

Minutes of the **Southern Area Planning Committee**  
of the **Test Valley Borough Council**  
held in the Crosfield Hall, Broadwater Road, Romsey  
on Tuesday 5 August 2014 at 5:30 pm

<b>Councillor P Bundy</b> <b>(Chairman)</b>	(P)	<b>Councillor G Bailey</b> <b>(Vice Chairman)</b>	(A)
Councillor J Anderdon	(P)	Councillor A Finlay	(P)
Councillor D Baverstock	(P)	Councillor A Gentle	(P)
Councillor A Beesley	(P)	Councillor M Hatley	(P)
Councillor P Boulton	(A)	Councillor I. Hibberd	(-)
Councillor D Busk	(A)	Councillor P Hurst	(P)
Councillor C Collier	(P)	Councillor A Johnston	(A)
Councillor M Cooper	(P)	Councillor I Richards	(P)
Councillor S Cosier	(A)	Councillor K Tilling	(P)
Councillor A Dowden	(P)	Councillor A Tupper	(P)
Councillor C Dowden	(A)	Councillor A Ward	(P)
Councillor K Dunleavey	(A)	Councillor N Whiteley	(P)

Also in attendance:  
Councillor Z Brooks

95 **Declarations of Interest**

Councillor Cooper wished it to be noted that the public speaker, Mr A Farrell, for application 14/01145/OUTS was known to him.

Councillor A Dowden advised the Committee that the applicant for application 12/01998/FULLS was the accountant for the Valley Park Parish Council.

96 **Minutes**

**Resolved:**

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

97 **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:

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
9	40 - 63	14/01145/OUTS	Mr A Clark (Ampfield Parish Council) Mr A Farrell (Supporter) Mr P Airey (Applicant's Agent)

(The meeting ended at 6.30 pm)

## **Schedule of Development Applications**

---

7	<b>APPLICATION NO.</b>	14/01282/FULLS
	<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
	<b>REGISTERED</b>	29.05.2014
	<b>APPLICANT</b>	Mr & Mrs G Powell
	<b>SITE</b>	Wellow Wood Paddock, Land East Of Steplake Cottage, Wellow Wood Road, SO51 6EP, <b>WELLOW</b>
	<b>PROPOSAL</b>	Continuation of use of land as a single gypsy plot and retention of shed.
	<b>AMENDMENTS</b>	Amended plans received 14 July 2014
	<b>CASE OFFICER</b>	Miss Katherine Fitzherbert-Green

**PERMISSION subject to:**

1. The site shall not be occupied by any persons other than Gypsies and Travellers as defined in Annex 1 of the Communities and Local Government Guidance – Planning Policy for Traveller Sites (March 2012).  
Reason: In order to ensure that the site will contribute towards an identified need for gypsy and traveller sites in Test Valley in accordance with the National Planning Policy Framework (March 2012) and Planning Policy for Traveller Sites (March 2012) and Policies SET03 and ESN13 of the Test Valley Borough Local Plan 2006.
2. No more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which only one shall be a static or mobile home) shall be stationed on the site at any time. The static caravan shall be sited in accordance with the approved plan. No further caravans, including touring caravans or additional portable buildings, shall be stationed on the site.  
Reason: In the interests of the countryside location, the character and appearance of the area and to accord with the National Planning Policy Framework (March 2012), Planning Policy for Traveller Sites (March 2012) and the Test Valley Borough Local Plan (June 2006) policies SET03 (Development in the Countryside), DES01 (Landscape Character) and AME04 (Noise & Disturbance).
3. No external lighting shall be installed at the site without details having been first submitted to and approved in writing by the Local Planning Authority. Any external lighting is to be installed in accordance with the approved scheme.  
Reason: In the interests of the countryside location and the landscape, residential and visual amenities of the area in accordance with Test Valley Borough Local Plan (June 2006) policies SET03 (Development in the Countryside), DES01 (Landscape Character), and AME03 (Artificial Light Intrusion).

