

Notice of Meeting

Northern Area Planning Committee

Date: Thursday 30 May 2019

Time: 5.30 pm

Venue: Conference Room 1, Beech Hurst, Weyhill Road, Andover,

Hampshire, SP10 3AJ

For further information or enquiries please contact:

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Legal and Democratic Service

Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, Hampshire, SP10 3AJ www.testvalley.gov.uk

The recommendations contained in the Agenda are made by the Officer and these recommendations may or may not be accepted by the Committee.

PUBLIC PARTICIPATION SCHEME

If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.

Membership of Northern Area Planning Committee

MEMBER WARD Councillor C Borg-Neal (Chairman) Andover Harroway Councillor P Lashbrook (Vice-Chairman) Bellinger Councillor I Andersen Andover St Mary's Councillor T Burley Andover Harroway Councillor J Burnage Romsey Cupernham Councillor M Cooper Romsey Tadburn Councillor C Donnelly **Andover Downlands** Councillor C Ecclestone Andover Millway Councillor N Lodge **Andover Downlands** Councillor N Matthews **Andover Romans** Councillor C Thom Valley Park Councillor A Warnes North Baddesley

Andover Millway

Councillor A Watts

Northern Area Planning Committee

Thursday 30 May 2019

<u>AGENDA</u>

The order of these items may change as a result of members of the public wishing to speak

1	Apologies	
2	Public Participation	
3	Declarations of Interest	
4	Urgent Items	
5	Minutes of the meeting held on 16 May 2019	
6	Information Notes	4 - 9
7	19/00923/FULLN - 10.04.2019	10 - 15
	(OFFICER RECOMMENDATION: PERMISSION) SITE: 92 Mercia Avenue, Charlton, SP10 4HA, CHARLTON CASE OFFICER: Katie Nethersole	
8	17/02408/FULLN - 26.09.2017	16 - 27
	(OFFICER RECOMMENDATION: PERMISSION) SITE: Green Lane Farm, Green Drove, Upper Enham, SP11 6JB, SMANNELL CASE OFFICER: Katie Nethersole	
9	Scheme of Delegations to Officers	28
	To approve the Council's Scheme of Delegations to Officers.	

ITEM 6

TEST VALLEY BOROUGH COUNCIL

SOUTHERN AREA PLANNING COMMITTEE

INFORMATION NOTES

Availability of Background Papers

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

Reasons for Committee Consideration

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications (excluding notifications) where a Member requests in writing, with reasons and within the stipulated time span, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest, for its own developments except for the approval of minor developments.
- To determine applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

Public Speaking at the Meeting

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors on the Area Committee who have personal interests or where a Member has pre-determined his/her position on the relevant application, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members and officers in advance of the meeting to allow them time to consider the content.

Content of Officer's Report

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

Status of Officer's Recommendations and Committee's Decisions

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

Conditions and Reasons for Refusal

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

Decisions subject to Completion of a Planning Obligation

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

Deferred Applications

Applications may not be decided at the meeting for a number of reasons as follows:

- * The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.
- * Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- * The Committee may resolve to seek additional information or amendments.
- * The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.

Visual Display of Plans and Photographs

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

Human Rights

The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- * Article 1 of the 1st Protocol The Right to the Enjoyment of Property.
- * Article 8 Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

Natural Environment and Rural Communities Act 2006 (NERC)

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity".

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

Other Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016), and 'made' Neighbourhood Plans. Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 19th February 2019 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2018. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

ITEM 7

APPLICATION NO. 19/00923/FULLN

APPLICATION TYPE FULL APPLICATION - NORTH

REGISTERED 10.04.2019

APPLICANT Mr and Mrs Carrott

SITE 92 Mercia Avenue, Charlton, SP10 4HA, CHARLTON

PROPOSAL Single storey rear extension (Retrospective)

AMENDMENTS

CASE OFFICER Katie Nethersole

Background paper (Local Government Act 1972 Section 100D)

1.0 **INTRODUCTION**

1.1 This application is presented to the Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application property consists of a two storey semi-detached dwelling situated on the northern side of Mercia Avenue within an established residential area of Charlton. It is constructed in brick and tile hanging to the first floor with plain concrete tiles to the roof. The dwelling is set back from the road with driveway parking on the frontage. To the rear is a private garden enclosed by close boarded fencing and planting. There is a significant level change from the front of the site to the rear with the rear garden being higher than the front.

3.0 PROPOSAL

3.1 This application seeks permission for a single storey rear extension that has already been constructed. The extension provides an enlarged kitchen and dining area with sliding doors providing access to the rear garden. It is flat roofed with a roof lantern to provide additional light and slot windows to the west elevation. It has been constructed in matching brick with grey aluminium windows and sliding doors.

4.0 **HISTORY**

4.1 No relevant history.

5.0 **CONSULTATIONS**

5.1 **Ecology** – No objection.

6.0 **REPRESENTATIONS** Expired 14.05.2019

- 6.1 No letters of representation received.
- 6.2 **Charlton Parish Council** No Objection.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG)

7.2 <u>Test Valley Borough Revised Local Plan (2016)(RLP)</u>

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

LHW4: Amenity

T2: Parking Standards

8.0 PLANNING CONSIDERATIONS

- 8.1 The main planning considerations are:
 - Principle of Development
 - Impact on the Character and Appearance of the Area
 - Amenity
 - Highways and Parking

8.2 Principle of Development

The application site is within the settlement boundary of Andover and therefore having regard to policy COM2 development and redevelopment will be permitted provided that it is appropriate to the other policies of the Revised Local Plan.

8.3 Impact on the Character and Appearance of the Area

Policy E1 of the RLP permits development if it is of high quality in terms of design and local distinctiveness. Development should integrate, respect and complement the character of the area. The extension is single storey and to the rear of the dwelling and therefore would be no immediate impact on the character of the area. The design and scale of the extension is considered to respect and complement the existing dwelling with the use of matching bricks.

8.4 The extension is therefore considered to be in accordance with policy E1 in that it would respect, complement and integrate with the existing character of the area.

8.5 **Amenity**

Policy LHW4 of the RLP seeks to ensure that development provides for the privacy and amenity of the occupants and those that neighbour the site. The extension measures 3.5 metres in depth and extends across almost the entire width of the dwelling. There are no windows within the side elevation that faces onto the adjoining neighbour at no. 90. To the side elevation facing onto no. 94 there are three vertical slot windows. It is considered that due to the existing 1.8m close boarded fence on the boundary with no. 94, these windows would not lead to any harmful overlooking. Due to the orientation of the dwelling it is not considered that the extension would result in any loss of light to the neighbouring properties. The extension is therefore considered to be acceptable and in accordance with policy LHW4 of the RLP.

