

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in virtually by MS Teams
on 17 November 2020 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor M Hatley (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

Apologies for absence were received from Councillor A Johnston

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Public Participation

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

| <u>Agenda Item No.</u> | <u>Page No.</u> | <u>Application</u> | <u>Speaker</u> |
|-------------------------------|------------------------|---------------------------|---|
| 7 | 10 - 43 | 19/02698/FULLS | Mr Knappett (Applicant's Agent) |
| 8 | 44 - 67 | 20/00327/FULLS | Mrs Savage (Objector) Mr Doodes (Applicant's Agent) Councillor Adams-King (Ward Member) |
| 9 | 68 - 90 | 20/01583/RESS | Mr Maltby (Nursling & Rownhams Parish Council) Mr Barnes (Applicant's Agent) Mr French (Applicant) |

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Minutes

Resolved:

That the minutes of the meeting held on 27 October 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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19/02698/FULLS

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|-------------------------|---|
| APPLICATION NO. | 19/02698/FULLS |
| APPLICATION TYPE | FULL APPLICATION - SOUTH |
| REGISTERED | 11.11.2019 |
| APPLICANT | LandQuest UK (Southern) Limited |
| SITE | Ringstead, Cupernham Lane, Romsey, SO51 7LE, ROMSEY EXTRA |
| PROPOSAL | Erection of 14 dwellings with associated parking and use of existing access following demolition of existing dwelling and garage. |
| AMENDMENTS | Amended Plans 29.01.20, 30.04.20, 14.05.20, 20.05.20, 22.06.20 & 18.09.20 |
| CASE OFFICER | Mr Paul Goodman |

Delegated to Head of Planning & Building to secure details of a footpath link to the western boundary of the site and completion of s106 legal agreement to secure;

- **Removal of land from agricultural production**
- **Future management of the mitigation land, and**
- **New Forest SPA contribution.**
- **Future management of landscaped and biodiversity enhancement areas outside of residential garden areas.**

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. **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. **Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**
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.
4. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the eco urban Arboricultural Implications Assessment and Method Statement reference 191166 - AIA 2 dated 28 April 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.
5. **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.
6. **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.
7. **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.

- 8. 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.

- 9. 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.

- 10. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite 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 Local Plan 2016 policy T1.

- 11. There shall be no construction or demolition works, no machinery shall be operated, no processes carried out and no deliveries received or dispatched outside the following times: 07:30 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. In addition, no such activities shall take place on Sundays, Bank or Public holidays.**

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

- 12. 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.

- 13. The drainage system shall be constructed in accordance with the Detailed Surface Water Drainage Arrangement ref: D1875-PL300. Surface water discharge to the watercourse shall be limited to 3.9 l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.**
- Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;**
- a. Maintenance schedules for each drainage feature type and ownership.**
 - b. Details of protection measures.**
- Maintenance and protection measures shall be carried out in accordance with the approved details.**
- Reason: To ensure a satisfactory form of development and in the interest of local amenities in accordance with Test Valley Borough Revised Local Plan 2016 policy E7.**
- 14. Prior to the first occupation of development the condition of the existing watercourse, which will take surface water from the development site, shall be investigated and a report on its condition, capacity and any required remedial works be submitted to and approved in writing by the Local Planning Authority. If necessary, improvement to its condition as reparation, remediation, restitution and replacement shall be undertaken in accordance with the approved details and evidence of the works submitted and approved in writing by Local Planning Authority.**
- Reason: To ensure a satisfactory form of development and in the interest of local amenities in accordance with Test Valley Borough Revised Local Plan 2016 policy E7.**
- 15. No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Planning Authority in order to recognise, characterise and record any archaeological features and deposits that may exist here. The assessment should take the form of trial trenching, with trenches targeted upon the footprints of the proposed houses, garages and access road. If the results of the evaluation are deemed significant enough by Test Valley Borough Council, then a programme of archaeological mitigation of impact, based on the results of the trial trenching, should be carried out in accordance with a further Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. Following the completion of all archaeological fieldwork, a report will be produced in accordance with an approved programme including, where appropriate, a post-**

excavation assessment consisting of specialist analysis and reports together with a programme of publication and public engagement.

Reason: In the interest of the heritage of the site in accordance with Test Valley Borough Revised Local Plan policy E9.

16. Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Biodiversity Enhancement & Mitigation Plan (EcoSupport, December 2020) and the GCN Mitigation Strategy (EcoSupport, January 2020) unless otherwise agreed in writing by the Local Planning Authority. Ecological mitigation, compensation and enhancement features shall be created/installed as per ecologists instructions and retained in perpetuity in a condition suited for their intended purpose.

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policy E5 of the Test Valley Borough Council Adopted Local Plan 2011-2029.

17. The development shall not be brought into use until vehicular visibility splays as indicated on the approved plan 5310/001 Rev B in which there should be no obstruction to visibility exceeding 1.0m in height above the adjacent carriageway channel line have been completed. Such visibility splays shall thereafter be retained for the lifetime of the development.

Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with Test Valley Borough Local Plan policy T1.

