

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday, 8<sup>th</sup> June 2021

**Time:** 5.30 p.m.

**Venue:** TOWN HALL, 1 MARKET PLACE, ROMSEY

Members of the public can listen to a live stream here:

<http://www.audiominutes.com/p/player/player.html?userid=tvbc>

**Southern Area Planning Committee – 8<sup>th</sup> June 2021  
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

**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. **20/03214/RESS (APPROVAL) 02.02.2021** **11 – 57**  
SITE: (Parcel 1) Hoe Farm, Hoe Lane, North Baddesley,  
SO52 9NH  
**NORTH BADDESLEY / NURSLING AND ROWNHAMS**  
  
**CASE OFFICER: Mr Paul Goodman**
8. **20/03191/RESS (APPROVAL) 02.02.2021** **58 - 98**  
SITE: (Parcel 2) Hoe Farm, Hoe Lane, North Baddesley,  
SO52 9NH  
**NORTH BADDESLEY / NURSLING AND ROWNHAMS**  
  
**CASE OFFICER: Mr Paul Goodman**
9. **20/03189/RESS (APPROVAL) 02.02.2021** **99 - 135**  
SITE: (Parcel 3) Hoe Farm, Hoe Lane, North Baddesley,  
SO52 9NH  
**NORTH BADDESLEY / NURSLING AND ROWNHAMS**  
  
**CASE OFFICER: Mr Paul Goodman**
10. **20/03167/RESS (APPROVAL) 02.02.2021** **136 - 162**  
SITE: (Parcel 4) Hoe Farm, Hoe Lane, North Baddesley,  
SO52 9NH  
**NORTH BADDESLEY / NURSLING AND ROWNHAMS**  
  
**CASE OFFICER: Mr Paul Goodman**
11. **20/00356/FULLS (PERMISSION) 13.02.2020** **163 - 180**  
SITE: 12 Hill View Road, Braishfield. SO51 0PP,  
**BRAISHFIELD**  
  
**CASE OFFICER: Mr Mark Staincliffe**
12. **19/01620/FULLS (PERMISSION) 28.06.2019** **181 - 207**  
SITE: Little Beeches, Braishfield Road, Crookhill. SO51 0QB  
**BRAISHFIELD**  
  
**CASE OFFICER: Ms Katie Andrew**

<b>APPLICATION NO.</b>	20/03214/RESS
<b>SITE</b>	Hoe Farm, Hoe Lane, North Baddesley, SO52 9NH, <b>NORTH BADDESLEY NURSING AND ROWNHAMS</b>
<b>COMMITTEE DATE</b>	8 June 2021
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## 1.0 AMENDMENTS

- 1.1 An additional consultation response has been received from the Highways Officer. Further consideration of the highways matters are provided. Consideration in relation to the restriction of permitted development rights has been undertaken leading to the addition of further conditions. The Tree Officer has confirmed no objection to the proposals.

## 2.0 CONSULTATIONS

- 2.1 **HCC Highways** – No objection following submission of revised tracking details.
- 2.2 **Planning & Building (Trees)** – No objection, subject to compliance with the tree protection measures as set out in the submitted Barrell's tree protection plan.

## 3.0 PLANNING CONSIDERATIONS

### 3.1 Highways

#### 3.2 Tracking Details

As discussed in para 8.34 of the recommendation further tracking details were required for the courtyard to the side of S05 and for the farm access. The revised details have been provided and the Highways Officer has advised that they are now appropriate. As a result parking provision with the parcel will accord with Policy T2 of the TVBRLP.

#### 3.3 Retention of Parking Provision

Following further consideration of the parking provision it is considered necessary to recommend an addition condition (3) restricting permitted development rights to ensure that the garages are retained for the parking of vehicles.

#### 3.4 Correction to Para 8.35

In the interest of clarity Para 8.35 of the Officers recommendation is replaced as follows;

The applicant has sought to provide further details of their design thesis/methodology behind the layout aiming to reduce vehicle speeds through design rather than traffic calming measures. HCC Highways have confirmed that for purposes of reserved matters, the design can be considered as being

broadly acceptable without posing a significant risk to highway safety. However the Highways Officer has also advised that some specific areas would be unlikely to be suitable for adoption as public highway. Any areas proposed to be adopted would be subject to further approval under the full S.38 Audit process with HCC Highways.

### **3.5 Permitted Development Rights**

The NPPF is clear that planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so. However in this instance there is considered to be justification for such a restriction.

