

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in the Crosfield Hall, Broadwater Road, Romsey
on Tuesday 9 October 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	(P)
Councillor D Baverstock	(P)	Councillor I Hibberd	(P)
Councillor A Beesley	(A)	Councillor P Hurst	(P)
Councillor P Boulton	(P)	Councillor I Jeffrey	(A)
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	(P)	Councillor A Ward	(A)

147

Declarations of Interest

Councillor Hatley declared a personal interest in application 18/02170/FULLS as one of the applicants was known to him.

Councillor Hibberd declared a personal interest in application 18/02170/FULLS as one of the applicants was known to him.

Councillor Johnston declared a personal interest in application 18/02170/FULLS as one of the applicants was known to her.

Councillor Busk declared a disclosable pecuniary interest in application 18/02173/LBWS as he was the applicant. He left the room whilst the application was considered.

148

Minutes

Resolved:

That the minutes of the meetings held on 18 September 2018 and 25 September 2018 be confirmed and signed as a correct record.

149

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	11 – 34	18/01560/FULLS	Mr Amiet (Supporter) Mr Burden (Supporter) Mr Sennitt and Mr Duncan (Applicant’s Agent)
8	35 – 58	18/01953/FULLS	Mr Young (Houghton Parish Council) Mr Ashford (Applicant)
9	59 – 80	18/02170/FULLS	Mr Breedon (on behalf of Applicant)
10	81 – 89	18/01811/FULLS	Mrs Cox (Objector)
12	102 – 112	18/02092/LBWS	Mr Bannister (Supporter) Mr Parrott (Applicant)

150

Rule 9.2

Resolved:

That as the business was unlikely to be concluded by 9:30 pm that the meeting be extended by 30 minutes under the provision of Rule 9.2.

(The meeting ended at 9.34 pm)

Schedule of Development Applications

7	APPLICATION NO.	18/01560/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	03.07.2018
	APPLICANT	Mr R Wickens
	SITE	The Four Horseshoes, Nursling Street, Nursling, SO16 0YA, NURSLING AND ROWNHAMS
	PROPOSAL	Erection of rear extension to public house, bin stores, additional parking and the erection of five houses with associated works
	AMENDMENTS	Noise Impact Assessment – 30.08.2018 Ecology report – 06.09.2018
	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, number:
D-2100
D-2030
D-2020
D-1000
D-2040
D-1020
D-1130
D-1210
D-1230
D-1225
D-1220
D-1250
D-1260
LC/00266 01B
D-1110
Reason: For the avoidance of doubt and in the interests of proper planning.
3. No development to the dwellinghouses 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 of the dwellinghouses 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. No development to the public house 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 on the public house 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.

- 5. Prior to the commencement of development the access shall be constructed with the visibility splays of 2m x 253m and maintained as such at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1m 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.

- 6. The development hereby permitted shall not be occupied until provision for 2 cycle parking/storage has been made for each dwelling, 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.

- 7. At least the first 6 metres of the widened access track measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.**

Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2016 policy T1.

- 8. The development hereby approved shall not be occupied until space 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.

- 9. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Sapling Arboricultural Impact Assessment and Method Statement reference J1109 dated May 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.

- 10. 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.

- 11. 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 for all landscape areas and an implementation programme, 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.

- 12. Construction work (including the delivery of materials and removal of waste) shall unless otherwise agreed in writing by the local planning authority only take place between Monday and Friday 07:30 hours to 18:00 hours and Saturday 08:00 hours to 13:00 hours except on Bank Holidays when no such work shall occur. No such work shall occur on Sundays.**

Reason: To maintain the character and amenities of the surrounding local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 13. Prior to the first occupation of the 5 dwellings, details of the fenestration to be provided to habitable rooms (living rooms; dining rooms and bedrooms) shall be submitted to the Local Planning Authority for approval. Unless otherwise agreed in writing the submitted details shall show that the proposed complete fenestration (including frames) will have the following performance:**

- Fenestration to be installed on the western facades of Units 1, 2 and 3 shall have in the case of bedrooms, an acoustic performance of $R_w = 33$ or higher and in all other habitable rooms an acoustic performance of $R_w = 31$ or higher AND**
- Fenestration to be installed on the western facades of Units 4 and 5 shall have in the case of bedrooms, an acoustic performance of $R_w = 35$ or higher and in all other habitable rooms an acoustic performance of $R_w = 33$ or higher.**

The approved fenestration shall be installed prior to first occupation and unless otherwise agreed by the Local Planning Authority, thereafter maintained.

Reason: To ensure the amenity of the occupants of the dwellings in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.

