

UPDATE PAPER

Northern Area Planning Committee

Date: Thursday 14th July 2022

Time: 5.30 p.m.

Venue: Conference Room 1, Beech Hurst, Weyhill Road,
Andover, Hampshire, SP10 3AJ

**Northern Area Planning Committee – 14th July 2022
Update Paper**

The purpose of the report is to provide information on planning applications which has been received since the agenda was printed.

Report of Head of Planning and Building

1. Background

- 1.1 Reports on planning applications are prepared for printing on the agenda some 10 days before the date of the Committee meeting but information and representations received after that time are relevant to the decision. This paper contains such information which was received before 10.00am on the date of the meeting. Any information received after that time is reported verbally.

2. Issues

- 2.1 Information and representations are summarized but the full text is available on the relevant file should Members require more details. The paper may contain an officer comment on the additional information, amended recommendations and amended and/or additional conditions.

7. **TPO.TVBC.1239 (CONFIRMATION) 11.02.2022** **11 – 21**
SITE: Simply Health, Alan Child House, Borden Gates,
Andover, SP10 2RT, **ANDOVER TOWN (WINTON)**

CASE OFFICER: Mark Wadey
8. **21/01749/FULLN (PERMISSION) 09.06.2021** **22 - 56**
SITE: Meadow Solar Farm, Land to the South East of
Perham Down, SP11 8PQ, **THRUXTON / SHIPTON BELLINGER /**
APPLESHAW / FYFIELD / KIMPTON

CASE OFFICER: Samantha Owen
9. **22/00833/FULLN (PERMISSION) 24.03.2022** **57 - 77**
SITE: Williams Garage, Salisbury Road, Andover,
SP11 7NX, **ABBOTTS ANN**

CASE OFFICER: Samantha Owen

APPLICATION NO.	TPO.TVBC.1239
SITE	Simply Health, Alan Child House, Borden Gates, Andover, SP10 2RT, ANDOVER TOWN (WINTON)
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- 1.0 The Tree Preservation Order will be presented by Andy Sherlock, our new Arboricultural Manager, in place of Mark Wadey who was a consultant that assisted until Andy started.

APPLICATION NO.	21/01749/FULLN
SITE	Land South East Of Perham Down, Down Road, Kimpton Down, THRUXTON SHIPTON BELLINGER APPLESRAW FYFIELD KIMPTON
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1.0 SITE VIEWING

1.1 A Site Viewing was arranged for 9am on Wednesday the 13th July 2022, the following Members attended:

Councillor Budzynski, Councillor Burley, Councillor Borg-Neal, Councillor Brooks, Councillor P Lashbrook, Councillor Lodge, Councillor Neal.

1.2 Apologies were received from:

Councillor D Coole, Councillor Ecclestone, Councillor L Lashbrook, Councillor North and Councillor Rowles.

2.0 AMENDMENTS

2.1 The applicant has provided a document answering some of the most Frequently Asked Questions regarding the solar array and this has been provided at Appendix A

**3.0 AMENDED RECOMMENDATION
NO CHANGE**

APPENDIX A

FAQs in relation to Solar Farm for Kimpton Planning Committee

How much power will the project generate and how many homes will it power?

- Capacity of 49.9MW so at any time the maximum it can generate is 49.9MW or 49,000kW
- Annual generation of 48,084,000 kWh (kilowatt-hours) or 48,084 MWh (megawatt-hours) based on capacity and irradiance (expected sunlight during the year)
- Average House consumes 2900 kWh per annum.
- Scheme would power 16,581 homes. (Total annual generation / Average domestic consumption)
- As of 2021 Census 54,700 homes in Test Valley Council.
- Therefore this project would power 30% of homes in Test Valley Council. (Homes powered / total houses *100)

Agricultural land

The entirety of the proposed Site has been assessed in line with Ministry for Agriculture, Fisheries and Food guidance. The process involves assessing the soil onsite. It was based on observations at intersects of a 100 metres grid, giving a density of one observation per hectare. During the survey, soils were examined by a combination of pits and augerings to a maximum depth of 1.2 metres. The land is principally limited by topsoil stoniness, with smaller areas affected by wetness constraints.

The submitted Agricultural Land Classification Report confirms the Site comprises a combination of Grade 3a (good quality) and 3b (good to moderate quality) agricultural land.