8.6 **Highways and Parking**

There is an existing driveway to the front of the property which provides off road parking for two cars and leads to an integral garage. The proposal does not include any alterations to the access and parking arrangements. Neither does it involve an increase in the number of bedrooms. The minimum parking standards are set out in Annex G of the RLP which requires 2 parking spaces for a three bedroom property. Therefore the development as proposed is in accordance with policy T2 of the RLP.

9.0 **CONCLUSION**

9.1 In conclusion it is considered that the extension is in accordance with policy E1 in that it respects, integrates and complements the character of the area and would not adversely impact the immediate setting. The extension would also not result in any overlooking or loss of light in accordance with policy LHW4. Furthermore the development would accord with the parking requirements set out in policy T2. The development is therefore recommended for approval.

10.0 **RECOMMENDATION**

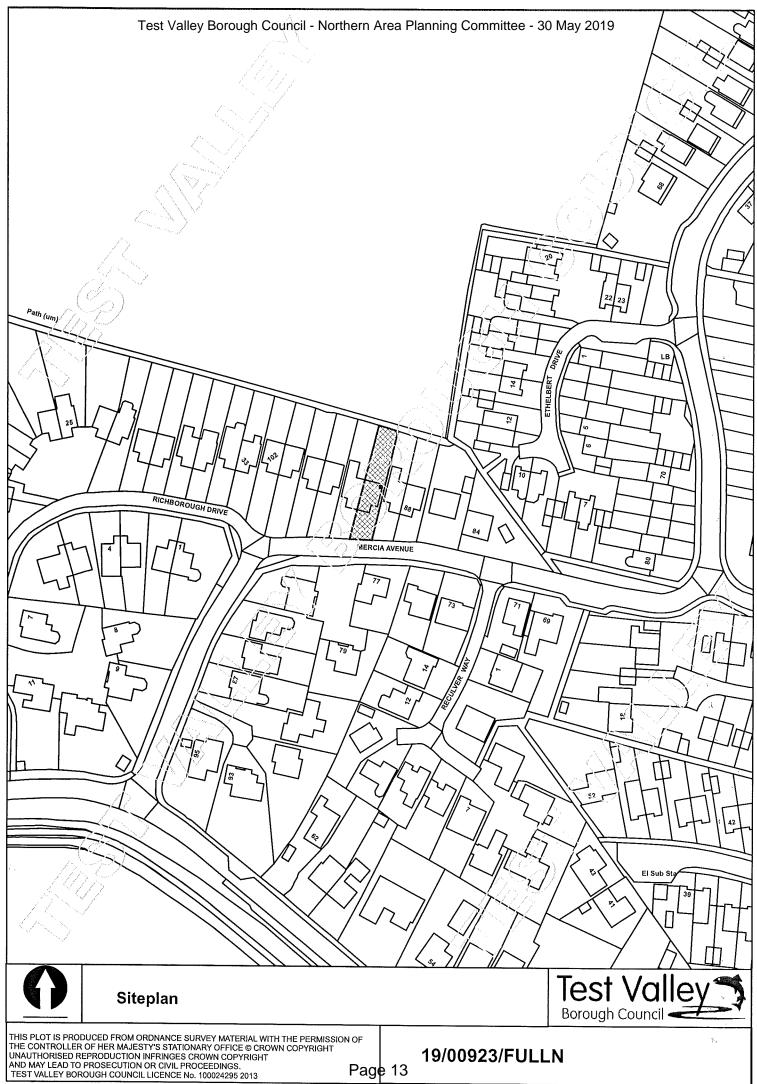
PERMISSION subject to:

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2823-02, 2823-023

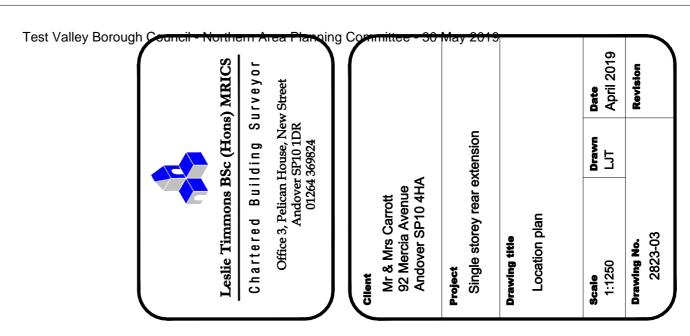
Reason: For the avoidance of doubt and in the interests of proper planning.

Note to applicant:

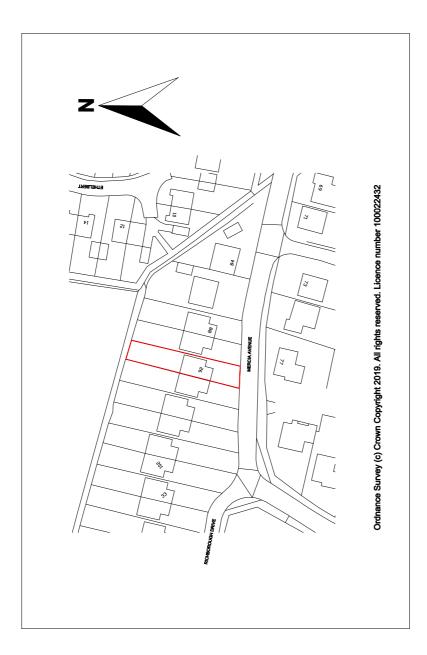
1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.