- 14. Prior to the first occupation of the five dwellings, details of the means of background ventilation to be provided to habitable rooms (living rooms; dining rooms and bedrooms) shall be submitted to the Local Planning Authority for approval. Unless otherwise agreed in writing the submitted details shall show that the proposed passive vents will when open, have the following performance:**

- Passive vents to be installed in bedrooms with an external wall on the western façade of Units 1, 2 and 3 shall have an acoustic performance of $D_{new} = 33 + 10 \log N$ or higher and in all other habitable rooms of $D_{new} = 32 + 10 \log N$ or higher. N in all cases denotes the total number of such passive vents installed in each particular habitable room.**
- Passive vents to be installed in bedrooms with an external wall on the western façade of Units 4 and 5 shall have an acoustic performance of $D_{new} = 35 + 10 \log N$ or higher and in all other habitable rooms of $D_{new} = 34 + 10 \log N$ or higher. N in all cases denotes the total number of such passive vents installed in each particular habitable room.**

The approved passive vents shall be installed prior to first occupation and unless otherwise agreed by the Local Planning Authority, thereafter maintained.

Reason: To ensure the amenity of the occupants of the dwellings in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.

- 15. Prior to the first occupation of the five dwellings, details of a scheme for preventing summer overheating within each habitable rooms (living rooms; dining rooms and bedrooms) in Units 4 and 5, except where the particular room has openable fenestration provided to the eastern façade, shall be submitted to the local planning authority for approval. The approved scheme shall be installed prior to first occupation and unless otherwise agreed by the Local Planning Authority, thereafter maintained.**

Reason: To ensure the amenity of the occupants of the dwellings in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.

- 16. Prior to the first occupation of the development details of a 3 metre high acoustic barrier with a minimum superficial mass of 10kg/m² to be located on a footprint shown in Figure 5.1 of the submitted Venta Acoustic Report VA2069.180815.NIA2.1 dated 30/8/18 shall be submitted to the local planning authority for approval. The approved acoustic barrier shall be installed prior to the first occupation of Units 4 or 5 and shall thereafter be maintained.**

Reason: To ensure the amenity of the occupants of the dwellings in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.

- 17. The area shown as 'New Lawn' in the submitted site plan D 1020 May 2018 shall not be provided with seating for use by clientele of the public house.**
Reason: To ensure the amenity of the occupants of the dwellings in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.
- 18. Development shall proceed in accordance with the measures set out in Section 4.4.1 'Bats' of the Four Horseshoes Public House Nursling Street, Nursling Southampton Ecological Assessment report (4Woods Ecology, December 2017) unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.**
Reason: To ensure the favourable conservation status of bats in accordance with Policy E5 of the Local Plan.
- 19. Development shall proceed in accordance with the measures to secure mitigation for the low risk and medium risks effects of construction dust set out within the Eden Green Environmental Air Quality Assessment dated 5.10.2018 appendix D.**
Reason: To ensure the impact of construction dust is managed in accordance with policy E8 of the Revised Borough Local Plan 2016.

Notes 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.**
- 2. 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.**
- 3. Separate permission is required under the Highways Act 1980 to amend an access. Please contact the Head of Highways, Hampshire County Council, Jacobs Gutter Lane, Hounslow, Totton SOUTHAMPTON, SO40 9TQ, Tel. No. 03005551388 or at roads@hants.gov.uk at least 12 weeks prior to the access works commencing.**
- 4. The agent has confirmed in an email dated 23 August 2018 that no amplified music (other than background music) will be played within the public house. If a license is sought to permit regulated entertainment, the Environmental Health department will consider the viability of such a proposal taking account of the likelihood of noise breakout from the completed building.**

8	APPLICATION NO.	18/01953/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	24.07.2018
	APPLICANT	Mr and Mrs L. Ashford
	SITE	Land Adjacent to Meadow View, Houghton, Stockbridge, SO20 6LT, HOUGHTON
	PROPOSAL	Erection of a detached dwelling
	AMENDMENTS	Shade and sunlight study; Ecology Survey. 02/08/2018. Exterior materials: Brick. 24/08/2018. Elevations amended 28.08.2018.
	CASE OFFICER	Ms Astrid Lynn

Referred to Planning Control Committee with a recommendation from Southern Area Planning Committee for REFUSAL for the following reasons:

- 1. The proposed bulk of the dwelling is not acceptable in that its size would fail to reflect the character and appearance of the area and therefore not accord with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016)**
 - 2. The proposed dwelling will result in the loss of woodland which is the subject of a Tree Preservation Order. The loss of the woodland would adversely affect the character and appearance of the area, contrary to Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**
 - 3. The Bossington and Houghton Conservation Area is characterised by linking roadside hedgerows, such as that providing the roadside boundary for this application site, by this woodland, subject of a Woodland Preservation Order and by a number of roadside Listed Buildings, which retain local design pre-eminence in the street scene. The reduction of these distinctive village features arising from this proposed development is considered unacceptable and detrimental to the character and setting of the Conservation Area, a heritage asset and contrary to Test Valley Borough Revised Local Plan (2016) policies COM2 and E9.**
 - 4. The proposal would, as a consequence of the proximity of the dwelling and it's private amenity space to woodland, result in the irresistible urge to fell trees to protect future living conditions. The threat to fell would result in the loss of trees and the woodland area that makes a positive contribution to the character and appearance of the area. The proposal is contrary to Policy E2 of the Test valley Borough Revised Local Plan (2016).**
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- 9 **APPLICATION NO.** 18/02170/FULLS
APPLICATION TYPE FULL APPLICATION - SOUTH
REGISTERED 14.08.2018
APPLICANT Mr and Mrs Grahamsley And Mr S Watson
SITE Bracken Wood, Jermyns Lane, Ampfield, SO51 0QA,
 ROMSEY EXTRA
PROPOSAL Erection of dwelling and garage and installation of
 package treatment plant
AMENDMENTS Tree Method Statement – 13.09.2018
CASE OFFICER Miss Sarah Barter

