliveries and unloading*

The applicant, in their discussions with potential operators of the care village, is concerned about the restrictions relating to deliveries and unloading activities servicing the care home/community hub building (including core facilities) included in condition 14 on page 61 of the agenda report. The applicant has advised that whilst the proposed use would not generate significant deliveries (or HGVs) some will arrive earlier than 8am. The applicant has therefore suggested that the condition be amended to reflect the following time restrictions:

- 0700 – 1900 Monday to Saturday
- 0800 – 1200 Sundays

5.3 The case officer has consulted the Council's environmental protection officer in relation to the above who has confirmed that the hours suggested by the applicant are appropriate for this site/development. As a result, condition 14 included on page 61 of the agenda report is to be amended.

5.4 *Additional condition – Trees*

The Council's tree officer has advised that a condition should be added to any permission requiring the applicant to submit a scheme for the protection of trees to be retained which is to then be approved by the Local Planning Authority. Such a condition is required to ensure any retained trees are adequately protected during the construction phase of the development. As such, an additional condition (21) as is to be added to the officer recommendation.

5.5 Undergrounding of overhead electricity lines

The officer recommendation included on page 58 of the Agenda Report includes the undergrounding of the overhead electricity lines which are proposed to be dealt with through a legal agreement. Since the publication of the Agenda Report, it is considered that this matter can be dealt with by way of a condition rather than being an obligation in the legal agreement. As such, an additional condition (22) is to be added to the officer recommendation to require the undergrounding of the overhead electricity lines.

5.6 Proposed Core Building

It is proposed that the core building would include a community facility where the applicant proposes that older people living locally to the site (those not resident at the care village) will have access to (this facility was shown as a 'club house' on the original indicative layout shown on page 69 of the Agenda Report). As reported at paragraph 3.1 (page 13) of the Agenda Report, such facilities are likely to include a reception area, lounge, kitchens, restaurant/bistro, stores, small shop, managers/staff offices, treatment room, hairdressers salon, fitness room, hydro therapy pool and/or domiciliary care room. The benefits of the use of such facilities for older people who are local to the care village but not resident within it are detailed at paragraphs 8.30 and 8.119 of the Agenda Report. Access by older members of the community living locally to the site (on a membership basis) is to be secured through the legal agreement and this is reflected in the amended recommendation below.

6.0 **AMENDED RECOMMENDATION**

Delegate to the Head of Planning and Building subject to the completion of a legal agreement securing the following:

- **Restriction of occupation of the units of accommodation including the setting out of a Basic Care Package;**
- **Restriction on occupation to ensure that communal facilities are provided;**
- **Requirement to submit and implement a full Travel Plan, payment of the Travel Plan approval and monitoring fees and provision of a surety mechanism to ensure the implementation of the Travel Plan;**
- **Secure financial contribution towards additional street lighting on Baddesley Road; and**
- **Requirement to provide access to the proposed community facilities to older people who reside in the locality of the site;**

then PERMISSION subject to the conditions and notes as per the agenda report including amended conditions 8, 9 and 14 and additional conditions 21 and 22 which are detailed as follows:

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.**
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.**
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.**
-