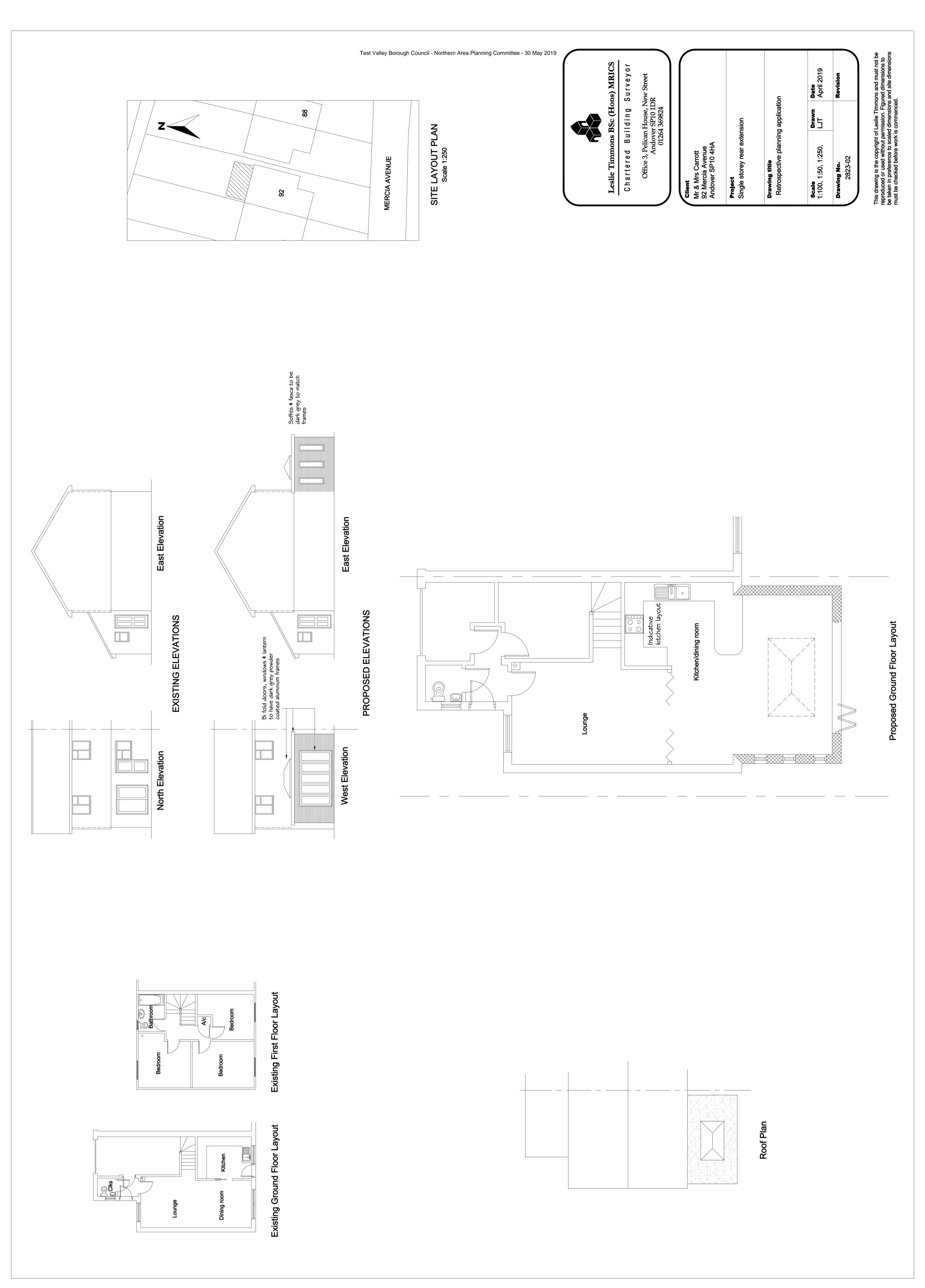
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This drawing is the copyright of Leslie Timmons and must not be reproduced or used without permission. Figured dimensions to be taken in preference to scaled dimensions and site dimensions must be checked before work is commenced.



Location Plan Scale 1:1250 @ A3



ITEM 8

APPLICATION NO. 17/02408/FULLN

APPLICATION TYPE FULL APPLICATION - NORTH

REGISTERED 26.09.2017

APPLICANT Mr and Mrs James and Amanda Waters

SITE Green Lane Farm, Green Drove, Upper Enham,

SP11 6JB, **SMANNELL**

PROPOSAL Retention of portable building used in association with

approved dog grooming business

AMENDMENTS

CASE OFFICER Katie Nethersole

Background paper (Local Government Act 1972 Section 100D)

1.0 **INTRODUCTION**

1.1 This application is presented to the Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site is located in the countryside within a wider complex of converted farm buildings and yard. A portable building, the subject of this application, has been erected on the boundary of the converted farm complex to the east of the yard.
- 2.2 The stables directly to the south of the yard have permission for a change of use to a therapy centre under application 16/00979/FULLN. At the time of an officer site visit (9.5.19) the works to implement this consent were complete. The hay barn/stables directly to the north of the site have permission for a change of use to a dog grooming business under application 16/03200/FULLN. To the north west of the application site is a motor vehicle repair building.
- 2.3 The application site is set back from Green Drove down an access track which serves the complex as a whole. There is mature planting separating the site from the road and wider countryside.

3.0 PROPOSAL

- 3.1 The application seeks permission to retain the portable building that has been erected to the east of the converted farm complex and yard. The application initially set out that it would be used for dog grooming whilst the funding for the conversion of the hay/barn stable building is approved and would be used for storage associated with that business once the conversion has taken place.
- 3.2 However, additional information submitted by the agent sets out that the building subject of this application would now be permanently used for the dog grooming business and that there is no intention to proceed with the conversion of the hay store/stables under application 16/03200/FULLN.

Information submitted with the application states that the dog grooming business would operate between the hours of 0830 to 1830 Tuesday to Saturday and would employ one full time member of staff.

3.3 Whilst the application description states that the building is portable, in planning terms the structure is considered as a permanent building. The Town and Country Planning Act 1990 defines a building as 'any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building'. There is planning case law which has established when a building is considered a building in planning terms; and size, permanency and degree of physical attachment are the three tests as referred to in Barvis Ltd v Secretary of State for the Environment (1971) 22 P&CR 110. The building measures 3.95 metres by 3.95 metres with a height of 3.05 metres. It has been constructed on the existing concrete slab and is connected to services. The building has been in situ since at least 6th October 2017 according the Case Officer's site visits and therefore can be considered as permanent. It is therefore considered that the structure can be defined as a building according to planning law.