REFUSED for the reason:

1. **The proposal represents unjustified development in the countryside for which there is no overriding need. The proposal is therefore contrary to policy COM2 of the Test Valley Borough Local Plan (2016) and guidance in the National Planning Policy Framework.**
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- 10 **APPLICATION NO.** 18/01811/FULLS
APPLICATION TYPE FULL APPLICATION - SOUTH
REGISTERED 16.07.2018
APPLICANT Mr and Mrs Chohan
SITE 9 Partry Close, Chandlers Ford, SO53 4SS, **VALLEY**
 PARK
PROPOSAL Single storey rear extension, following demolition of
 existing conservatory
AMENDMENTS None
CASE OFFICER Mr Nathan Glasgow

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 numbers:**
 Existing Plans - 001 Rev A
 Proposed Plans - 006 Rev A
 Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.**
 Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

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.**

11	APPLICATION NO.	18/02090/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	07.08.2018
	APPLICANT	Mr and Mrs M Parrott
	SITE	29 Jessam Cottage, West Tytherley, Salisbury, SP5 1NF, WEST TYTHERLEY AND FRENCHMOOR
	PROPOSAL	Single storey rear extension to provide an extended kitchen
	AMENDMENTS	None
	CASE OFFICER	Mr Jacob Cooke

DEFERRED for the reason:

- 1. To enable Officers to negotiate a shallower pitched roof to the proposed extension to enable a different roofing material to be utilised.**

12	APPLICATION NO.	18/02092/LBWS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	07.08.2018
	APPLICANT	Mr and Mrs M Parrott
	SITE	29 Jessam Cottage, West Tytherley, Salisbury, SP5 1NF, WEST TYTHERLEY AND FRENCHMOOR
	PROPOSAL	Single storey rear extension to provide an extended kitchen
	AMENDMENTS	None
	CASE OFFICER	Mr Jacob Cooke

DEFERRED for the reason:

- 1. To enable Officers to negotiate a shallower pitched roof to the proposed extension to enable a different roofing material to be utilised.**
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13 APPLICATION NO.	18/02173/LBWS
APPLICATION TYPE	LISTED BUILDING WORKS - SOUTH
REGISTERED	15.08.2018
APPLICANT	Cllr Daniel Busk
SITE	Houghton Lodge, Houghton Road, North Houghton, SO20 6LQ, HOUGHTON
PROPOSAL	Reinstatement of arch, replace concrete paving and replace fire surround
AMENDMENTS	None
CASE OFFICER	Mr Nathan Glasgow

CONSENT subject to:

- 1. The works hereby consented to shall be begun within three years from the date of this permission.**
Reason: To comply with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. The works hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers:**
Location Plan
Site Plan
Existing Floor Plan
Proposed Floor Plan
Archway Elevation
Fireplace Elevation
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. No works shall take place to the external paving area until samples and details of the York stone to be used in the construction of the replacement external paving have been submitted to and approved in writing by the Local Planning Authority. This shall include sizes, finishes and the means of laying the replacement stones. Works shall be undertaken in accordance with the approved details.**
Reason: To ensure the detailing and materials maintain the architectural interest of the building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
- 4. Full details, including scaled drawings and the proposed final appearance of the replacement fireplace, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works to the fireplace. Work shall be undertaken in accordance with the approved details.**
Reason: To ensure the detailing and materials maintain the architectural interest of the building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
- 5. Upon the removal of the existing stud wall section and the historic archway being revealed, and prior to any undertaking of work to the new archway, full details of:**
 - dimensions of both the historic archway and the new archway, including annotated photographs,**

- the materials to be used in the construction of the new archway, and
- the means of attachment of the archway

shall be submitted to, and approved in writing by, the Local Planning Authority. The new archway shall match as closely as possible to the existing adjacent archway to the hallway, unless otherwise agreed in writing by the Local Planning Authority. Work shall be undertaken in accordance with the approved details.

Reason: To ensure adequate safeguards are in place to protect the structure and the works are of a standard appropriate to a listed building in accordance with Test Valley Borough Revised Local Plan 2016 policy E9.

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.

14	APPLICATION NO.	18/02267/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	30.08.2018
	APPLICANT	Mark and Jess Weeks and Yorke
	SITE	14 Fairview Close, Romsey, SO51 7LS, ROMSEY TOWN (CUPERNHAM)
	PROPOSAL	Erection of front and rear single storey extensions to form extended lounge/dining area and porch
	AMENDMENTS	None
	CASE OFFICER	Mrs Sacha Coen

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.
Site Location Plan
Block Plan
Existing Floor Plans and Elevations Drawing Number 001
Proposed Floor Plans and Elevations Drawing Number 002A
Reason: For the avoidance of doubt and in the interests of proper planning.

3. **The external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.**

Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

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 2010 (as amended). 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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