- 3.6 The development is not typical and much of the design focus has been around the parking areas to the rear of dwellings. Pedestrian access through these spaces is encouraged by the layout and much design effort has gone into ensuring these spaces are attractive given their public prominence. As a result these spaces are considered to be unusually sensitive to rear/side extensions to dwellings and changes in boundary treatments. In addition there is a potential for extensions or means of enclosure to diminish the landscaped areas within the site. As a result it is considered appropriate in this instance to restrict permitted development rights for extensions and means of enclosure throughout the site by an additional condition (4). In addition unsympathetic new windows, and particularly rear facing openings in the roofs, could detract from the character of the site and/or impact on the amenity of neighbours. As a result a further condition (5) is recommended restricting permitted development rights for additional windows above ground floor level.

### **4.0 AMENDED RECOMMENDATION APPROVAL subject to conditions and notes**

- 1. The development is to be carried out in accordance with the schedule of approved plans ref Drawing Registrar – June 2021 and further plans;**

**083\_DI\_02.5  
083\_BI\_201210A  
083\_DI\_11.2\_GA  
083\_DI\_07.2\_GA  
083\_DI\_08.3  
083\_DI\_15.1-26.1  
0200-PHL-101- Rev D  
0200-PHL-201- Rev C  
0200-PHL-204- Rev C  
0200-PHL-209- Rev A  
0200-PHL-212- Rev B  
0200-PHL-215- Rev A  
0200-PHL-216- Rev B  
0200-PHL-301- Rev D  
0200-PHL-401- Rev C  
0200-PHL-501- Rev C**

**0200-PHL-504- Rev A  
0200-PHL-602- Rev B  
0200-PHL-603- Rev B  
0200-PHL-801- Rev B  
0200-LP-802- Rev B  
0200-PDL-1101 - Rev D  
0200-PDL-1201- Rev C**

**Reason: For the avoidance of doubt and in the interests of proper Planning.**

- 2. Notwithstanding the details shown on plans 83\_DI\_19.1\_LD05 and 083\_DI\_20.1\_LD06 no new tree planting within a Development Parcel shall take place until an updated tree pit detail for each species has been submitted to and approved in writing by the Local Planning Authority for that Parcel. Development shall be undertaken in accordance with the approved details.**

**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.**

- 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garage(s) hereby approved shall at all times be available for the parking of vehicles.**

**Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policy T2.**

- 4. 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 extensions to the dwellings hereby permitted or walls or fences of any kind 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) Policies E1 and E2.**

- 5. 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 above ground floor level of the proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.**

**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) Policies E1 and LHW4.**

**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 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.**

**RECOMMENDATION ON CONDITION DETAILS**

- 1. Approval of details re: Condition 1 (Development Parcel Plan) in accordance with Plan ref PH-101 Rev B.**
- 5. WITHDRAWN**
- 6. Approval of details re: Condition 6 (Arboricultural Method Statement) in accordance with Arboricultural assessment & method statement Ref 18266-AA2-DC (Barrell 8th December 2020) and Plan ref 18266-BT2.**
- 9. Approval of details re: Condition 9 (Biodiversity Management Plan) in accordance with Biodiversity Management Plan CG Fry Housing Parcel Ref 11/44Y-1C (EPR, 9<sup>th</sup> December 2020).**
- 10. Approval of details re: Condition 10 (Lighting) in accordance with Street Lighting Strategy Ref 4212 (illuminate DESIGN, 9th December 2020) and Plans ref 4212-ID-DR-1001, 4212-ID-DR-1003 and 4212-ID-DR-1004.**
- 13. Approval of details re: Condition 13 (Construction Environment Management Plan) in accordance with Construction Environment Management Plan (awp, Dec 2020).**
- 14. Approval of details re: Condition 14 (Disposal of Foul and Surface Water) in accordance with Flood Risk Assessment Rev C (awp, 13 April 2021).**
- 15. Approval of details re: Condition 15 (Levels) in accordance with plan ref PHL-801, PHL-802 Rev A and PHL-803 Rev A.**
- 17. WITHDRAWN**
- 18. Approval of details re: Condition 18 (Stage 1 Safety Audit) in accordance with Road Safety Audit Stage 1 Ref 04/250 (Hampshire Services, Dec 2019).**
- 20. Approval of details re: Condition 20 (Wheel Washing) in accordance with Construction Environment Management Plan (awp, Dec 2020).**

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<b>APPLICATION NO.</b>	20/03191/RESS
<b>SITE</b>	Hoe Farm, Hoe Lane, North Baddesley, SO52 9NH, <b>NURSLING AND ROWNHAMS NORTH BADDESLEY</b>
<b>COMMITTEE DATE</b>	8 June 2021
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## 1.0 AMENDMENTS

- 1.1 An additional consultation response has been received from the Highways Officer and LLFA. Further consideration of the highways matters are provided. In addition. Consideration in relation to the restriction of permitted development rights has been undertaken leading to the addition of further conditions. The Tree Officer has confirmed no objection to the proposals subject to a further condition. The recommendation is also updated in relation to Condition 14 following the response form the LLFA.