It is proposed that the Site will retain its agricultural use in conjunction with the generation of renewable electricity through grazing once the Proposed Development is operational. It is proposed to maintain the grazing use for the lifetime of the Proposed Development, after which time it is envisaged that all infrastructure associated with the Proposed Development would be removed and the land returned to its previous state.

Site infrastructure

- No lighting except small downlighter on substation.
- 2 metre high stock fence – post and wire with CCTV pointing into the site.
- Max. panel height 3 metres.
- Tallest infrastructure is comms mast at 20m tall. However, the majority of infrastructure is less than 5m.

Operation

- Minimal transport movements with up to 4 light vehicles visiting the Site per week, but in reality this is likely to be much lower.
- Panels are washed with distilled water every 3-4 years.
- No chemicals onsite and no fertilizer or weed killer used on the land allowing it to naturally regenerate.
- Grass is either grazed by sheep or cut once/twice a year.

Will the development be net zero?

Over the course of the lifetime of the Proposed Development it will generate a significant amount of renewable energy which will reduce the need for energy generated by fossil fuels and therefore reduce the carbon emissions emitted by the use of fossil fuels. The carbon emitted during the manufacturing, transport and installation and decommissioning of the infrastructure is considered to be de minimis in comparison. Nevertheless, Low Carbon endeavors to use the most environmentally friendly materials and processes wherever possible.

Will the Proposed Development deliver a biodiversity net gain and how will this be secured?

The Proposed Development will deliver a significant biodiversity net gain. All mitigation and enhancement measures will be secured by conditions. These will remain enforceable by the Council throughout the lifetime of the development.

Will there be any community part-ownership or local benefits?

The Applicant has previously co-developed the largest community owned solar farm in the UK <https://www.lowcarbonhub.org/p/projects/ray-valley-solar/>. Low Carbon would consider other opportunities elsewhere but unfortunately it has not yet found a suitable counterparty near this Site. Instead, a community benefit fund offer has been made available to the Parish Council. The Applicant proposes to arrange tours and information packs for local schools when the Proposed Development is in operation. Local benefits include the generation of renewable energy locally and significant biodiversity net gain.

Why was this Site Selected? Why is it not on Brownfield Land?

The Applicant has submitted alongside this application an Alternative Site Assessment demonstrating why the Site is the most suitable in the search area (the area which can connect into the grid through infrastructure with capacity) and why it was selected. It also demonstrates that there were no suitable brownfield sites in the area.

Why was this general area chosen for a solar farm?

It is essential for a solar farm to connect into the electrical grid network so that it may provide electricity to be used in homes and business. A 132kv overhead line runs north to south across both major parcels of the Site, and into which the Proposed Development will connect. The particular stretch of overhead line is identified as having the necessary capacity and infrastructure to accommodate the connection of a solar PV farm of this size.

Will public rights of way be impacted?

All public rights of way will remain open to the public during the construction and operation of the Proposed Development. Infrastructure will also be set back and screened from them.

A Restricted Byway runs adjacent to the southern boundary of the southernmost northern parcels from north west to south east. A Other Route with Public Access (OPRA) also crosses these parcels. The submitted landscape plan proposes gapping up and enhancement of existing hedgerows and tree belts to restrict views from footpaths.

