

Minutes of the **Southern Area Planning Committee**  
of the **Test Valley Borough Council**  
held virtually via MS Teams  
on 6 October 2020 at 5.30 pm

Attendance:

**Councillor M Cooper (Chairman)**

Councillor G Bailey

Councillor P Bundy

Councillor A Dowden

Councillor C Dowden

Councillor N Gwynne

Councillor M Hatley

Councillor J Parker

Councillor C Thom

Councillor A Ward

Councillor A Warnes

Apologies for absence were received from Councillor J Burnage

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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	10 - 37	20/00701/FULLS	Mr Lincoln (Applicant)
8	38 - 53	20/01420/FULLS	Mr Boyle (Applicant's Agent)

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 15 September 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.**

<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

**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 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. **Development shall be undertaken and mitigation installed in accordance with the Noise in accordance with the Noise Impact Assessment Ref VA3274.200527.NIA (Venta, May 2020). However the dwellings shall not be occupied until a further sound testing undertaken, and submitted to and approved in writing by the Local Planning Authority, to confirm efficacy and achievement of the standards under Building Regulations and BS8233.**  
**Reason: To safeguard the amenities of the future occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**
4. **Development shall be undertaken and mitigation installed in accordance with the measures detailed in the Ecological Assessment (ecosupport, 22 May 2020).**  
**Reason: To ensure the protection of protected/notable species in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.**

5. **No development shall take place above DPC level of the development hereby permitted unless and until details of any proposed external plant and equipment have been submitted to and approved in writing by the local planning authority. Any measures required by the local planning authority to reduce noise from the plant or equipment shall be completed prior to the same being brought into use.**  
**Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**
6. **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.**
7. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**  
**7983/01A**  
**7983/P16**  
**7983/P31**  
**7983/P32A**  
**7983/P27**  
**7983/P26**  
**7983/P29**  
**7983/P28**  
**7983/P02A**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
8. **Full details of all new windows and doors shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. The windows and doors shall be installed in accordance with the approved details.**  
**Reason: To protect the character and appearance of the building and conservation area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**
9. **The rooflights hereby permitted shall be of a 'conservation' style fitted flush to the roof slope.**  
**Reason: To protect the character and appearance of the building and conservation area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**
10. **No development comprising below ground works, inclusive of the provision of any trenches, services and foundations associated with the development hereby permitted, shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work, in accordance with a written brief and specification for a scheme of investigation and mitigation, which has been submitted by the developer and approved in writing by the Local Planning**

**Authority.** Development shall be undertaken in accordance with the approved scheme of investigation.

**Reason:** The site is potentially of archaeological significance in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

**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.

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**20/01420/FULLS**

<b>APPLICATION NO.</b>	20/01420/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	29.06.2020
<b>APPLICANT</b>	Mr Harry Hutchinson
<b>SITE</b>	Land at Adanac Park, Nursling Street, Nursling, <b>NURSLING AND ROWNHAMS</b>
<b>PROPOSAL</b>	Change of use of Units E6, E7 & E8 from B1(c) Light industrial to B1(c) Light industrial and B2 General industrial
<b>AMENDMENTS</b>	Additional information received 23/07/20 & 18/08/20
<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, laid out and made available for the parking of vehicles associated with the units in accordance with the approved plans.

- 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/B2 use, in accordance with Condition 4 below, and for no other use falling within Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).  
Reason: To ensure the retention of allocated B1 employment uses on site in accordance with Test Valley Borough Revised Local Plan Policies LE6 and LE10.**
  - 4. This permission shall be personal to Rivus Fleet Solutions 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 floorspace 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.**
  - 5. Any noise generating activities, including but not limited to such activities identified in Table 4.3 of the Noise Impact Assessment Ref VA2177.200814.NIA3 (Venta Acoustics, 14 August 2020) associated with the maintenance and repair of vehicles, shall only take place between the hours of 07:00 to 23:00.  
Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**

**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 6.28 pm)