## 2.0 CONSULTATIONS

- 2.1 **HCC Highways** – No objection following submission of revised tracking details.
- 2.2 **Planning & Building (Trees)** – No objection, subject to additional condition.
- 2.3 **HCC Lead Local Flood Authority** – No objection following submission of revised/additional details.

## 3.0 PLANNING CONSIDERATIONS

### 3.1 Highways

### 3.2 Tracking Details

As discussed in para 8.35 of the recommendation further tracking details were required for the parking bays for plots B44 and B41. The revised details have been provided and the Highways Officer has advised that they are now appropriate. As a result parking provision with the parcel will accord with Policy T2 of the TVBRLP.

### 3.3 Retention of Parking Provision

Following further consideration of the parking provision it is considered necessary to impose an addition condition (3) restricting permitted development rights to ensure that the garages are retained for the parking of vehicles.

### 3.4 Correction to Para 8.37

In the interest of clarity Para 8.37 of the Officers recommendation is replaced as follows;

The applicant has sought to provide further details of their design thesis/methodology behind the layout aiming to reduce vehicle speeds through



design rather than traffic calming measures. HCC Highways have confirmed that for purposes of reserved matters, the design can be considered as being broadly acceptable without posing a significant risk to highway safety. However the Highways Officer has also advised that some specific areas would be unlikely to be suitable for adoption as public highway. Any areas proposed to be adopted would be subject to further approval under the full S.38 Audit process with HCC Highways.

### 3.5 **Permitted Development Rights**

The NPPF is clear that planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so. However in this instance there is considered to be justification for such a restriction.

- 3.6 The development is not typical and much of the design focus has been around the parking areas to the rear of dwellings. Pedestrian access through these spaces is encouraged by the layout and much design effort has gone into ensuring these spaces are attractive given their public prominence. As a result these spaces are considered to be unusually sensitive to rear/side extensions to dwellings and changes in boundary treatments. In addition there is a potential for extensions or means of enclosure to diminish the landscaped areas within the site. As a result it is considered appropriate in this instance to restrict permitted development rights for extensions and means of enclosure throughout the site by an additional condition (4). In addition unsympathetic new windows, and particularly rear facing openings in the roofs, could detract from the character of the site and/or impact on the amenity of neighbours. As a result a further condition (5) is recommended restricting permitted development rights for additional windows above ground floor level.

### 3.7 **Condition 14 – Drainage**

Condition 14 required the submission of surface water drainage details. The application was supported by details but HCC as the LLFA have requested further detailed calculations. Further details have been provided and the LLFA have confirmed no objection to the proposals within Parcel 2 and the details are recommended for approval.

### 3.8 **Tree Protection**

The Tree Officer has noted a discrepancy in the submitted tree protection plans plan in relation to the proposed layout of the visitor parking spaces adjacent Mountbatten Park. An additional condition is proposed to secure an amended protection plan to reflect the permitted layout of these spaces.

## 4.0 **AMENDED RECOMMENDATION APPROVAL subject to conditions and notes**

1. **The development is to be carried out in accordance with the schedule of approved plans ref Hoe Drawing Schedule 10-12-2020 Wyatt Homes Sheet 1 and further plans;**

**083\_DI\_02.5**

**083\_BI\_201210A**  
**083\_DI\_11.2**  
**083\_DI\_07.2**  
**083\_DI\_09.3**  
**083\_DI\_15.1-26.1**  
**0200-PHL-103-Rev D**  
**0200-PHL-203- Rev C**  
**0200-PHL-206- Rev C**  
**0200-PHL-211- Rev B**  
**0200-PHL-214- Rev B**  
**0200-PHL-303-Rev D**  
**0200-PHL-403-Rev C**  
**0200-PHL-503-Rev C**  
**0200-PHL-506-Rev A**  
**0200-PHL-604-Rev B**  
**0200-PHL-606-Rev B**  
**0200-PHL-802-Rev B**  
**0200-LP-804-Rev B**  
**0200-PDL-1103 - Rev D**  
**0200-PDL-1202- Rev C**

**Reason: For the avoidance of doubt and in the interests of proper Planning.**

- 2. Notwithstanding the details shown on plans 83\_DI\_19.1\_LD05 and 083\_DI\_20.1\_LD06 no new tree planting within a Development Parcel shall take place until an updated tree pit detail for each species has been submitted to and approved in writing by the Local Planning Authority for that Parcel. Development shall be undertaken in accordance with the approved details.**