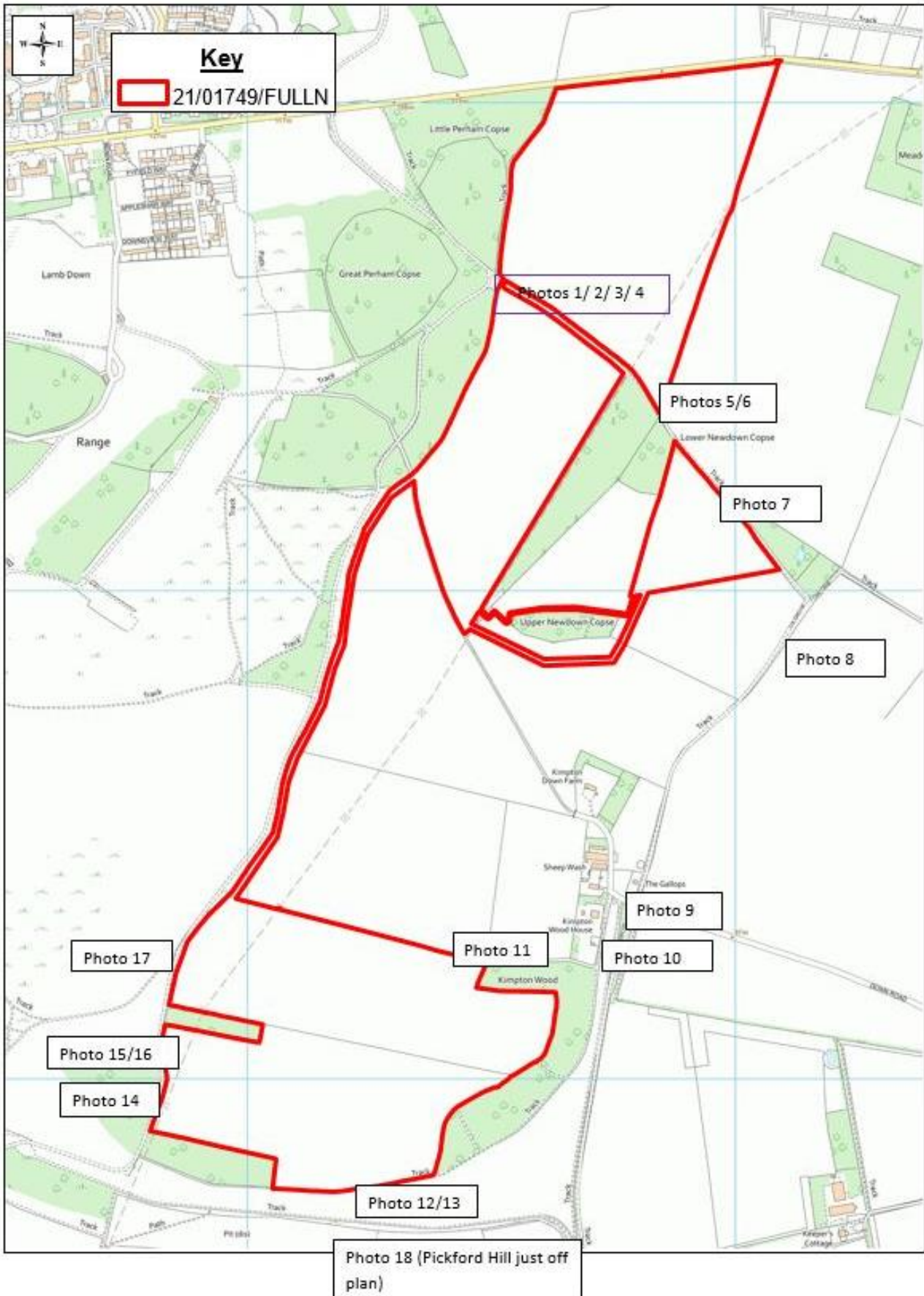
Furthermore, a Public Footpath runs around the eastern and southern boundaries of the southern parcel although it is predominantly screened by the existing woodland in the southern part of the Site. This will be further screened by new vegetation, including a 40m native woodland block.

What will happen at the end of the operation of the Proposed Development?

The Site will be returned to its current agricultural state, having remained classed as greenfield land throughout its operation. This will be secured by Condition 1, which will also require the details to be approved by the Council. Money will be set aside in a bond during the operation of the Proposed Development to ensure that it is there for the decommissioning and the responsibility will lie with the developer and landowner. The panels and mounting frames are pulled out and the concrete / crushed stone inverter bases are dug up and removed. Over 90% of the materials from a solar panel can be recovered and recycled.

Will the Proposed Development result in any adverse health impacts?

Due to the nature of the Proposed Development and its size it is not considered that the construction or operation will result in any adverse health impacts. The Proposed Development is comprised of solar panels which do not emit noise or any other pollution.



APPLICATION NO.	22/00833/FULLN
SITE	Williams Garage, Salisbury Road, Andover, SP11 7NX, ABBOTTS ANN
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1.0 CONSULTATIONS/REPRESENTATIONS

1.1 Highways HCC – No objection

Highways Authority satisfied that the proposed use would represent a significant decrease in traffic generation to existing/extant use.

The site would have one singular access point that demonstrate suitable visibility splays can be achieved.

No concerns with internal site layout.

Conditions suggested that cover Construction Method Statement, Wheel Cleaning of HGV's, Visibility Splays, Redundant accesses.

