

**Minutes of the Southern Area Planning Committee  
of the Test Valley Borough Council**  
held virtually via MS Teams  
on 25 August 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 J Parker  
Councillor C Thom  
Councillor A Ward  
Councillor A Warnes

Also in attendance

Councillor N Adams-King  
Councillor T Burley

Councillor S Gidley

Apologies for absence were received from Councillor M Hatley

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**Public Participation**

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

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
7	11 - 36	20/00701/FULLS	Mr Esplin-Jones (Objector) Mr Sennitt (Applicant's Agent) Councillor Gidley (Romsey Abbey Ward)
8	37 - 55	20/01121/FULLS	Mr Harvey (Objector) Miss Harvey (Applicant) Mr Jarvis (Applicant's Agent)
9	56 – 78	19/01563/FULLS	Mr Jackson (Awbridge Parish Council) Mrs Asten (Objector) Mr Airey (Applicant's Agent) Councillor Adams-King (Blackwater Ward)
10	79 - 94	20/01539/FULLS	Mr Boyle (Applicant's Agent)

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## Minutes

### Resolved:

That the minutes of the meeting held on 14 July 2020 be confirmed and signed as a correct record.

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## Schedule of Development Applications

### Resolved:

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

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### 20/00701/FULLS

<b>APPLICATION NO.</b>	20/00701/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	16.04.2020
<b>APPLICANT</b>	Mr Tim Lincoln
<b>SITE</b>	The Abbey Hotel , 11 Church Street, Romsey, SO51 8BT, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Demolition of toilet blocks to rear and conversion, alterations and extension to provide four dwellings comprising a two-storey two-bedroom house, a three-bedroom maisonette, a two-bedroom and a one bedroom flat; provision of external staircase
<b>AMENDMENTS</b>	Amended Plans and/or Additional Information 13.05.20, 14.05.20, 18.05.20, 26.05.20, 29.05.20, 20.07.20 & 28.07.20.
<b>CASE OFFICER</b>	Mr Paul Goodman

Committee resolved to DEFER consideration of the application to enable Officers to undertake further discussion with the applicant to:

- Understand the justification for the loss of tourism accommodation in the Romsey area;
- Discuss the provision of on-site parking to serve the development; and
- Seek an understanding of the comprehensive plan for the site – which lies within the Romsey Conservation Area.

**20/01121/FULLS**

**APPLICATION NO.** 20/01121/FULLS  
**APPLICATION TYPE** FULL APPLICATION - SOUTH  
**REGISTERED** 29.05.2020  
**APPLICANT** Bloor Homes  
**SITE** Land At Redbridge Lane, Redbridge Lane, Nursling, SO16 0XN, **NURSLING AND ROWNHAMS**  
**PROPOSAL** Erection of three storey block comprising 12 no. apartments, parking landscaping and other associated works (Amended siting and design to 15/01763/FULLS - Retrospective)  
**AMENDMENTS**  
**CASE OFFICER** Mr Mark Staincliffe

**Delegated to Head of Planning and Building to complete a legal agreement in accordance with the terms set out in the report recommendation and 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, numbers:
  - PD/001
  - PD/002
  - PD/003
  - PD/004
  - PD/005
  - SL.01.LB
  - SLA1
  - BML/001
  - DML/001
  - SS-PD/01
  - 50087-LS-009F
  - 50087-LS-010F**Reason: For the avoidance of doubt and in the interests of proper planning.**
3. No flat hereby permitted shall be occupied until the approved parking has been laid out and provided for use in accordance with the approved plan and this space(s) shall thereafter be reserved for such purposes at all times.  
**Reason: To ensure sufficient off-street parking has been provided in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T2 and in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**

4. 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.
5. Prior to the first occupation or use of the development, all hard landscaping as shown on plan number BML/001, shall be undertaken in accordance with these details. The soft landscaping details shown on plan number SO087-LS-010f shall be carried out before the end of the current or first available planting season following completion or first occupation of the development. The planting and landscaping shall be maintained to encourage its establishment for a minimum period of five years following completion of the development. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting  
Reason: In the interests of amenity and the appearance of the locality in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

**Notes to applicant:**

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.
2. Attention is drawn to the requirements of the Agreement dated .... under Section 106 of the Town and Country Planning Act 1990 which affects this development.