4.0 **HISTORY**

- 4.1 16/03200/FULLN Change of use of stables and tack room to dog grooming business. Permission 02.03.2017.
- 4.2 16/00979/FULLN Change of use of the building to a therapy centre. Permission 28.03.2017.
- 4.3 TVN.05913/2 Retrospective Change of use from barn to motor vehicle repair and restoration workshop. Permission 19.11.1998.
- 5.0 **CONSULTATIONS**
- 5.1 **Highways** No objection.
- 6.0 **REPRESENTATIONS** Expired 15.12.2017
- 6.1 No letters of representation received.
- 6.2 **Smannell Parish Council** No objection.
- 7.0 **POLICY**
- 7.1 Government Guidance

National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2: Settlement Hierarchy

LE17: Employment Sites in the Countryside

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

LHW4: Amenity

T1: Managing Movement

T2: Parking Standards

7.3 Supplementary Planning Documents (SPD)

None relevant

8.0 PLANNING CONSIDERATIONS

- 8.1 The main planning considerations are:
 - Principle of Development
 - Impact on the Character and Appearance of the Area
 - Highways

8.2 Principle of Development

The application site is located in the countryside outside of any settlement boundary on the Revised Local Plan maps. Policy COM2 sets out that development outside of the boundaries of settlements will only be permitted if:

- a) It is appropriate in the countryside as set out in the Revised Local Plan policy COM8-COM14, LE10, LE16-LE18; or
- b) It is essential for the proposal to be located in the countryside.
- 8.3 The statement submitted with the application sets out that the application site is located on a lawful employment site. Policy LE17 sets out that the redevelopment, extension of buildings or erection of new buildings on existing employment sites for employment use will be permitted provided that:
 - a) It is contained within the lawful employment site; and
 - b) The proposal is well related to any retained buildings; and
 - c) It does not include outside storage where this could be visually intrusive.
- 8.4 For the purposes of the RLP and policy LE17 employment sites/uses are considered to be those within Class B of the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 8.5 The statement that supports the application sets out that the site is an existing employment site, as it comprises a car repair workshop and two applications have been granted for employment uses; a therapy centre and dog grooming.
- 8.6 The car repair workshop is under the same ownership as the applicant for the development subject of this application however is not within the red line of the application site. The consented therapy centre is within the same ownership as the application site and this is considered to be a commercial use that provides employment. As such is it considered that the building subject of this application is within the lawful employment site with regard to criterion a) of policy LE17.
- 8.7 With regards to criterion b) the building is considered to be well related to the existing buildings on the site as it is located within the yard area between the therapy centre and the hay storage/stable building. The proposal would also satisfy criterion c) as it does not include any outside storage. The applicant has agreed to the inclusion of a condition that restricts outside storage and condition 2 is recommended in this regard. It is considered that the development therefore meets the criteria set out in policy LE17 and is therefore acceptable in principle.

8.8 Impact on the Character and Appearance of the Area

Policy E1 of the RLP sets out that development should be of high quality and should integrate, respect and complement the character of the area. It is considered that the building is small in scale and relates well to the existing buildings on site.

8.9 Policy E2 of the RLP sets out that development should not have a detrimental impact on the immediate landscape setting. The building is situated within the yard of the existing farm complex and is well screened by existing mature planting. Views of the building from the road and any public views are limited due to the existing planting within the site and on the roadside boundary. The application has been supported by a landscape plan which shows that the existing landscaping would be retained. It is therefore considered that the building does not have any adverse impact on the rural setting of the site in accordance with policy E2.

8.10 Highways

The existing access and drive from Green Drove would be used to provide access to the building and parking would be provided within the existing yard. The submitted plans indicate that there is sufficient space for 4 cars to park in association with the dog grooming business. As there is only one full time employee on site this provides three spaces for visitor parking. It is considered that there is sufficient space within the site for parking and manoeuvring of vehicles to ensure that there would be no adverse impact on highway safety with regard to policies T1 and T2 of the RLP.

9.0 **CONCLUSION**

- 9.1 It is considered that the proposal would accord with the requirements of policy LE17 in that the dog grooming business would be contained within the lawful employment site, the building would be well related to the existing buildings on site and it would not include any outside storage.
- 9.2 Furthermore the development would not have a detrimental impact on the appearance of the immediate area and the landscape character in accordance with policies E1 and E2. The proposal would also not have an adverse impact on highway safety and would provide sufficient car parking in accordance with policies T1 and T2 of the RLP.