**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.**

- 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garage(s) hereby approved shall at all times be available for the parking of vehicles.**

**Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policy T2.**

- 4. 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 extensions to the dwellings hereby permitted or walls or fences of any kind 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) Policies E1 and E2.**

5. **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 above ground floor level of the proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.  
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) Policies E1 and LHW4.**
6. **Notwithstanding the details shown on tree protection plan 18266-T2 no development in relation to the visitor parking spaces adjacent the Mountbatten Park shall take place until an updated tree protection plan has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.  
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.**

**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 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.**

**RECOMMENDATION ON CONDITION DETAILS**

1. **Approval of details re: Condition 1 (Development Parcel Plan) in accordance with Plan ref PH-101 Rev B.**
5. **WITHDRAWN**
6. **Approval of details re: Condition 6 (Arboricultural Method Statement) in accordance with Arboricultural assessment & method statement Ref 18266-AA2-DC (Barrell 8th December 2020) and Plan ref 18266-BT2.**
9. **Approval of details re: Condition 9 (Biodiversity Management Plan) in accordance with Biodiversity Management Plan CG Fry Housing**

- Parcel Ref 11/44Y-1C (EPR, 9<sup>th</sup> December 2020).**
- 10. Approval of details re: Condition 10 (Lighting) in accordance with Street Lighting Strategy Ref 4212 (illuminate DESIGN, 9th December 2020) and Plans ref 4212-ID-DR-1001, 4212-ID-DR-1003 and 4212-ID-DR-1004.**
  - 13. Approval of details re: Condition 13 (Construction Environment Management Plan) in accordance with Construction Environment Management Plan (awp, Dec 2020).**
  - 14. Approval of details re: Condition 14 (Disposal of Foul and Surface Water) in accordance with Flood Risk Assessment Rev C (awp, 13 April 2021).**
  - 15. Approval of details re: Condition 15 (Levels) in accordance with plan ref PHL-801, PHL-802 Rev A and PHL-803 Rev A.**
  - 17. WITHDRAWN**
  - 18. Approval of details re: Condition 18 (Stage 1 Safety Audit) in accordance with Road Safety Audit Stage 1 Ref 04/250 (Hampshire Services, Dec 2019).**
  - 20. Approval of details re: Condition 20 (Wheel Washing) in accordance with Construction Environment Management Plan (awp, Dec 2020).**

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<b>APPLICATION NO.</b>	20/03189/RESS
<b>SITE</b>	Hoe Farm, Hoe Lane, North Baddesley, SO52 9NH, <b>NURSLING AND ROWNHAMS NORTH BADDESLEY</b>
<b>COMMITTEE DATE</b>	8 June 2021
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## 1.0 AMENDMENTS

- 1.1 An additional consultation response has been received from the Highways Officer, LLFA and Tree Officer. Further consideration of the highways matters are provided. In addition consideration in relation to the restriction of permitted development rights has been undertaken leading to the addition of further conditions. The recommendation is also updated in relation to Condition 14 following the response from the LLFA.

## 2.0 CONSULTATIONS

- 2.1 **HCC Highways** – No objection following submission of revised tracking details.
- 2.2 **Planning & Building (Trees)** – No objection, subject to compliance with the tree protection measures as set out in the submitted Barrell's tree protection plan.
- 2.3 **HCC Lead Local Flood Authority** – No objection following submission of revised/additional details.

## 3.0 PLANNING CONSIDERATIONS

### 3.1 Highways

#### 3.2 Tracking Details

As discussed in para 8.35 of the recommendation further tracking details were required for the parking bays within the parcel (p12/p13/p9/p10). The revised details have been provided and the Highways Officer has advised that they are now appropriate. As a result parking provision with the parcel will accord with Policy T2 of the TVBRLP.

#### 3.3 Retention of Parking Provision

Following further consideration of the parking provision it is considered necessary to impose an addition condition (3) restricting permitted development rights to ensure that the garages are retained for the parking of vehicles.

#### 3.4 Correction to Para 8.36

In the interest of clarity Para 8.36 of the Officers recommendation is replaced as follows;

The applicant has sought to provide further details of their design thesis/methodology behind the layout aiming to reduce vehicle speeds through design rather than traffic calming measures. HCC Highways have confirmed that for purposes of reserved matters, the design can be considered as being broadly acceptable without posing a significant risk to highway safety. However the Highways Officer has also advised that some specific areas would be unlikely to be suitable for adoption as public highway. Any areas proposed to be adopted would be subject to further approval under the full S.38 Audit process with HCC Highways.

