

Minutes of the **Southern Area Planning Committee**  
of the **Test Valley Borough Council**  
held virtually by MS Teams  
on Thursday 27 October 2020 at 5.30 pm

Attendance:

**Councillor M Cooper (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

230

**Public Participation**

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

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
8	32 - 74	19/01615/FULLS	Miss Samways and Mrs Hally (Applicant's Agent)

231

**Minutes of the meeting held on 6 October 2020**

**Resolved:**

**That the minutes of the meeting held on 6 October 2020 be confirmed and signed as a correct record.**

232

**Schedule of Development Applications**

**Resolved:**

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

233

**20/00327/FULLS**

**APPLICATION NO.** 20/00327/FULLS  
**APPLICATION TYPE** FULL APPLICATION - SOUTH  
**REGISTERED** 24.02.2020  
**APPLICANT** Mr M Hallion, Blackwater Equestrian  
**SITE** Land At Oak Tree Farm, Foxes Lane, West Wellow, SO51 6EA, **WELLOW**  
**PROPOSAL** Erection of a 28mx56m indoor equestrian arena with associated infrastructure including new landscaping and parking  
**AMENDMENTS** Revised Plans- 24/06/2020  
Flood Risk Assessment- 06/08/2020  
Additional Flood Risk Assessment- 08/09/2020  
**CASE OFFICER** Mr Mark Staincliffe

**Application WITHDRAWN by the Head of Planning and Building.**

234

**19/01615/FULLS**

**APPLICATION NO.** 19/01615/FULLS  
**APPLICATION TYPE** FULL APPLICATION - SOUTH  
**REGISTERED** 28.06.2019  
**APPLICANT** Mr Robert Tylor  
**SITE** Martins , Horsebridge Road, Houghton, SO20 6LY, **HOUGHTON**  
**PROPOSAL** Two storey extension, garage conversion erection of new garage; construction of detached dwelling including package treatment plant  
**AMENDMENTS** Amended Plans 28.08.19, 23.04.20 & 26.06.20  
**CASE OFFICER** 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 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 details for the protection of all hedgerows, during the construction phase of the development, within the site has been submitted to and approved in writing by the Local Planning Authority. Once approved, the development hereby approved shall be undertaken in full accordance with the approved details and the provisions set out within the Arboricultural Impact Assessment /Method Statement ref D1829AIAb (Alderwood 31st July 2019), and its accompanying Tree Protection Plan.  
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 E1, E2 & E9.**
- 4. 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.**
- 5. 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.**
- 6. No development shall take place above DPC level until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The soft landscape proposals shall include details of soft boundary treatments to the outside edges of the site. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.  
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.**

7. 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.
8. Any gates shall be set back at least 4.5 metres from the edge of the carriageway of the adjoining highway.  
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
9. 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.
10. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:  
617.PL.211 Rev A  
617.PL.BLOCK Rev A  
617.PL.SITE Rev C  
617.SU.001  
617.SU.002  
617.SU.003  
617.SU.004  
617.SU.005  
617.SU.006  
617.PL.001 Rev C  
617.PL.002  
617.PL.003 Rev B  
617.PL.004 Rev B  
617.PL.005 Rev A  
617.PL.006 Rev B  
617.PL.007 Rev B  
617.PL.201 Rev B  
617.PL.202 Rev B  
617.PL.203 Rev A  
617.PL.204 Rev A  
617.PL.205 Rev B  
617.PL.206 Rev B  
617.PL.207 Rev A  
617.PL.208 Rev B  
617.PL.209 Rev B  
617.PL.210 Rev A  
Reason: For the avoidance of doubt and in the interests of proper planning.

- 11. The development of the new dwelling hereby permitted shall not be commenced until the 'Bio-bubble' treatment plant has been installed to service both the existing and proposed dwelling. The treatment plant shall be retained and maintained in accordance with the Bio-bubble Maintenance and Management System (LA Hally Architect, 5<sup>th</sup> August 2020) unless otherwise agreed in writing by the local planning authority.**

**Reason: In order to avoid adverse impact on the Solent and Southampton Water SPA by way of additional nitrates emanating from the development in accordance with the Conservation of Habitats and Species Regulations 2017 and Test Valley Borough Revised Local Plan 2016 Policy LE5.**
- 12. Prior to the commencement of development the access shall be constructed with the visibility splays of 2.4m by 37.4m (North) and 2.4m by 36.5m (South) in accordance with Plan 6371/202 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 1 metres 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.**
- 13. No works pursuant to the development hereby permitted shall be undertaken outside of 08.00-18.00 hours Monday to Friday and 08.00-13.00hours on Saturdays or at any time on Sundays, Public and Bank Holidays.**

**Reason: To maintain the character and amenities of the surrounding local area in accordance with Test Valley Borough Local Plan 2016 policies LHW4 and E8.**
- 14. 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 fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwelling house.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the visual amenity of the area and the character and appearance of the conservation are in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2 and E9.**
- 15. No development shall take place above DPC level of the development hereby permitted until a schedule of hedgerow management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include long term design objectives, management responsibilities and maintenance schedules for all existing hedgerows within and surrounding the site. The hedgerow shall be maintained in accordance with the approved schedule. Any part of the hedgerow or that is removed, dies or becomes, 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: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2 & 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.**

(The meeting terminated at 6.06 pm)