2.0 AMENDED RECOMMENDATION

Delegate to the Head of Planning and Building that subject to the completion of a satisfactory legal agreement to secure mitigation land to offset the nitrogen load of the development, then 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 9377/501; 9377/502; 9377;503; 9377/504; 9377/506; 9377/500A.
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Barrell Treecare Arboricultural Impact Appraisal and Method Statement reference 20239-AA2-DC dated 23rd March 2022 and its associated tree protection plan.
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.

4. **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.

5. **Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1

6. **Prior to construction of the proposed residential development, a scheme for insulating the occupants against road traffic noise shall be submitted for approval by the Local Planning Authority. The scheme shall include an environmental noise survey and the necessary mitigation (including mechanical ventilation in circumstances where the following standards will not be met with windows open) to demonstrate that the following is achieved:**

	07:00 to 23:00	23:00 to 07:00
Bedrooms	35 dB LAeq, 16 hour	30 dB LAeq, 8 hour

45 dB L_{Amax,F} exceeded not more than 10 times a night

External amenity areas 50 dB LAeq, 16 hour

The approved scheme shall be implemented prior to first occupation of the proposed development and shall thereafter be retained.

Reason: In the interest of the amenities of occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8

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. 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. In accordance with the Ground and Water Ltd Phase 1 Desk Study report dated October 2020 which accompanied the planning application, the assessment shall comprise a site investigation in accordance with the recommendations of that report. In the event that contamination is found or is considered likely the scheme shall contain remediation proposal 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. Should additional (i.e. previously unidentified) contamination be found during development works after the remediation scheme has been agreed and which was not anticipated as part of the approved remediation scheme with suitable remediation arrangements in place, then additional remediation proposals shall be submitted to and approved in writing by the Local Planning Authority. The site shall not be brought into use until a verification report for the purpose of certifying adherence to the approved remediation scheme and documenting how any previously unidentified contamination has been dealt with has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure a safe living/working environment in accordance with Policy E8 of the Test Valley Borough Revised Local Plan.

- 8. 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.**
- 9. Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. These measures should be in accordance with section 5.0 'Requirements and Recommendations' in the William Sawyers Subaru & Pinchbecks Garages, Old Salisbury Road, Little Ann, Preliminary Ecological Appraisal and Phase 2 Bat Survey (Peach Ecology, July 2021). Development shall subsequently proceed in accordance with any such approved details, with photographic evidence provided to the Local Planning Authority within 6 months of occupation. Reason: To enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006 and with Policy E5 of the Test Valley Revised Local Plan DPD 2011-2029.**
- 10. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the**

method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby, mud clay or other deleterious materials shall be deposited on the public highway.

Reason: In the interests of highway safety and to accord with Policy T1 of the Test valley Borough Revised Local Plan 2016.

- 11. 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.**
- 12. No development shall take place (including any works of demolition) until a Construction Method Statement has been submitted to and approved in writing by the LPA. The approved statement shall include scaled drawings illustrating the provision for:-**
- The parking of site operatives and visitor vehicles**
 - Loading and unloading of plant and materials**
 - Management of construction traffic and access routes**
 - Storage of plant and materials used in constructing the development**
 - Vehicle tracking in regard to points above.**
- Reason: In the interests of highway safety and to accord with Policy T1 of the Test valley Borough Revised Local Plan 2016.**
- 13. The development shall not be brought into use until vehicular visibility splays as indicated on drawing number 9377/500 Rev B in which there should be no obstruction to visibility exceeding 1 metre in height above the adjacent carriageway channel line have been completed. Such visibility splays shall thereafter be retained for the lifetime of the development.
Reason: In the interests of highway safety and to accord with Policy T1 of the Test valley Borough Revised Local Plan 2016.**
- 14. 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 Revised Local Plan (2016) Policy T1**

15. **No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include;**
- **means of enclosure**
 - **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.**
16. **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.**
17. **External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to commencement, a detailed lighting strategy for the construction and operation phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity.**
- Reason: to prevent disturbance to protected species in accordance with the National Planning Policy Framework and Policy E5 of the Revised Test Valley Revised Local Plan.**
18. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no building or structure, shall be**

erected 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 Revised Local Plan (2016) Policy LHW4

- 19 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 shall be constructed in the north-west elevations of the proposed dwellings hereby permitted.**

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

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.**