

**Minutes of the Southern Area Planning Committee
of the Test Valley Borough Council**
held in virtually by MS Teams
on 8 December 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 A Johnston
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

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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	11 - 63	19/02630/FULLS	Mr Bray (Applicant)
8	64 - 88	20/00327/FULLS	Mrs Savage (Objector) Mr Doodes (Applicant's Agent) Councillor Adams-King (Ward Member)
9	89 – 112	20/02195/VARS	Mr Roycroft (Applicant's Agent) Councillor Adams-King (Ward Member)
10	113 – 125	20/02518/FULLS	Mrs Buttigieg (Applicant)

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Minutes

Resolved:

That the minutes of the meeting held on 17 November 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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19/02630/FULLS

APPLICATION NO.	19/02630/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	04.11.2019
APPLICANT	Highwood Homes
SITE	The Old Mansion Site, Stoneham Lane, South Eastleigh, SO50 9HS, CHILWORTH
PROPOSAL	Erection of 63 dwellings, including provision of 12no. Affordable apartments and garages/car ports, bin stores, and other ancillary buildings, with associated landscaping and open space, following demolition of existing dwelling and other structures.
AMENDMENTS	<u>Received 18th November 2020</u> Nitrogen Strategy Revised Boundary Treatment Plan DD241L04 H Tree pit details DD241D01 A Management plan POS plan DD241L01 C Landscape, Woodland & Ecological Management Plan version c <u>Received 12th October 2020</u> Amended proposal wording Flood Risk Issue F Landscape, Woodland & Ecological Management Plan version B Arboricultural Method Statement October 2020 Accommodation Schedule Site plan roof – 19.034.100 O Block plan ground – 19.034.101 V LAKESIDE VIEW - BLOCK PLAN & STREET SCENES - 19.034.240 G OUTBUILDINGS – 19.034.279 D Landscape Strategy Plan DD241L01 C Tree Mitigation Plan DD241L02 B Management Company Plan DD241L03 D Boundary Treatment Plan DD241L04 F Tree Planting Volume Plan DD241L05 A

Refuse Vehicle Tracking 14-159-1201 H
Fire vehicle Tracking - 14-159-1202 H
Proposed Indicative Services Routes 14-159-1204 G
Proposed Levels 14-159-1208 E
Visibility Splays 14-159-1210 E
Surface Water Drainage Layout Plan 14-159-1214 G
Foul Water Drainage Layout Plan 14-159-1215 D
Construction Make Up 14-159-1216 C
Private Vehicle Tracking 14-159-1225 F
Viability Assessment – 12th October

Received 17th April 2020

14-159-1201 F – Refuse vehicle
14-159-1202 F – Fire Vehicle
14-159-1204 E – Service Routes
14-159-1207 B – Highway Construction
14-159-1208 C – Levels
14-159-1210 C – Vis splay
14-159-1214 – E – Surface Water
14-159-1215 B – Foul Water
14-159-1216 A – Construction make up
19.034.100 L – Site layout roof
19.034.101 S – Block plan ground
19.034.200 D – Woodland view block
19.034.210 D - Courtyard block
19.034.220 F – Mansion block
19.034.230 D – The Square block
19.034.240 D – Lakeside block
19.034.275 F – Flat block 1
19.034.276 H – Flat block 1 elevation
19.034.280 C - Garaging
19.034.300 F – Indicative views
19.034.301 F – Indicative views
19.034.302 F – Indicative views
19.034.303 F – Indicative views
19.034.304 D – Indicative views
DD241L01 B – Landscape Strategy Plan
DD241L02 A Tree Mitigation plan
DD241L03 C – Management company
DD241L04 D – Boundary treatment
Arb Method Statement April 2020
Design and Access Statement April 2020
Flood Risk Assessment version D
Landscape ecological woodland management rev A
08/04/2020
14-159-1225 C - Private vehicle tracking
14-159-1226 A – Surface Water Option 2
19.034.305 B – Flats rendered elevation
19.34.SK22 C Long section
DD241D01 – Tree Pit
DD241L05 – Tree Planting volume plan

Reponses to Tree officer comments
Bat roost tree assessment Feb 2018 version 2 April 2020
Ecological Appraisal Feb 2018
Nutrient balancing assessment March 2020
WSI for archaeology April 2020
Response to Ecology Officer from WYG
Sarah Barter

CASE OFFICER

Delegated to the Head of Planning and Building to:

- i. Completion of Legal agreement to secure:**
 - **The delivery and future management of on-site Affordable Housing**
 - **Secure off-site Nitrogen Neutrality mitigation**
 - **Financial contributions towards both the New Forest SPA and the Solent SPA to mitigate the impact of development**
 - **Provision of, and subsequent management arrangements for, on-site Public Open Space**
 - **Maintenance and management arrangements for the Woodland Buffer to Stoneham Golf Club**
- (ii) The receipt of a satisfactory consultation reply from Natural England in respect of additional evidence for Nitrate Neutrality**
- (iii) The receipt of a suitable reptile and dormouse survey and mitigation where appropriate.**