### **3.5 Permitted Development Rights**

The NPPF is clear that planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so. However in this instance there is considered to be justification for such a restriction.

3.6 The development is not typical and much of the design focus has been around the parking areas to the rear of dwellings. Pedestrian access through these spaces is encouraged by the layout and much design effort has gone into ensuring these spaces are attractive given their public prominence. As a result these spaces are considered to be unusually sensitive to rear/side extensions to dwellings and changes in boundary treatments. In addition there is a potential for extensions or means of enclosure to diminish the landscaped areas within the site. As a result it is considered appropriate in this instance to restrict permitted development rights for extensions and means of enclosure throughout the site by an additional condition (4). In addition unsympathetic new windows, and particularly rear facing openings in the roofs, could detract from the character of the site and/or impact on the amenity of neighbours. As a result a further condition (5) is recommended restricting permitted development rights for additional windows above ground floor level.

### **3.7 Condition 14 – Drainage**

Condition 14 required the submission of surface water drainage details. The application was supported by details but HCC as the LLFA have requested further detailed calculations. Further details have been provided and the LLFA have confirmed no objection to the proposals within Parcel 2 and the details are recommended for approval.

## **4.0 AMENDED RECOMMENDATION**

### **APPROVAL subject to conditions and notes**

- 1. The development is to be carried out in accordance with the schedule of approved plans ref List of Documents for Planning Application by Morrish Homes Hoe Lane, North Baddesley Area C and further plans;  
083\_DI\_02.5  
083\_BI\_201210A  
083\_DI\_11.2\_GA  
083\_DI\_07.2\_GA  
083\_DI\_10.2\_**

**083\_DI\_15.1-26.1**  
**0200-PHL-102-Rev D**  
**0200-PHL-202- Rev C**  
**0200-PHL-205- Rev C**  
**0200-PHL-210- Rev A**  
**0200-PHL-213- Rev B**  
**0200-PHL-302-Rev D**  
**0200-PHL-402-Rev C**  
**0200-PHL-502-Rev C**  
**0200-PHL-505-Rev A**  
**0200-PHL-607-Rev B**  
**0200-PHL-608-Rev B**  
**0200-PHL-803-Rev B**  
**0200-LP-803-Rev B**  
**0200-PDL-1102 - Rev D**  
**0200-PDL-1203- Rev C**

**Reason: For the avoidance of doubt and in the interests of proper Planning.**

- 2. Notwithstanding the details shown on plans 83\_DI\_19.1\_LD05 and 083\_DI\_20.1\_LD06 no new tree planting within a Development Parcel shall take place until an updated tree pit detail for each species has been submitted to and approved in writing by the Local Planning Authority for that Parcel. Development shall be undertaken in accordance with the approved details.**

**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.**

- 3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garage(s) hereby approved shall at all times be available for the parking of vehicles.**

**Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policy T2.**

- 4. 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 extensions to the dwellings hereby permitted or walls or fences of any kind 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) Policies E1 and E2.**

- 5. 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 above ground floor level of the**

**proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.**

**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) Policies E1 and LHW4.**

**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 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.**

**RECOMMENDATION ON CONDITION DETAILS**

- 1. Approval of details re: Condition 1 (Development Parcel Plan) in accordance with Plan ref PH-101 Rev B.**
- 5. WITHDRAWN**
- 6. Approval of details re: Condition 6 (Arboricultural Method Statement) in accordance with Arboricultural assessment & method statement Ref 18266-AA2-DC (Barrell 8th December 2020) and Plan ref 18266-BT2.**
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- 10. Approval of details re: Condition 10 (Lighting) in accordance with Street Lighting Strategy Ref 4212 (illuminate DESIGN, 9th December 2020) and Plans ref 4212-ID-DR-1001, 4212-ID-DR-1003 and 4212-ID-DR-1004.**
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- 15. Approval of details re: Condition 15 (Levels) in accordance with plan ref PHL-801, PHL-802 Rev A and PHL-803 Rev A.**
- 17. WITHDRAWN**



- 18. Approval of details re: Condition 18 (Stage 1 Safety Audit) in accordance with Road Safety Audit Stage 1 Ref 04/250 (Hampshire Services, Dec 2019).**
- 20. Approval of details re: Condition 20 (Wheel Washing) in accordance with Construction Environment Management Plan (awp, Dec 2020).**

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<b>APPLICATION NO.</b>	20/03167/RESS
<b>SITE</b>	Hoe Farm, Hoe Lane, North Baddesley, SO52 9NH, <b>NURSLING AND ROWNHAMS NORTH BADDESLEY</b>
<b>COMMITTEE DATE</b>	8 June 2021
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## 1.0 AMENDMENTS

- 1.1 An additional consultation response has been received from the Highways Officer and LLFA. The recommendation is updated in relation to Condition 14 following the response from the LLFA.