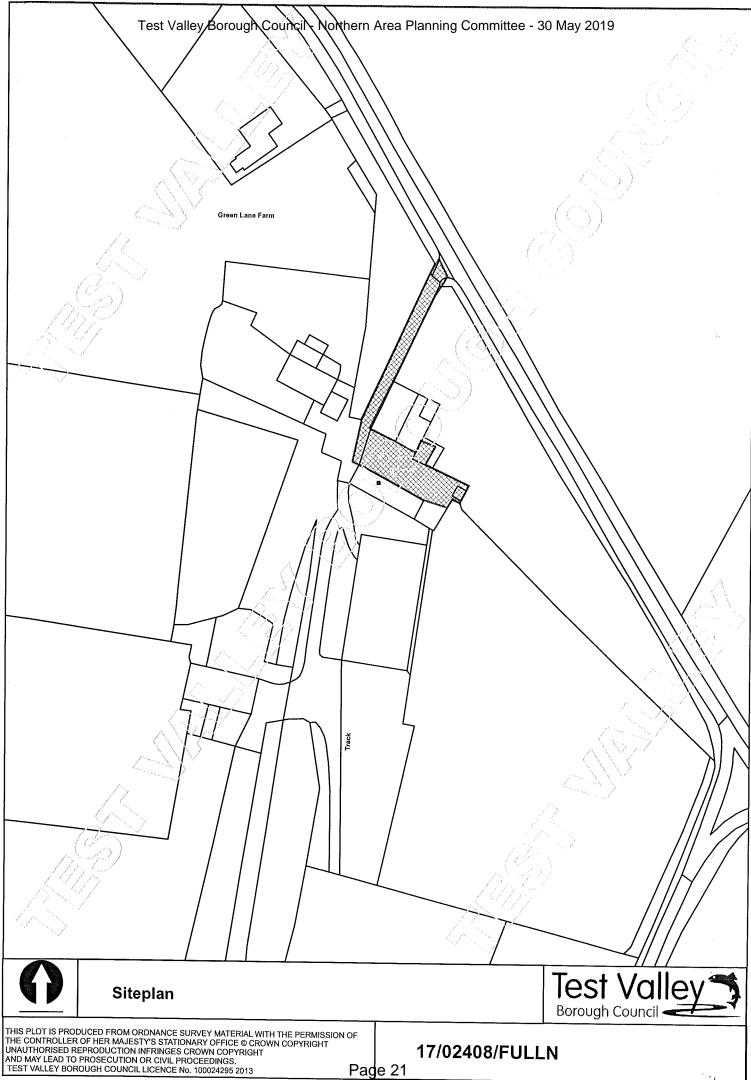
10.0 **RECOMMENDATION**

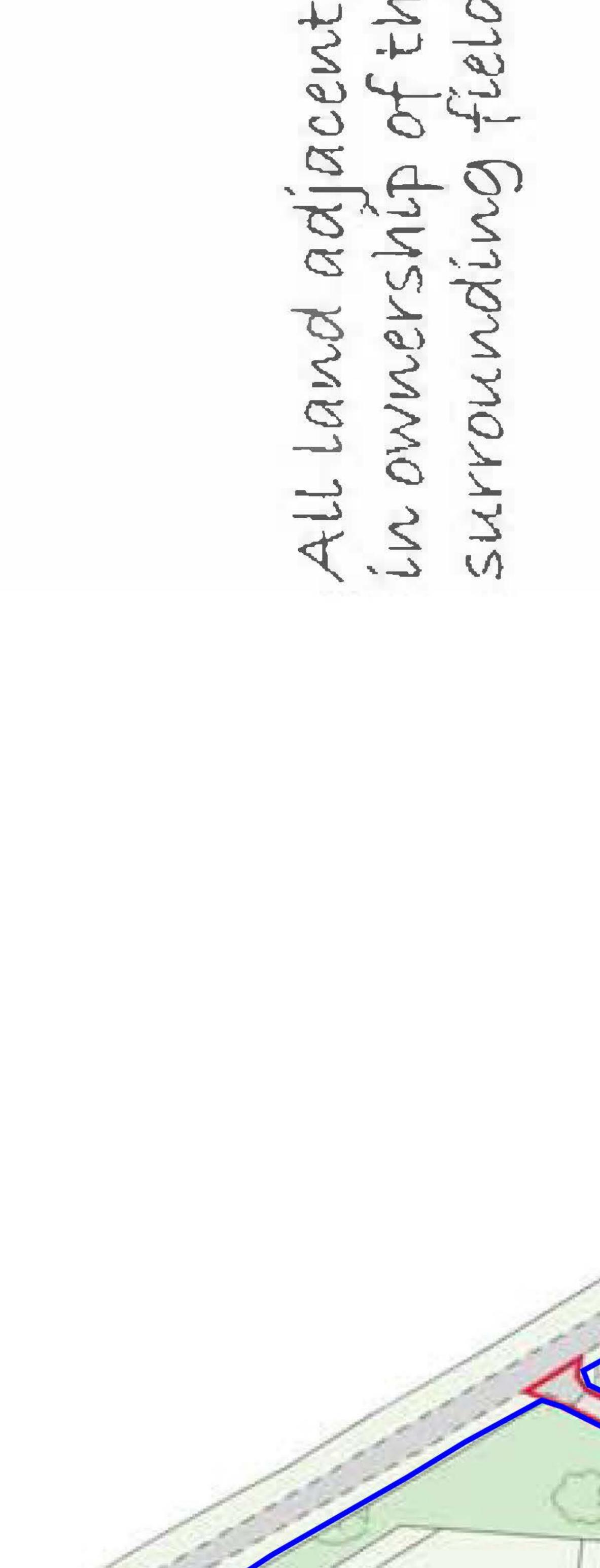
PERMISSION subject to:

- 1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers CHP/02, CHP/03, 100 P2, 120/LAN Reason: For the avoidance of doubt and in the interests of proper planning.
- 2. No goods, plant or material shall be deposited or stored in the open on the site.
 - Reason: In order to protect the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

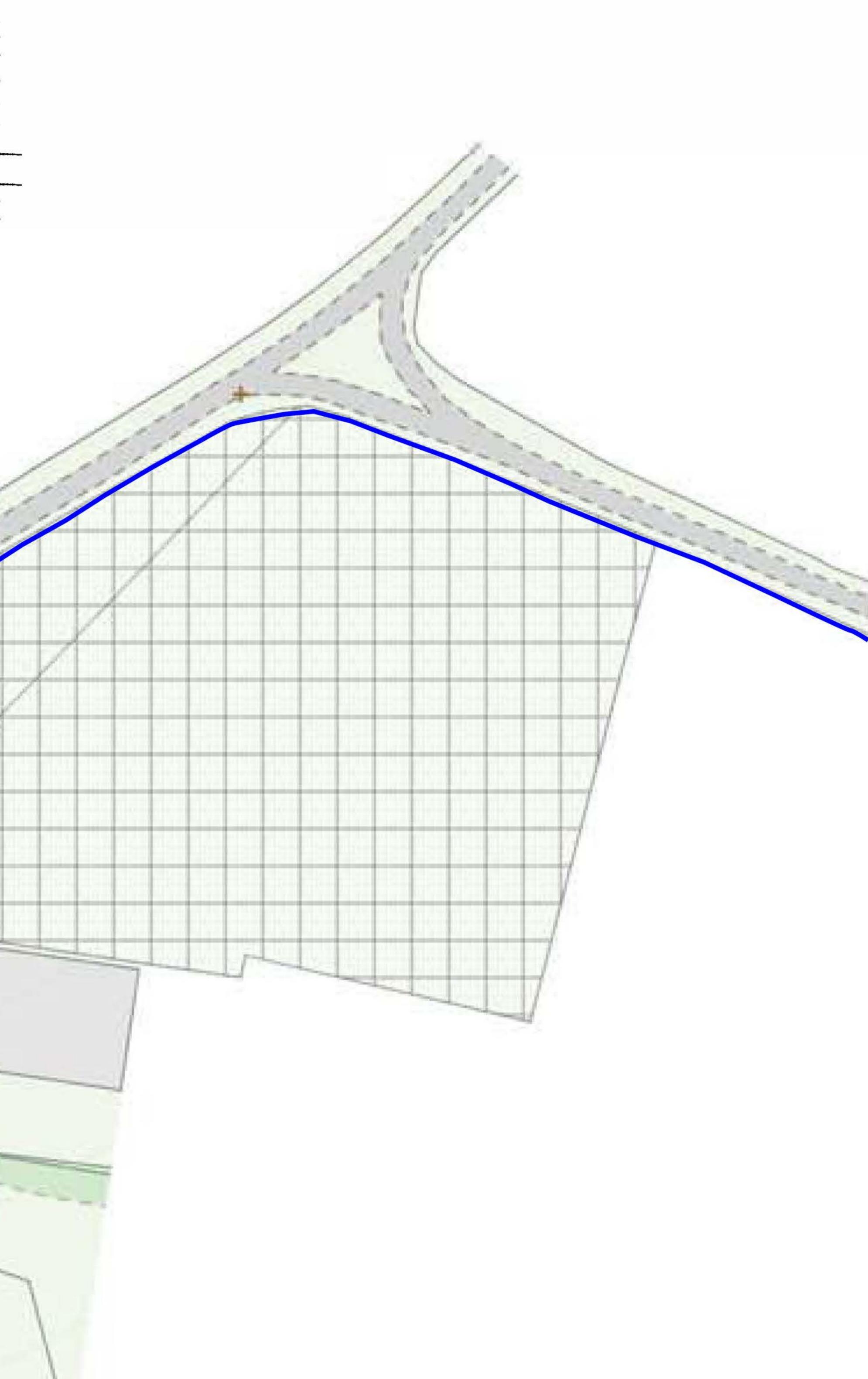
Note to applicant:

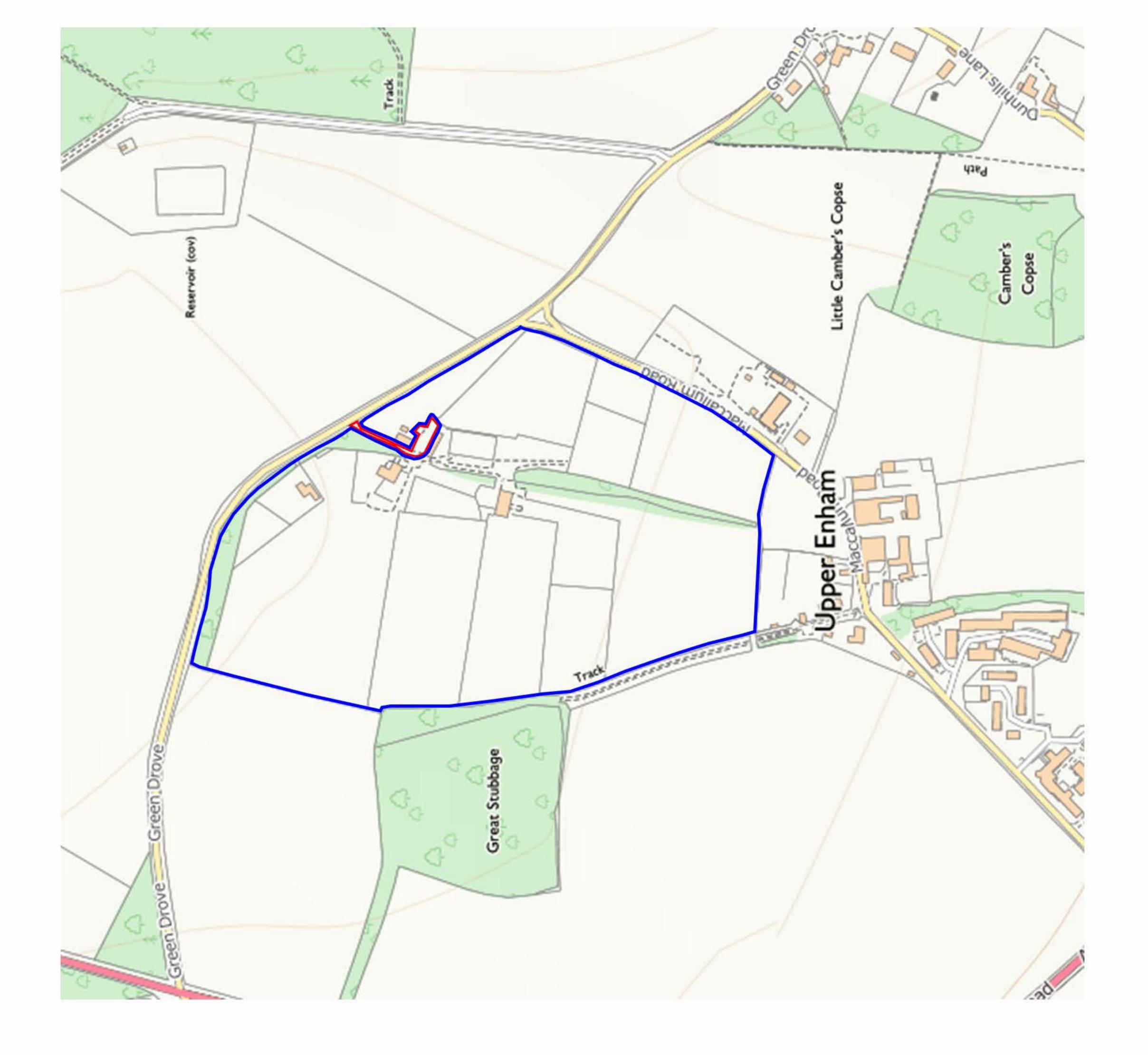
1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.