- 4. No fences, walls, other boundary features shall be placed or erected within the site other than those hereby permitted and already erected on the land.**  
**Reason:** In the interests of the countryside location and in accordance with the National Planning Policy Framework (March 2012), Planning Policy for Traveller Sites (March 2012) and Test Valley Borough Local Plan (June 2006) policy SET03 (Development in the Countryside).
- 5. The space laid out for the parking and manoeuvring of vehicles to enable them to enter and leave the site in forward gear in accordance with the approved plan and this space shall be reserved for such purpose at all times.**  
**Reason:** In the interests of highway safety in accordance with Test Valley Borough Local Plan (2006) policies TRA02 (Parking Standards), TRA05 (Safe Access) and TRA09 (Impact on the Highway Network).
- 6. No vehicle over 3.5 tonnes shall be stationed or stored on the land and no vehicles shall be stationed or stored other than within the area as hatched black on the approved plan.**  
**Reason:** In the interests of the countryside location and in accordance with the Test Valley Borough Local Plan (June 2006) policy DES01 (Landscape Character).
- 7. There shall be no storage of any hazardous substances on site, including LPG cylinders, without prior written approval from the Local Planning Authority.**  
**Reason:** To ensure the safe storage of hazardous substances in accordance with Test Valley Borough Local Plan (June 2006) policy HAZ05 (Hazardous Installations).
- 8. No generators shall be used on the site until details including numbers, location, hours of use and noise attenuation measures have been submitted to and approved in writing by the Local Planning Authority. Any such generator use shall be installed and used in accordance with these approved details.**  
**Reason:** In the interests of the character and amenities of the area in accordance with Test Valley Borough Local Plan (June 2006) policy AME04 (Noise & Vibration).
- 9. No business or commercial activities, including the storage of materials relating to any business or commercial activity shall take place on the land.**  
**Reason:** To protect the character and appearance of the area, the amenities of neighbouring residential properties and in accordance with the National Planning Policy Framework (March 2012), Planning Policy for Traveller Sites (March 2012) and Test Valley Borough Local Plan (June 2006) policies SET03 (Development in the Countryside) and DES01 (Landscape Character).

10. The utility shed hereby permitted (or any such replacement structure) and any static caravan or mobile home to be permanently sited on the plot shall be painted a dark grey colour, and maintained in that colour.

Reason: In the interests of the countryside location and the landscape, residential and visual amenities of the area in accordance with Test Valley Borough Local Plan (June 2006) policies SET03 (Development in the Countryside) and DES01 (Landscape Character).

11. The hedgerow planting to the external boundaries of the site shall be retained and any plants which die within a five year period from the date of this decision shall be replaced unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure maintenance of screening to the site and to protect the appearance and character of the area and in accordance with Test Valley Borough Local Plan 2006 policy DES08.

**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. The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential amenities of nearby dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service.
  3. 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.
-

<b>8</b>	<b>APPLICATION NO.</b>	14/00517/FULLS
	<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
	<b>REGISTERED</b>	23.04.2014
	<b>APPLICANT</b>	Mr & Mrs A & B Passman
	<b>SITE</b>	Chapel Cottage , Red Lane, West Tytherley, SP5 1NY, <b>WEST TYTHERLEY AND FRENCHMOOR</b>
	<b>PROPOSAL</b>	Change of use of land to residential (Retrospective)
	<b>AMENDMENTS</b>	Additional landscape details 24.06.2014
	<b>CASE OFFICER</b>	Mrs Mary Goodwin

**PERMISSION subject to:**

1. Full details of hard and soft landscape works, including the retention and reinforcement of the existing native hedgerow along the Red Lane frontage, and comprising planting plans; written specifications (stating cultivation and other operations associated with plant and/or grass establishment); schedules of plants, plant sizes and proposed numbers/densities and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority within two months of the date of the decision notice. These details shall also include fences or other means of enclosure, any proposed hard surfacing materials and the proposed positions of any sheds, green houses or other structures to be sited within the application site. The landscape works shall be undertaken within the next planting season and carried out in strict accordance with the implementation programme.

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 Local Plan 2006 policy DES10 and ENV17.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order), and with the exception of any structures or means of enclosure specified within the landscape scheme approved in compliance with condition 1 of this planning permission, no building, structure, walls or fences of any kind shall be erected on the land edged red within the approved plans, without the prior written consent of the Local Planning Authority.

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 Local Plan 2006 policy AME01.

**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 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.
3. The applicant is reminded that all domestic sheds, greenhouses and other domestic structures, currently stored within the land edged blue on the land, should be permanently removed from the land or re-sited within the domestic garden area hereby approved, in accordance with details to be first submitted to and approved in writing in accordance with condition 1 of the planning permission hereby granted.