## 2.0 CONSULTATIONS

- 2.1 **HCC Highways** – No objection following submission of revised tracking details.
- 2.2 **Planning & Building (Trees)** – No objection, subject to compliance with the tree protection measures as set out in the submitted Barrell's tree protection plan.
- 2.3 **HCC Lead Local Flood Authority** – No objection following submission of revised/additional details.

## 3.0 PLANNING CONSIDERATIONS

### 3.1 Highways

### 3.2 Correction to Para 8.17

In the interest of clarity Para 8.17 of the Officers recommendation is replaced as follows;

The applicant has sought to provide further details of their design thesis/methodology behind the layout aiming to reduce vehicle speeds through design rather than traffic calming measures. HCC Highways have confirmed that for purposes of reserved matters, the design can be considered as being broadly acceptable without posing a significant risk to highway safety. However the Highways Officer has also advised that some specific areas would be unlikely to be suitable for adoption as public highway. Any areas proposed to be adopted would be subject to further approval under the full S.38 Audit process with HCC Highways.

### 3.3 **Condition 14 – Drainage**

Condition 14 required the submission of surface water drainage details. The application was supported by details but HCC as the LLFA have requested further detailed calculations. Further details have been provided and the LLFA have confirmed no objection to the proposals within Parcel 2 and the details are recommended for approval.

**4.0 AMENDED RECOMMENDATION  
APPROVAL subject to conditions and notes**

- 1. The development is to be carried out in accordance with the approved plans ref;**

**083\_DI\_02.5  
083\_BI\_201210A  
083\_DI\_11.2  
083\_DI\_07.2  
083\_DI\_14.2  
083\_DI\_13.2  
083\_DI\_12.2  
083\_DI\_15.1-26.1  
0200-PHL-101-Rev D  
0200-PHL-102-Rev D  
0200-PHL-103-Rev D  
0200-PHL-201- Rev C  
0200-PHL-202- Rev C  
0200-PHL-203- Rev C  
0200-PHL-204- Rev C  
0200-PHL-205- Rev C  
0200-PHL-206- Rev C  
0200-PHL-207- Rev A  
0200-PHL-209- Rev A  
0200-PHL-210- Rev A  
0200-PHL-211- Rev B  
0200-PHL-212- Rev B  
0200-PHL-213- Rev B  
0200-PHL-214- Rev B  
0200-PHL-215- Rev A  
0200-PHL-216- Rev B  
0200-PHL-301-Rev D  
0200-PHL-302-Rev D  
0200-PHL-303-Rev D  
0200-PHL-401-Rev C  
0200-PHL-402-Rev C  
0200-PHL-403-Rev C  
0200-PHL-501-Rev C  
0200-PHL-502-Rev C  
0200-PHL-503-Rev C  
0200-PHL-504-Rev A  
0200-PHL-505-Rev A  
0200-PHL-506-Rev A  
0200-PHL-601-Rev B  
0200-PHL-602-Rev B  
0200-PHL-603-Rev B  
0200-PHL-604-Rev B  
0200-PHL-606-Rev B**

**0200-PHL-607-Rev B  
0200-PHL-608-Rev B  
0200-PDL-1101 - Rev D  
0200-PDL-1102 - Rev D  
0200-PDL-1103 - Rev D  
0200-LP-801-Rev B  
0200-SD-201-Rev A  
0200-PHL-701-Rev A**

**Reason: For the avoidance of doubt and in the interests of proper Planning.**

- 2. Notwithstanding the details shown on plans 83\_DI\_19.1\_LD05 and 083\_DI\_20.1\_LD06 no new tree planting within a Development Parcel shall take place until an updated tree pit detail for each species has been submitted to and approved in writing by the Local Planning Authority for that Parcel. Development shall be undertaken in accordance with the approved details.**

**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.**

**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 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.**

**RECOMMENDATION ON CONDITION DETAILS**

- 1. Approval of details re: Condition 1 (Development Parcel Plan) in accordance with Plan ref PH-101 Rev B.**
- 5. WITHDRAWN**
- 6. Approval of details re: Condition 6 (Arboricultural Method Statement) in accordance with Arboricultural assessment & method statement Ref 18266-AA2-DC (Barrell 8th December 2020) and Plan ref 18266-BT2.**
- 9. Approval of details re: Condition 9 (Biodiversity Management Plan)**