Test Valley Borough Council - Northern Area Planning Committee - 30 May 2019



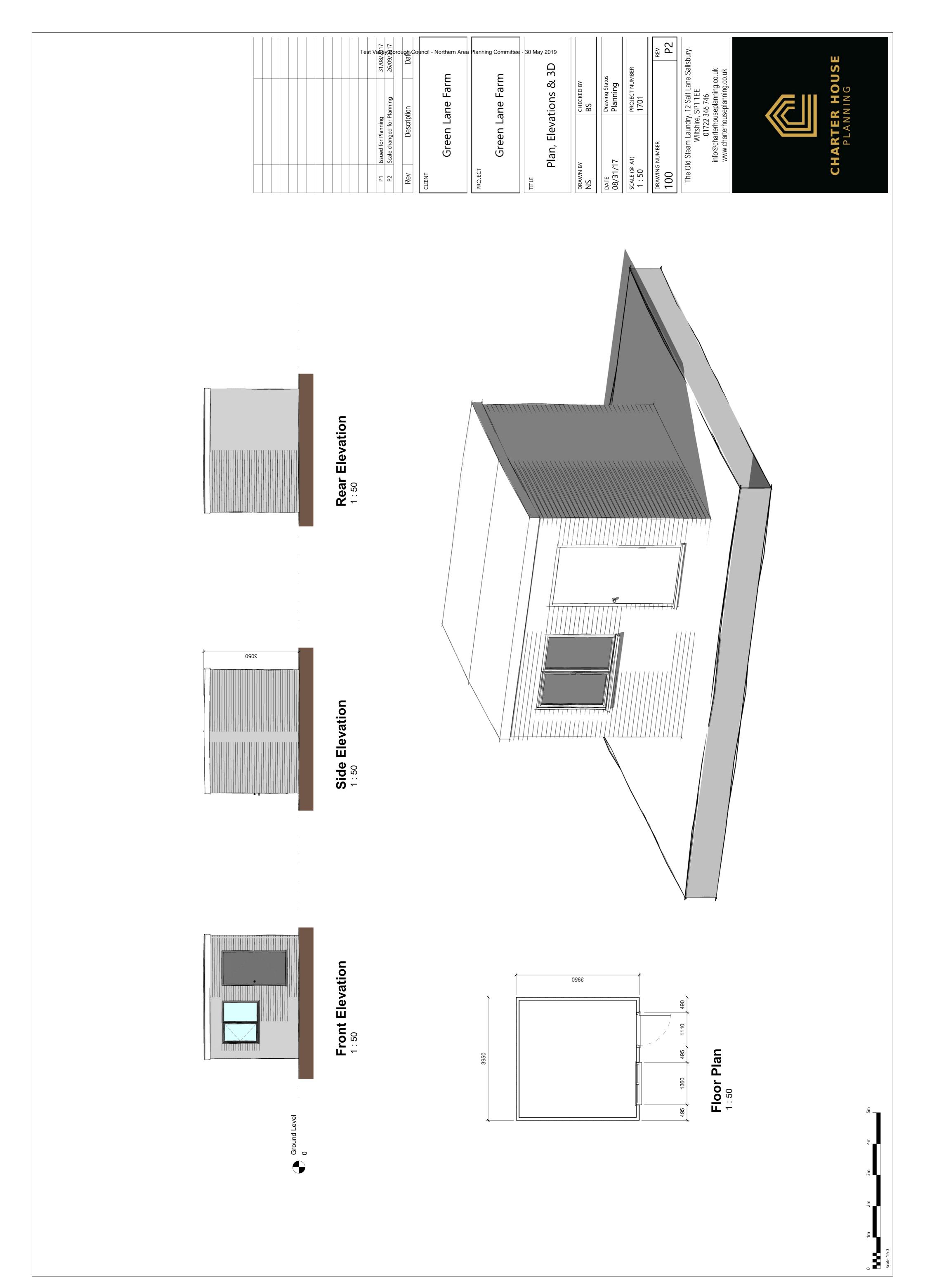




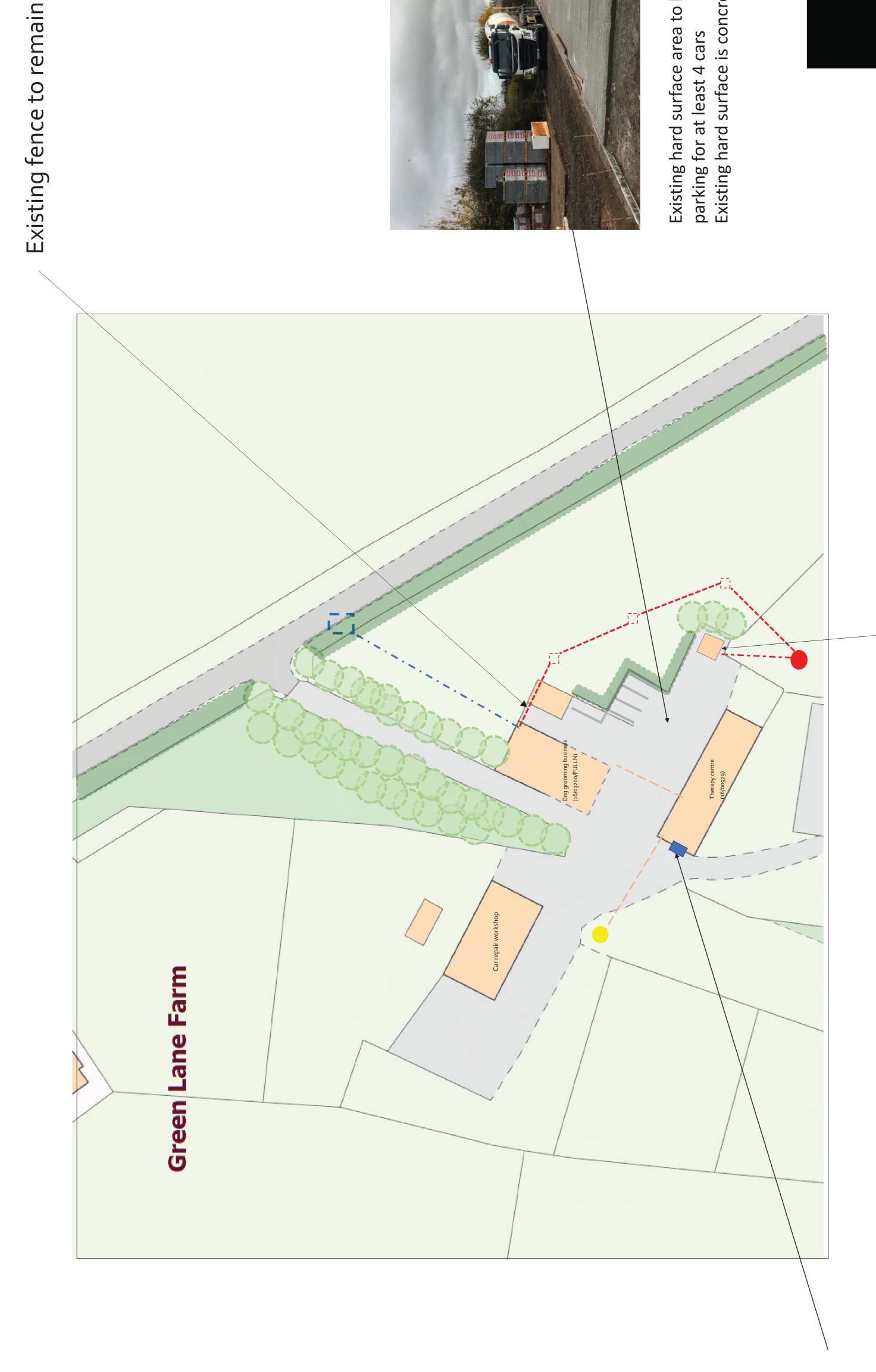






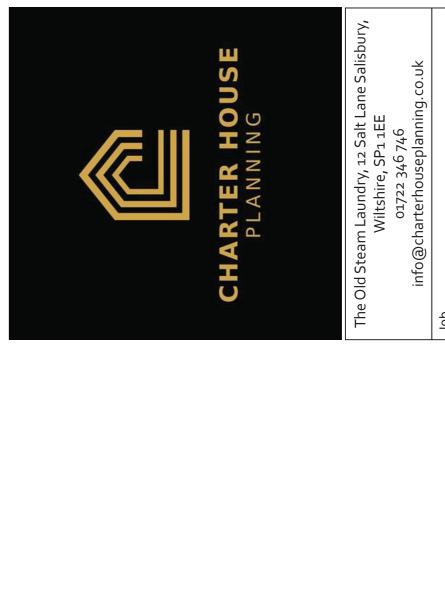


Green Lane Farm Landscaping Scheme



Test Valley Borough Counc

Proposed building on existing hard surfacing to be used as a dog grooming business (as existing)