---

9	<b>APPLICATION NO.</b>	14/01145/OUTS
	<b>APPLICATION TYPE</b>	OUTLINE APPLICATION - SOUTH
	<b>REGISTERED</b>	22.05.2014
	<b>APPLICANT</b>	Mr A English
	<b>SITE</b>	Land At Broadgate Farm, Hook Road, Ampfield, SO51 9BY, <b>AMPFIELD</b>
	<b>PROPOSAL</b>	Erection of 11 houses, four flats and 260m2 of office floor space
	<b>AMENDMENTS</b>	Additional information received 19/06/14
	<b>CASE OFFICER</b>	Mr Paul Goodman

Delegate to the Head of Planning and Building for **OUTLINE PERMISSION**, subject to the completion of a legal agreement to secure financial contributions towards public open space, highways and education (as may be required) and conditions and notes and any other conditions and notes as required as a result of the completion of consultations.

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 which ever 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 reserved 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 landscaping, layout, scale and appearance of the site (herein after called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.

**Reason: To comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 1995 (or any order revoking and re-enacting that Order).**

- 3. At least the first 4.5 metres of the 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 2006 policies TRA05 and TRA09.**

- 4. Any gates shall be set back at least 4.5 metres from the edge of the carriageway of the adjoining highway and the access shall be splayed at an angle of 45 degrees from this point to the edge of the highway.**

**Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.**

- 5. The development 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 2006 policies TRA05, TRA09, TRA02.**

- 6. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.**

**Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.**

- 7. No development shall take place (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 has been submitted to and approved in writing by the Local Planning Authority (LPA). The assessment must be undertaken by a competent person, and shall comprise of an intrusive site investigation (as recommended in Section 9.1 of the Soils Limited report dated May 2013) , and in the event that contamination is found, or is considered likely, a remediation scheme designed to bring the site to a condition suitable for the intended use. 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 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 LPA.**

**Reason: In order to protect the amenities of residents in accordance with Test Valley Local Plan 2006 policy HAZ 04.**



- 8. 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 (LPA) without delay and development shall be halted on the affected part of the site until a remediation scheme for dealing with that contamination has been approved by the LPA. 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 LPA prior to the site being brought in to use.**

**Reason: In order to protect the amenities of residents in accordance with Test Valley Local Plan 2006 policy HAZ 04.**
- 9. Details of any external lighting shall be submitted to and approved in writing by the local planning authority before the first building is occupied. Development shall be carried out in accordance with the approved details.**

**Reason: To safeguard the amenities of the area and/or in the interests of road safety in accordance with Test Valley Borough Local Plan 2006 policy AME03.**
- 10. No development shall take place unless and until details of any proposed external plant and equipment have been submitted to and approved in writing by the local planning authority. Any measures required by the local planning authority to reduce noise from the plant or equipment shall be completed prior to the same being brought into use.**

**Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Local Plan 2006 policy AME04.**
- 11. The office premises (Units 1 & 2) shall be limited to use falling with Class B1 (a) of the Schedule of to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, unless otherwise agreed in writing by the Local Planning Authority.**

**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 Local Plan 2006 policy AME01.**
- 12. Notwithstanding the details of the submitted arboricultural report (ACD Arboriculture RAT16282tr.doc 17th Sept 2007) no development (including site clearance and any other preparatory works) shall take place until an updated arboricultural survey has been undertaken and a scheme detailing how trees shown on the approved plans to be retained are to be protected 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 any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority.**

**Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of 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 Local Plan policy DES08.**

- 13. No development shall take place until full details of soft landscape works including planting plans; written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme has been submitted to and approved in writing by the Local Planning Authority. These details shall also include; proposed finished levels or contours; means of enclosure and hard surfacing materials (where appropriate). The landscape works shall be carried out in accordance with the approved details and the implementation programme.**

**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 Local Plan 2006 policy DES10.**

- 14. Prior to the commencement of development detailed proposals for the sustainable disposal of foul and surface water and any trade effluent shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the first occupation of the dwellings.**

**Reason: To ensure a satisfactory form of development and in the interest of local amenities in accordance with Test Valley Borough Local Plan 2006 policies TRA05 and TRA09.**

- 15. Notwithstanding the submitted illustrative layout plan no development shall take place until full details of the onsite provision of on site public open space has been submitted to, and approved in writing by, the Local Planning Authority. Public open space shall be provided in accordance with the approved details and prior to the first occupation of the sixth dwelling of the development.**

**Reason: To ensure adequate provision of public open space to meet the identified impact of the development and existing deficit in the parish in accordance with policy ESN22.**

- 16. During the demolition, site preparation and construction phases of development, the hours of working (including deliveries of building materials, movements of construction plant and machinery) shall be confined to 07:00 - 19:00 on weekdays, 08:00 - 13:00 on Saturdays and at no time on Sundays or Public Holidays.**

**Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Local Plan 2006 policies AME01, AME04.**

**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 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.**
- 3. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.**
- 4. The applicant is advised that, prior to the submission of the first reserved matter application, an agreement with the Distribution Network Operator (DNO) as to how the development can be laid out such that the lines can be retained in their current position or; such that contractual arrangements have been agreed to modify the overhead lines is required. Development should be undertaken in accordance with the agreement.**

**Alternative recommendation in the event that the S106 agreement is not completed by 21 August 2014.**

**REFUSE for the reasons:**

- 1. The proposed development is contrary to policy ESN22 of the Test Valley Borough Local Plan and Infrastructure and Developer Contributions SPD in that no contribution is provided in order to address existing deficiencies in Public Open Space provision in the parish resulting in the development having an unmitigated additional burden on existing facilities.**
- 2. The proposed development is contrary to policy TRA01 and TRA04 of the Test Valley Borough Local Plan and Infrastructure and Developer Contributions SPD in that no contribution is provided in order to address existing deficiencies in non-car modes of transport provision in the parish resulting in the development having an unmitigated additional burden on existing infrastructure.**

3. In the absence of a legal agreement to secure the provision of affordable housing and its retention in perpetuity to occupation by households in housing need, the proposal is contrary to policy ESN04 of the Test Valley Borough Local Plan 2006 and the Infrastructure and Developer Contributions Supplementary Planning Document (2009).

---

10	<b>APPLICATION NO.</b>	13/02207/FULLS
	<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
	<b>REGISTERED</b>	12.11.2013
	<b>APPLICANT</b>	Mr & Mrs L Hutchings
	<b>SITE</b>	Salmon Leap, Greenhill View, Romsey, SO51 8HE, <b>ROMSEY TOWN (ABBEY)</b>
	<b>PROPOSAL</b>	Subdivision from 1 no. to 2 no Dwellings
	<b>AMENDMENTS</b>	None.
	<b>CASE OFFICER</b>	Mrs Kate McLoughlin

**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 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 Local Plan 2006 policy DES07.
3. The occupation of the development hereby approve shall not commence 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 2006 policies TRA05, TRA09, TRA02.
4. Repairs where necessary to the fabric of the building shall be undertaken to match the existing in materials and design unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To preserve the character of the conservation area in accordance with the Borough Local Plan Policy ENV15.

5. No development shall take place until full joinery details of the windows and external doors have been submitted to and approved in writing by the Local Planning Authority. Submitted details shall include:
- a) elevation drawings at a scale of 1:10 showing opening lights;
  - b) cross-sections (vertical and horizontal) drawings at a scale of 1:10 shown in context to the surrounding fabric/wall;
  - c) moulding details shown at 1:2 scale; and
  - d) details of the finish to the window frame and door/door frame finishes.

The windows and exterior doors shall be installed in accordance with the approved details.

Reason: To preserve the character of the conservation area in accordance with the Borough Local Plan policy ENV15.

6. Development shall proceed in accordance with the measures set out in Sections 5.4 and 5.5 of the *Salmon Leap, Greenhill View, Romsey – Ecology Report* (Hutchings, August 2013).

Reason: To ensure the favourable conservation status of bats in accordance with Policy ENV05 of the Test Valley Borough Local Plan 2006.

**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 paragraphs 186 and 187 of the National Planning Policy Framework (2012) 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	<b>APPLICATION NO.</b>	12/01998/FULLS
	<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
	<b>REGISTERED</b>	20.11.2012
	<b>APPLICANT</b>	Mrs Suzanne Butler
	<b>SITE</b>	5 Rothsbury Drive, Chandler's Ford, Eastleigh, SO53 4QQ, <b>VALLEY PARK</b>
	<b>PROPOSAL</b>	Erection of two storey and single storey side and front extensions to provide porch, study/storage room and kitchen/utility at ground floor level, with bathroom and dressing/storage room above (amended description)
	<b>AMENDMENTS</b>	Amended plans and additional information received; <ul style="list-style-type: none"><li>• 02.10.2013</li><li>• 12.12.2013</li><li>• 19.06.2014</li><li>• 22.07.2014</li></ul>
	<b>CASE OFFICER</b>	Miss Emma Jones

**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 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 Local Plan 2006 policy DES07.
3. The top half of the ground floor window in the north elevation of the development hereby permitted, since shown hatched on plan TVBC/12/01998/FULLS/PLAN1, shall be fitted with obscured glazing, 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 Local Plan 2006 policy AME01.

**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 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.**
-