

UPDATE PAPER

Northern Area Planning Committee

Date: Thursday 4th August 2022

Time: 5.30 p.m.

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

**Northern Area Planning Committee – 4th August 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. **20/002997/FULLN (PERMISSION) 14.02.2022** **10 - 30**
SITE: The Firs, Sarson Lane, Weyhill, SP11 8DY,
AMPORT

CASE OFFICER: Emma Jones

APPLICATION NO.	20/02997/FULLN
SITE	The Firs , Sarson Lane, Weyhill, SP11 8DY, AMPORT
COMMITTEE DATE	4 August 2022
ITEM NO.	7.
PAGE NO.	10 - 30.

1.0 **VIEWING PANEL**

- 1.1 A Viewing Panel was undertaken at the site on the 3rd August 2022. Councillors attending the Viewing Panel were: Councillors C Borg-Neal, J Budzynski, T Burley, D Coole, N Lodge, J Neal and K North. Apologies were received from Councillors P Lashbrook and L Lashbrook.

2.0 **AMENDMENTS**

- 2.1 Condition 11 of the main agenda report has been amended to specifically include reference to the requirement for mechanical ventilation to be installed in the proposed caravans, in accordance with the submitted document/specification. Condition 12 of the main agenda report has also been amended to clarify which pages within the submitted document contain the standards that the double glazing must meet. In addition, condition 16 of the main agenda report has been amended to clarify that the reason for the condition also relates to ensuring that adequate parking and manoeuvring is available at the site in the interests of highway safety.

3.0 **RECOMMENDATION**

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;**
 - **TMA/881/P16**
 - **TMA/881/P15 REV D**
 - **TMA/881/P50**
 - **TMA/881/P21 A**
 - **TMA/881/B30**
 - **TMA/881/B40**
 - **TMA/881/B10****Reason: For the avoidance of doubt and in the interests of proper planning.**

3. **No development shall take place until geotechnical submissions (in**

accordance with DMRB Standard CD622) relevant to the construction of the proposed 4m high acoustic fence, which shall be positioned as shown on drawing number TMA/881/P21 Revision A, 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: Details are required prior to the commencement of development in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan policy T1.

- 4. No development shall take place until a detailed Construction Method Statement in relation to the proposed acoustic fence has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: Details are required prior to the commencement of development in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan policy T1.

- 5. The development hereby permitted shall be carried out in accordance with the provisions set out within the submitted Arboricultural Tree Protection and Method Statement (prepared by Andrew Day Arboricultural Consultancy, reference ad3721, dated 29th March 2021) and the associated fence location 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.

- 6. No more than three caravans in total shall be brought onto the site until a detailed scheme of biodiversity enhancements to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, and any enhancements measures shall be permanently maintained and retained.**

Reason: To enhance biodiversity in accordance with Test Valley Borough Revised Local Plan 2016 policy E5.

- 7. No more than three caravans shall be occupied at the site until the proposed acoustic fence has been installed in accordance with the approved plans, the document entitled "How to Install Jakoustic Highway Fencing" (prepared by Jacksons Fencing, issue 04), and as a minimum to the standard given in sections 4.1 and 4.2 of the submitted noise assessment report (entitled "Assessment of a proposal for a development of 'Park Homes' residential properties on land at The Firs, Sarson Lane, Amport, Andover, SP11 8DY", prepared by Sharps Acoustics, dated 29th October 2020). The acoustic fence shall thereafter be retained and maintained for the lifetime of the development.**

Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

- 8. The development hereby permitted 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.**
- 9. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.
Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 10. No external lighting shall be installed at the site until full details, including a detailed lighting strategy, have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved details.
Note: Any external lighting shall 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).
Reason: To prevent disturbance to protected species in accordance with Test Valley Borough Revised Local Plan 2016 policy E5.**
- 11. Only caravans built to the standard of 'BS 3632:2015 Residential Park Homes – Specification', including with the provision of mechanical ventilation, shall be occupied at the site, in the configuration and orientation as detailed on approved drawing TMW/881/P16.
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.**
- 12. No caravan shall be occupied at the site unless it is installed with double glazing that meets as a minimum the acoustic standards as detailed on the final three pages of the submitted document entitled "Responses to questions and comments raised by the Environmental Health Officer" (prepared by Sharps Acoustic, dated 10th February 2021).
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.**
- 13. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or any subsequent definition that supersedes**

that document).

Reason: It is necessary to keep the site available to meet that need in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.

14. **No more than six caravans (one on each pitch), as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Site Act 1968 as amended, shall be stationed on the site at any one time.**

Reason: To accord with the terms of the application and to ensure satisfactory planning of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.

15. **No commercial, industrial or business activities shall take place on any part of the site, including the storage of materials and goods.**

Reason: To ensure the protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

16. **No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.**

Reason: To ensure the protection of this countryside location and in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2, T1 and T2.

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. **Birds' nests, when occupied or being built, and the widespread species of reptile 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. Reptile habitat such as compost heaps should be carefully cleared by hand during warmer months as if hibernating reptiles are disturbed they will die. Any reptiles revealed should be**

- moved to adjacent retained rougher / boundary habitat or allowed to move off of their own accord.**
- 3. Attention is drawn to the requirements of the Agreement dated 22 March 2022 under Section 106 of the Town and Country Planning Act 1990 which affects this development.**