

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Virtually by Microsoft Teams
on 2 June 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 J Parker
Councillor C Thom
Councillor A Ward
Councillor A Warnes

Also in attendance

Councillor N Adams-King

Councillor T Burley

46

Minutes

Resolved:

That the minutes of the meeting held on 12 May 2020 be confirmed and signed as a correct record.

47

Schedule of Development Applications

Resolved:

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

48

20/00398/FULLS

APPLICATION NO.	20/00398/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	20.02.2020
APPLICANT	Trustees of Barker Mill Family Trust
SITE	Elm Villa, Redbridge Lane, Nursling, SO16 0XN, NURSLING AND ROWNHAMS
PROPOSAL	Conversion and extension to form 3 dwellings and erection of sheds
AMENDMENTS	Received on 24.04.2020: <ul style="list-style-type: none">• Nutrient Neutrality offset mitigation plan• Nutrient Neutrality offset management plan

Received on 09.04.2020:

- Amended Proposed Elevations
- Amended Existing Elevations

CASE OFFICER

Mr Graham Melton

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

- The completion of a legal agreement to secure the management of the offsetting land, to ensure the development achieves nutrient neutrality
- the completion of an agreement to secure financial contributions towards the New Forest SPA and Solent & Southampton Water SPA recreational pressure mitigation measures;

then PERMISSION, subject to:

1. The development hereby permitted shall be begun within three years from the date of this permission.

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Site Location Plan

Site Plan

Proposed Floor Plans

Existing and Proposed Roof Plan

Proposed Elevations

Proposed Composite Plan (Tool Store)

Proposed Landscaping Plan

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

3. The materials to be used in the development hereby permitted, shall be in accordance with the materials specified on the approved plans and application form.

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).

4. The existing hedgerows shown on the approved Proposed Landscaping Plan shall be retained and maintained at a minimum height of 1.5 metres and any plants which die within a five year period shall be replaced in the next planting season after their failure, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure maintenance of screening to the site and to enable the development to respect, complement and positively integrate into the character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

5. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.

Reason: In the interests of improving water usage efficiency in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).

- 6. The development hereby approved shall not be occupied until the parking spaces, shown on the approved plan spaces have been laid out for the parking and manoeuvring of vehicles to enable them to enter and leave the site in forward gear in accordance with the approved plan and this space shall be reserved for such purpose at all times.**

Reason: In the interests of highway safety in accordance with Policy T2 of the Test Valley Borough Revised Local Plan (2016).

Note to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of 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.**

(The meeting terminated at 5.48 pm)