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**19/01563/FULLS**

<b>APPLICATION NO.</b>	19/01563/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	20.06.2019
<b>APPLICANT</b>	Mr R English
<b>SITE</b>	Kents Oak Rest Home , Kents Oak, Awbridge, SO51 0HH, <b>AWBRIDGE</b>
<b>PROPOSAL</b>	Partial demolition and conversion of existing care home to detached house with attached car port and erection of two further detached residential units with attached/detached car ports

## **AMENDMENTS**

- Amended tree survey and assessment – 17.07.2020
- Amended house 1 removing two first floor windows – 03.04.2020
- Drainage Technical Note – 30/03/2020
- Site Plan as proposed with garden depths - 28.01.2020
- Letter from previous owners – 12.04.2019
- Nitrate information – 14.01.2020

## **CASE OFFICER**

Miss Sarah Barter

## **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. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**  
**Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
- 3. No development shall take place above DPC level of the development hereby permitted until a planting plan detailing species, plant numbers, sizes and percentage mix has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall also include an implementation strategy. The landscape works shall be carried out in accordance with the implementation strategy.**  
**Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**
- 4. No development shall take place above DPC level of the development hereby permitted until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. Details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports). Implementation and maintenance details shall also be included. The landscape works shall be carried out in accordance with the approved details.**

- Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**
- 5. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Tree Survey, dated 17 July 2020.**
- Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 6. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works 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 what-so-ever shall take place within the barrier.**
- Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 7. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.**
- Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 8. Development shall be carried out in accordance with the MJC Tree Service Ltd arboricultural method statement dated 17 August 2020.**
- Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 9. Development shall proceed in accordance with the measures set out in Section 5 of the Peach Ecology Ecological Assessment Report (June 2019)**
- Reason: In order to avoid impacts to protected species and to provide ecological enhancements in accordance with the Test Valley Borough Revised Local Plan 2016 policy E5.**
- 10. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**
- Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 11. Details of any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of such lighting. The lighting shall be installed in accordance with the approved details.**

**Reason: To avoid impacts to bat commuting and foraging activity and to improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) policies E1, E2 and E5.**

- 12. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**

**00A – Site Survey**

**D111 B – Site Plan**

**D210 – Existing Floor Plans**

**D100- Location plan**

**D220A – Plot 1 proposed floor plans and elevations**

**D211 – Plot 2 proposed floor plans and elevations**

**D221 – Plot 3 proposed floor plans and elevations**

**D112 – Proposed roof plan**

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

- 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/roof lights in the northern elevations of the dwellings hereby permitted on plots 1 and 3 [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.**

- 14. The first floor windows in the northern elevation of plot 1 of the development hereby permitted shall be fitted with obscured glazing and shall be top hung opening only, and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.**

**Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.**

- 15. 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.**

- 16. Any gates shall be set back at least 4.5metres from the edge of the carriageway of the adjoining highway and the access shall be splayed at an angle of 45 degrees from this point to the edge of the highway.**

- Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
17. At least the first 4.5 metres of the access track measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.  
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
18. Prior to first occupation the access point at the existing access point and at the proposed plot 1 access point shall be constructed with the visibility splays of 2m x 37m to the left and 2m x 38m to the right and maintained as such at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1metres above the level of the existing carriageway at any time.  
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
19. 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 car ports hereby approved shall at all times be available for the parking of vehicles.  
Reason: In order to maintain the approved onsite parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1 and T2.
20. Development including any landform alterations required to remedy the known, and recent, presence of imported soil/material at the site, shall be undertaken in accordance with drawing no D-111 B which states the proposed GFFL and ridge height.  
Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1
21. Prior to the commencement of development full details of the layout for the parking and manoeuvring on site of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.  
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1

**Notes to applicant:**

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application



advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.

2. No vehicle shall leave the site unless its wheels have been sufficiently cleaned as to minimise mud and other material being deposited on the highway. Appropriate measures, including drainage disposal, should be taken and shall be retained for the construction period. (Non-compliance may breach the Highway Act 1980.)

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**20/01539/FULLS**

<b>APPLICATION NO.</b>	20/01539/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	08.07.2020
<b>APPLICANT</b>	Mr Harry Hutchinson, Adanac Business Park Ltd
<b>SITE</b>	Land At Adanac Park , Nursling Street, Nursling, <b>NURSLING AND ROWNHAMS</b>
<b>PROPOSAL</b>	Change of use of Units D1 & D2 from B1(c) Light industrial to B1(c) Light industrial and B8 Storage & Distribution
<b>AMENDMENTS</b>	Additional information received 21.07.20 & 07.08.20
<b>CASE OFFICER</b>	Mr Paul Goodman

**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. Prior to the first occupation of any part of the change of use floor space hereby permitted parking spaces identified within the development to serve that floor space, including disabled parking, permitted under application 19/00786/VARS shall be constructed, surfaced and laid out in accordance with the approved plans. A minimum of 42 spaces shall be allocated to the units and shall be maintained at all times for this purpose.  
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T2.
3. The development hereby permitted shall be limited to B1c (Light Industrial) or a mixed B1c/B8 use, in accordance with Condition 4 below, and for no other use falling within Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).  
Reason: To ensure the retention of allocated B1 employment uses on site and to ensure that vehicle movements and parking do not exceed the mitigated levels in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policies LE6, LE10, T1 and T2.

- 4. This permission shall be personal to Asendia UK Ltd and shall not enure for the benefit of the land nor any other person or persons for the time being having an interest therein.  
Reason: To ensure the retention of allocated B1 employment uses on site and to ensure that vehicle movements and parking do not exceed the mitigated levels in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policies LE6, LE10, T1 and T2.**

**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.**

(The meeting terminated at 8.30 pm)