

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
Held virtually by Microsoft Teams
on 12 May 2020 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor A Finlay (Vice-Chairman)

Councillor G Bailey
Councillor P Bundy
Councillor J Burnage
Councillor A Dowden
Councillor C Dowden
Councillor N Gwynne

Councillor M Hatley
Councillor I Jeffrey
Councillor J Parker
Councillor A Ward
Councillor A Warnes

Also in attendance

Councillor N Adams-King
Councillor T Burley

Councillor N Daas

Apologies for absence were received from Councillors

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Public Participation

In accordance with the Council's scheme of Public Participation, the following spoke on the application indicated:

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	10 - 23	19/02772/FULLS	Mr M Maltby (Nursling & Rownhams Parish Council) Mr P Lomax (Objector) Mr J Stentiford (Applicant's Agent)

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Declarations of Interest

Councillors Bundy and Bailey wished it to be noted that they knew one of the speakers as the Chairman of Nursling and Rownhams Parish Council on application 19/02772/FULLS.

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Minutes

Resolved:

That the minutes of the meeting held on 10 March 2020 be confirmed and signed as a correct record.

17 **Schedule of Development Applications**

Resolved:

That the application for development as set out below be determined as indicated.

18 **19/02772/FULLS**

APPLICATION NO.	19/02772/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	26.11.2019
APPLICANT	Mr Warren Cann
SITE	Shb Hire Ltd, Mill Lane, Nursling, SO16 0YE, NURSLING AND ROWNHAMS
PROPOSAL	Erection of a battery storage facility
AMENDMENTS	11.12.19 - Updated acoustic design specification
CASE OFFICER	Mr Mark Staincliffe

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:
101-A Sheet 1
301-A Sheet 1 of 2
301-A Sheet 2 of 2
302-A
001
003
005-A
008
JCW Reflective Sound Screen- Data Sheet 68**

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

- 3. No development shall commence until a detailed Big Willow Wood SINC Biodiversity Restoration, Enhancement and Management Plan has been submitted to and approved in writing by the local planning authority. The submitted Plan shall build on the details contained within the Woodland Restoration and Management Plan (SLR Ref 422.06725.00001 Version 3 dated May 2017) and further**

botanical survey work of adjacent retained habitats, to demonstrate how the local ecological network will be enhanced. It shall further make provision for the relocation of the existing perimeter fencing on the northern and western site boundaries closer to the electricity generation unit compound. The Plan shall also include timescales for implementation of the restoration measures and provision for regular monitoring over a minimum ten year period, with periodic review and reporting to the local planning authority. Remedial works shall be undertaken where a need for these is identified.

The Plan shall subsequently be implemented in accordance with the approved details, with the long-term management provisions fully implemented unless subsequently varied on the basis of proper monitoring and review.

Reason: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner and to ensure the favourable conservation status of protected species and to ensure that the lands ecological significance is adequately restored to ensure compliance with the Test Valley Borough Revised Local Plan (2016) Policy E5.

- 4. No development shall commence (including site clearance and any other preparatory works) until a scheme for the protection of the Oak T1 to be retained has been submitted to and approved in writing by the local planning authority. Such a scheme shall include a plan showing the location and specification of protective tree barriers. Such barriers shall be erected prior to any other site operations and at least three working days notice shall be given to the local planning authority that it has been erected. The approved tree protection measures shall be maintained and retained for the full duration of construction or until such time as agreed in writing with the local planning authority. No activities, nor material storage, nor placement of site huts or other equipment whatsoever shall take place within the barrier.**

Reason: To prevent the loss during development of important landscape features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.

- 5. No development shall commence until a scheme for the import and export of electricity to and from the site, including routes of pipes and cables has been submitted to and approved in writing by the local planning authority. The connection infrastructure shall be constructed in accordance with the approved details prior to the development being first brought into use.**

Reason: For the avoidance of doubt and to ensure that the cable route does not result in harm to or loss of important landscape

features and harm to areas of special ecological value, in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2 and E5.

- 6. No development shall commence (other than site clearance) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the local planning authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought into use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the local planning authority.**

Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 7. In the event that contamination is found at any time during construction works, the presence of such contamination shall be reported in writing to the local planning authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing with that contamination has been approved by the local planning authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the local planning authority prior to the site being brought into use.**

Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 8. The combined level of sound emitted from fixed plant and machinery installed on the site, shall not exceed a 'rating level (L_{Ar},Tr)' of 39dBA during any day time or night time period at any residential property existing at the date of the Decision Notice. Measurements and assessment for the purposes of demonstrating compliance shall be made in accordance with BS4142.**

Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.

9. **No external lighting shall be installed unless in accordance with details that have been submitted to and approved in writing by the local planning authority they shall thereafter be retained as such. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires and a light spread diagram**
Reason: To safeguard the amenities of the area and/or in the interests of road safety 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.**

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Scheme of Delegations to Officers

Resolved:

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 Southern Area Planning Committee be approved.

(The meeting terminated at 7.06 pm)