18. No development shall take place unless or until an Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Environmental Management Plan shall cover the control of noise, dust and spoil during the demolition, site preparation and construction phases of development. The Environmental Management Plan shall include the provision of wheel washing, and any other suitable facility, to avoid the deposit of spoil onto the highway network. Work shall be undertaken in accordance with the approved Environmental Management Plan.

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

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

01
02 A
03 B
04 A
05 A
06 A
07 A

08 A
09 A
10 A
11 A
12 A
13
14
15
16
17 B
18 A
19
20
21
22 A
23
L90-200 B
L90-201
D1875-PL200
D1875-PL300
5310/001 Rev B

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

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.
3. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

4. **Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.**

280

20/00327/FULLS

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|-------------------------|---|
| 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 HRA- 20/10/2020 Ecology Survey- 21/10/2020 |
| CASE OFFICER | Mr Mark Staincliffe |

DEFERRED for the reason that the Officer photographs are not considered representative of what is present on the land. A Viewing Panel would enable an understanding of the exact situation on the ground and the effect of the building on the local area.

20/01583/RESS

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| APPLICATION NO. | 20/01583/RESS |
| APPLICATION TYPE | RESERVED MATTERS - SOUTH |
| REGISTERED | 13.07.2020 |
| APPLICANT | Prime (UK) Developments Ltd and University Hospital South |
| SITE | Land at Bargain Farm, Adanac Drive, Nursling, NURSLING AND ROWNHAMS |
| PROPOSAL | Application for the approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline planning permission 19/00374/OUTS for Phase 1 of the development comprising a multi storey Park and Ride car park, access road, landscaping, drainage and associated infrastructure |
| AMENDMENTS | Amended Plans 21.08.20, 14.09.20, 08.10.20, 30.10.20 & 02.11.20. |
| CASE OFFICER | Mr Paul Goodman |

Delegated to the Head of Planning and Building to secure an appropriate colour palette scheme, then APPROVAL subject to:

- The development is to be carried out in accordance with the approved plans as follows:**
 - 6101556 MLM ZZ XX DR C 1002 P02
 - 6101556 MLM ZZ XX DR C 1005 P02
 - 6101556 MLM ZZ XX DR C 1006 P02
 - 6101556 MLM ZZ XX DR C 1026 P02
 - 6101556 MLM ZZ XX DR C 1027 P02
 - 6101556 MLM ZZ XX DR C 1021 P02
 - 6101556 MLM ZZ XX DR C 1022 P02
 - 6101556 MLM ZZ XX DR C 1023 P02
 - 6101556 MLM ZZ XX DR C 1024 P02
 - 6101556 MLM ZZ XX DR C 1025 P02
 - ADAN-HYD-XX-XX-DR-C-2401 P02
 - ADAN-HYD-XX-XX-DR-D-0001 P07
 - ADAN-HYD-XX-XX-DR-D-0002 P04
 - ADAN-HYD-XX-XX-DR-D-0003 P03
 - ADAN-HYD-XX-XX-DR-D-0003.1 P03
 - 13508-HYD-XX-XX-DR-D-0006 P03
 - ADAN-ONE-XX-ZZ-DR-L-1002 P10
 - ADAN-ONE-XX-ZZ-DR-L-1002 P06
 - ADAN-ONE-XX-ZZ-DR-L-1003 P05
 - ADAN-ONE-XX-ZZ-DR-L-1004 P06
 - ADAN-ONE-XX-ZZ-DR-L-1005 P02
 - ADAN-ONE-XX-ZZ-DR-L-1006 P07
 - 7009-FATKIN-00-00-PL-AX-30100 P5
 - 7009-FATKIN-00-00-PL-AX-30101 P4
 - 7009-FATKIN-00-01-PL-AX-30102 P4

7009-FATKIN-00-02-PL-AX-30103 P4
7009-FATKIN-00-03-PL-AX-30104 P4
7009-FATKIN-00-04-PL-AX-30105 P4
7009-FATKIN-00-XX-PL-AX-30501 P4
7009-FATKIN-00-XX-PL-AX-30502 P3
7009-FATKIN-00-XX-PL-AX-30601 P3
7009-FATKIN-00-XX-PL-AX-30602 P3
ADAN-ONE-XX-ZZ-DR-L-1101 P07
7009-FATKIN-00-RL-PL-AX-30000 P4

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

2. Landscape implementation, management and maintenance for a minimum period of 5 years shall be undertaken in accordance with the specifications on the approved Landscape Master Plan ref ADAN-ONE-XX-ZZ-DR-L-1002 (P10) and Detailed Planting Plans ref ADAN-ONE-XX-ZZ-DR-L-1003 (P06), ADAN-ONE-XX-ZZ-DR-L-1004 (P05) and ADAN-ONE-XX-ZZ-DR-L-1005 (P06). Any plants which die within the first 5 years shall be replaced.

Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to 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.

3. No development (including site clearance and any other preparatory works) shall take place until the protective fencing in accordance with Plan ADAN-ONE-XX-ZZ-DR-L-1001 (P07) has been erected on site. The specification of the protective fencing, ground protection or other precautionary measures shall comply with British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days' notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

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 Local Plan policy DES08.

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 8.03 pm)