- in accordance with Biodiversity Management Plan CG Fry Housing Parcel Ref 11/44Y-1C (EPR, 9<sup>th</sup> December 2020).**
- 10. Approval of details re: Condition 10 (Lighting) in accordance with Street Lighting Strategy Ref 4212 (illum DESIGN, 9th December 2020) and Plans ref 4212-ID-DR-1001, 4212-ID-DR-1003 and 4212-ID-DR-1004.**
  - 13. Approval of details re: Condition 13 (Construction Environment Management Plan) in accordance with Construction Environment Management Plan (awp, Dec 2020).**
  - 14. Approval of details re: Condition 14 (Disposal of Foul and Surface Water) in accordance with Flood Risk Assessment Rev C (awp, 13 April 2021).**
  - 15. Approval of details re: Condition 15 (Levels) in accordance with plan ref PHL-801, PHL-802 Rev A and PHL-803 Rev A.**
  - 17. WITHDRAWN**
  - 18. Approval of details re: Condition 18 (Stage 1 Safety Audit) in accordance with Road Safety Audit Stage 1 Ref 04/250 (Hampshire Services, Dec 2019).**
  - 20. Approval of details re: Condition 20 (Wheel Washing) in accordance with Construction Environment Management Plan (awp, Dec 2020).**

<b>APPLICATION NO.</b>	20/00356/FULLS
<b>SITE</b>	12 Hill View Road, Braishfield, SO51 0PP, SO51 0PP, <b>BRAISHFIELD</b>
<b>COMMITTEE DATE</b>	8 June 2021
<b>ITEM NO.</b>	11
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## 1.0 VIEWING PANNEL

- 1.1 A viewing panel was held on 04 June 2021 and was attended by Cllrs Bailey, Bundy, Burnage, Cooper, A. Dowden, C. Dowden, Jeffery, Maltby, Hatley, Parker, Ward & Warnes.

## 2.0 CORRECTIONS

- 2.1 Para 8.13 of the committee report is not 100% clear as to why the proposal is now acceptable despite the previous appeal being dismissed. Para 8.13 should read as follows:

*As set out above, the previous application was dismissed at appeal due to two specific matters:*

- 1. The inability to achieve nitrate neutrality &;*
- 2. The harm caused to the residential amenity of 12 Hill View Road by the provision of a parking space in such close proximity to this property.*

*As such, the design, size and scale of the proposed unit of accommodation has not altered as the Planning Inspector concluded that these element of the scheme did not conflict with Local or National Planning policies. The only difference between the schemes is the parking arrangement and ability for the scheme to achieve nitrate neutrality. The planning inspector's decision was issued in January 2020 and there have been no new local or national planning policies that would alter the Inspector's conclusion in the appeal with regards to impact on the character and appearance of the area. The Inspector's decision with regards to 'Character and Appearance' must be afforded significant weight and there has been no material change in circumstances that would indicate that the application should be refused. For the reasons set out above it must be concluded that the proposal does not conflict with Policy COM2, E1 & E2 of the Local Plan.*

- 2.2 At Para 8.25 of the committee report it states that the New Forest Mitigation payment would be secured through a s106 agreement. This payment has now been made to the Council by way of direct payment through the Council's Habitats Mitigation Contribution Agreement. It is therefore no longer to secure this payment through a s106 agreement. The recommendation at Para 10.0 has been update to reflect this change in circumstances.

## 3.0 REPRESENTATIONS

- 3.1 Since the drafting of the agenda report a further 1 representation has been received, setting out the following concerns:

- Extra amount of traffic and parking in the road which would cause further congestion and access problems especially for utility and emergency vehicles.
- There are also lots of families with young children living in the road and we would fear for their road safety with extra traffic travelling to and from the site.
- The road is already congested with parked cars and this further development would exacerbate the problem.
- Refuse lorries and delivery lorries already sometimes have to mount the pavement for access. Over development at the end of the road would cause real traffic issues.
- Gross overdevelopment of the site.

### 3.2 Planning Officer Comment

The matters raised in the additional neighbour representation have be addressed within the published committee report. No further comment is considered necessary.