Existing hard surface area to be used for

Existing hard surface is concrete

parking for at least 4 cars

Green Lane Farm, Green Drove, Upl Andover, SP11 6JB Drawing Detailed block plan and landscaping plan Drawing No. 120/LAN

Sept 2017

Please note: There will be no changes to the existing levels and contours or means of enclosure. All existing vegetation is to be retained. The development is restricted to internal changes to existing stables.

store to be retained and used

Existing refuse and recycling

Existing tree line to remain

Foul sewage connection

Proposed manholes

Existing underground TBS

Existing water meter

Water connection

Septic tank

Existing transformer pole

Existing hedging to remain

16/03200/FULLN Approved under

All land adjacent to the application site is in ownership of the applicant, including surroundíng fields.

The hatched fields will be used at various tímes ín conjunctíon wíth the therapy centre

The red line denotes the outline for the current application site

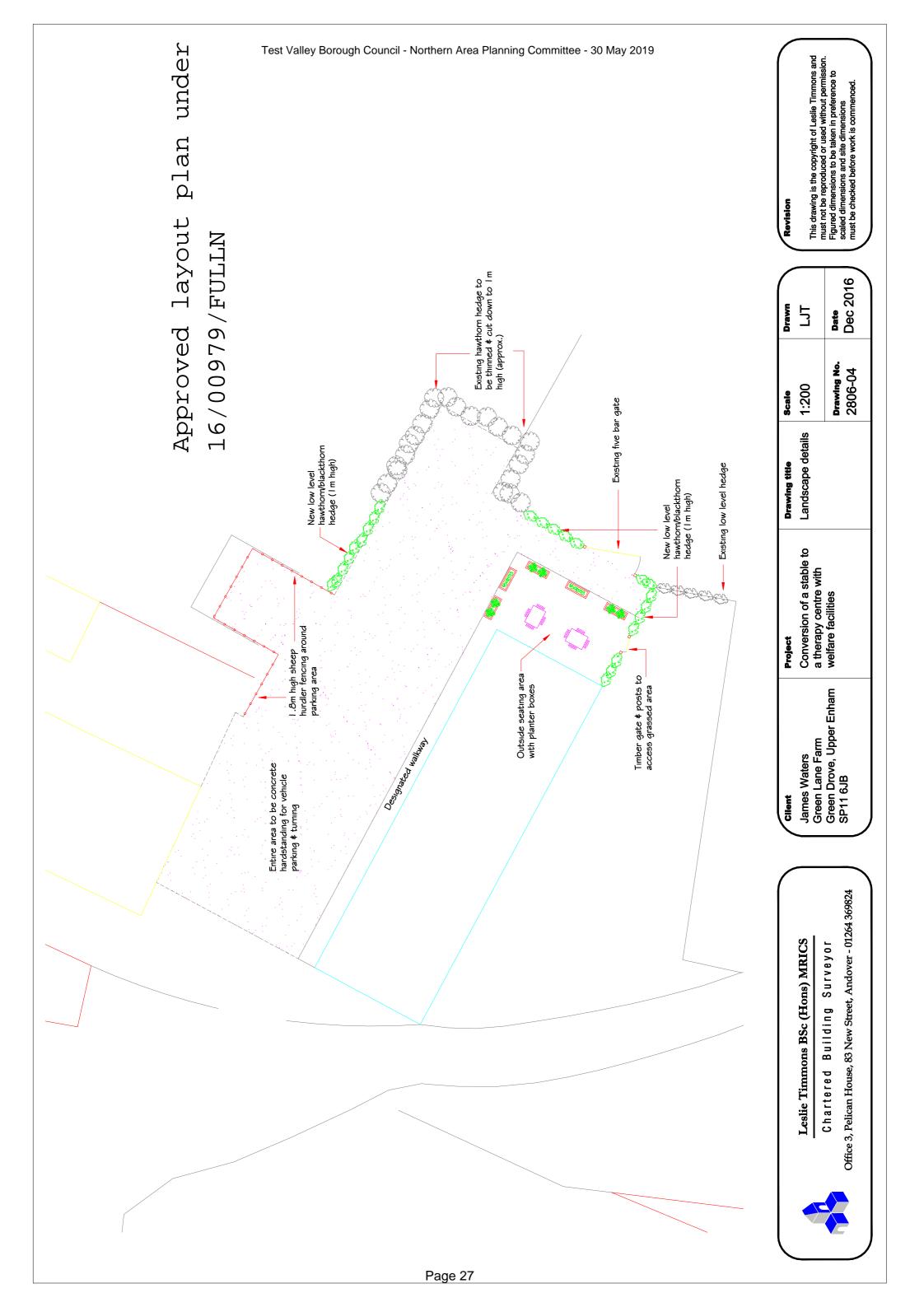




Jan 13, 2017 10:03







ITEM 9 Scheme of Delegations to Officers

Report of the Head of Legal and Democratic Services (Portfolio: Corporate)

Recommended:

That the Scheme of Delegations to Officers annexed to the report to Annual Council, in so far as it applies to the powers and duties of the Northern Area Planning Committee, be approved.

SUMMARY:

 The purpose of the report is to approve the Council's Scheme of Delegations to Officers.

1 Background

- 1.1 The Scheme of Delegations to Officers is approved each year in accordance with the Constitution by Annual Council, the Cabinet and relevant Committees.
- 1.2 During the course of the year since the last Annual Council changes have occurred to the Scheme of Delegations to Officers and new delegations to Officers have been made as the need has arisen over time. These changes have been incorporated into the Scheme in the Annex to the report to Annual Council.

Background Papers (Local Government Act 1972 Section 100D)					
None					
Confidentiality					
It is considered that this report does not contain exempt information within the meaning of Schedule 12A of the Local Government Act 1972, as amended, and can be made public.					
No of Annexes:	0	File Ref:	N/A		
(Portfolio: Corporate) Councillor Preston					
Officer:	Karen Dunn	Ext:	8401		
Report to:	Northern Area Planning Committee	Date:	30 May 2019		