## 4.0 **AMENDED RECOMMENDATION**

**Delegate to Head of Planning and Building for the following:**

1. **The completion of a legal agreement to secure the offsetting land to ensure the scheme is nitrate neutral, does not result in harm to Special Protection Areas and thus is in full compliance with the Habitats Regulations in perpetuity and management of the land. and then PERMISSION subject to conditions and notes as set out on page 172-174 of the Agenda:**

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<b>APPLICATION NO.</b>	19/01620/FULLS
<b>SITE</b>	Little Beeches, Braishfield Road, Crookhill
<b>COMMITTEE DATE</b>	8 <sup>th</sup> June 2021
<b>ITEM NO.</b>	12
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## 1.0 VIEWING PANEL

- 1.1 A Viewing Panel was held on the 4<sup>th</sup> June 2021. The viewing panel was attended by:  
Councillors Bailey, Bundy, Burnage, Cooper, A Dowden, C Dowden, Jeffery, Maltby, Hatley, Parker, Ward and Warnes.

## 2.0 CORRECTION

Paragraph 8.18: 'the boundary is delignated...'. should say, 'the boundary is delineated...'

- 2.1 Paragraph 8.29: 'future development or undermine...' should say, 'future development nor undermine...'

## 2.2 CONSULTATION

### TVBC Building Control:

*'I have considered the proposed site plan (ref: dwg D-111 rev. J) and the concerns raised in the objection letter from Mr Colin Holyoake dated 26 January 2021 regarding fire service access to the proposed properties.*

*Suitable access and facilities for the fire service are required by Building Regulations Requirement B5 and associated guidance, contained in Approved Document B: Volume 1: Dwellings, sets out how this requirement can be satisfied, typically by providing adequate means of physical access for a fire fighting appliance to reach the properties. However, this guidance is not always possible to comply with and alternative provisions are necessary to satisfy the requirement. Typically, this involves the installation of domestic sprinkler systems within the properties, which arguably enhance fire safety provisions over and above those provided by basic access standards being achieved.*

*In any event this is a Building Regulation matter and will need to be resolved in due course in connection with that process. If Test Valley Building Control were dealing with a Building Regulation application for this development we would consult the Fire Authority and consider their comments before agreeing any alternative solutions. However, in my experience, the provision of domestic sprinkler systems in these two dwellings will adequately mitigate the physical access limitations and on the face of it is a viable alternative solution to demonstrate compliance with Building Regulation Requirement B5.'*

*[Case officer comment: In planning terms the proposed development is*



*considered acceptable in that the proposal is considered, by Officers, to comply with the requirements of the Development Plan. There is a formal process to follow, in the event that planning permission is secured, for the applicant to ensure all Building Regulation matters are complied with – this includes fire safety. No weight is afforded to this matter in the determination of the current application].*

### 3.0 RECOMMENDATION

**Delegate to Head of Planning and Building for the following:**

- 1. The completion of a legal agreement to secure the offsetting land to ensure the scheme is nitrate neutral, does not result in harm to Special Protection Areas and thus is in full compliance with the Habitats Regulations in perpetuity and management of the land.**

**and then PERMISSION subject to conditions 1, and 3-9 and note 1 of the main agenda report recommendation, and amended and additional conditions as follows:**

#### **AMENDED CONDITIONS**

- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers MPN LBB2A, D-370B, D-500C, 130.0002.001A, D-111J, D-360D, D-340D, D-341E, D-361E, D-506E, 191119-LB-TTP REV D NBAM, 191119-LB-TSP REV B NB&AM.**

**Reason: For the avoidance of doubt and in the interests of proper planning.**

- 10. Prior to commencement, a detailed biodiversity mitigation plan shall be submitted to and approved in writing by the Local Planning Authority. This shall include a precautionary Method Statement detailing how the site will be cleared, and a range of biodiversity enhancement measures including (but not limited to) a native planting scheme, gaps along fence bases to allow small mammal passage, installation of compost heaps along the rear boundary, and the specification of new bat / bird boxes to be installed in the new dwellings. Development shall subsequently proceed in accordance with the approved details. A brief completion report, written by the applicant's ecologist and supported by photographs shall be submitted to the Local Planning Authority and approved in writing within three months of occupation of either of the new dwellings. Reason: To avoid impacts to protected species and to conserve and enhance biodiversity, in accordance with Policy E5 of the Test Valley Borough Local Plan 2016.**

#### **ADDITIONAL CONDITIONS**

- 11. Prior to first occupation of either of the dwellings or garages hereby permitted, the existing outbuilding and hardstanding area within the garage and parking space allocated for The Bungalow, shall be**

**demolished. The parking spaces and the garages hereby permitted shall be provided prior to first occupation of the dwellings hereby permitted and shall be retained as such in perpetuity.**

**Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policies T1 and T2.**

- 12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garages hereby approved shall at all times be available for the parking of vehicles.**

**Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policies T1 and T2.**

- 13. 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 on the north or south elevations of both dwellings hereby permitted [other than those expressly authorised by this permission] shall be constructed.**

**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.**