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**
 - 19.034278 C**
 - 19.034.101 V**
 - DD241L04M**
 - 14-159-1216 C**
 - 14-159-1202 H**
 - 19.034.240 G**
 - DD241L01 D**
 - DD241L03E**
 - 19.034.279 D**
 - 14-159-1225 F**
 - 14-159-1215 D**
 - 14-159-1204 G**
 - 14-159-1208 E**
 - 14-159-1214 G**
 - 14-159-1201 H**
 - 19.034.100 O**
 - DD241L02 C**

DD241L05B
14-159-1210 E
19/34/SK22 C
19/034/305 B
14-0159-1226 A
19/034/210
14-159-200
19/034/220
19/034/280
14-159-1207 B
19/034/300
19/034/301
19/034/302
19/034/303
19/034/304
19/034/276
19/034/275
19/034/280
14-159-1223
14-159-1222
19.034.002 A
19.034.277 G
14-159-1221
14-159-1219
14-159-1220
19.034.270 E
19.034.271 D
19.034.272 D
19.034.273 C
19.034.300C
19.034.001
19.034.211 C
DD241L06A

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

- 3. 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. This shall include a sample wall panel which shall be constructed on site for all brick work proposed, be not less than 1 metre square and be constructed on site, inspected and approved in writing by the Local Planning Authority. The panel shall then be left in position for comparison whilst the development is carried out. Works shall be carried out in accordance with the approved sample panel. 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.

4. **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 and E9.

5. **No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: ecological enhancements; 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant.**
Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment such as tree pits); schedules of plants, noting species, plant sizes and proposed numbers/densities.
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.

6. **No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.**

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.

- 7. The development hereby approved shall be undertaken in full accordance with the provisions set out within the James Fuller Arboriculture Report and Method Statement reference October 2020 JFA10259LSA V3specific attention is drawn to Part 2 at page 7 onwards of that document.**

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. TBC with Tree officer.

- 8. 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.

- 9. 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.

- 10. No development shall take place (including site clearance and any other preparatory works) until a site meeting has taken place to involve the Site Manager; the Project Arboriculturist and the Local Planning Authority Arboricultural Officer. Following this meeting tree protection barriers and other measures shall be erected and installed in accordance with the James Fuller Tree Protection Plan JFA102590MS.04ATTP Oct 2020 V3 prior to any other site operations and at least three working days notice shall be given to the Local Planning Authority that it has been erected.**

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with policy E2 Test Valley Borough Revised Local Plan.

- 11. No construction above DPC of any dwelling hereby approved shall commence until an Employment and Skills Plan has first been submitted to and approved by the Local Planning Authority. The Plan shall be based on the CITB Client Based Approach (or such other standard as may supersede it) and shall include the requirements of the CITB schedule for residential development**

that applies to the value of the development at the time the Plan is submitted. Development shall be undertaken in accordance with the approved details.

Reason: To ensure that the development contributes to construction skills training having regard to policy ST1 of the Test Valley Borough Revised Local Plan 2016.

- 12. Development shall be carried out in accordance with the archaeological provisions set out in that document (edp 1574-r008a dated April 2020).
Reason: To ensure the protection of heritage assets in accordance with policy E9 of the Test Valley Borough Revised Local Plan 2016.**
- 13. The roads and footways as shown on the approved plans shall be laid out and made up in accordance with the approved details prior to the first occupation of the development hereby permitted.
Reason: To provide appropriate pedestrian and vehicular access in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.**
- 14. The development shall not be occupied until the areas shown on the approved plan for the parking and turning of vehicles shall have been made available, surfaced and marked out, with markings to be agreed beforehand by the Local Planning Authority. The parking and turning areas shall then be permanently retained and reserved for that purpose at all time.
Reason: To make provision for off-street parking for the purpose of highway safety in accordance with policy T2 of the Revised Borough Local Plan 2016.**
- 15. Before development commences, a Construction and Environmental Management Plan (CEMP), shall be submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following details:
 - i. the timing and phasing of the works and lorry routing**
 - ii. the incidental recovery of minerals for construction works;**
 - iii. the location of temporary site buildings and plant and material storage areas,**
 - iv. the arrangement for construction deliveries and access**
 - v. dust impacts and controls**
 - vi. temporary construction car parking both on and off-site,**
 - vii. temporary lighting ,**
 - viii. mud on the road mitigation,**
 - ix. a scheme for controlling noise and vibration from demolition and construction activities (to include piling);**
 - x. the protection of pedestrian routes during construction,**
 - xi. storage of and collection of waste**
 - xii. controls for the volume and the quality of surface water runoff,**
 - xiii. watercourse crossings and any proposed diversions (temporary or permanent),**
 - xiv. a map or plan showing habitat areas to be specifically****

protected (identified in the ecological reports) during the works and any necessary mitigation for protected species to include:

- a. The timing of the works**
 - b. Watercourse crossings and any proposed diversions (temporary or permanent)**
 - c. The measures to be used during construction in order to minimise environmental impact of the works on habitats (considering both disturbance and pollution prevention)**
- xv. information on the persons/bodies responsible for particular activities associated with the construction phase**
- xvi. method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use and a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the MPA.**

All works shall be carried out in accordance with the approved CEMP.

Reason: In the interests of amenity, highway safety and protection of ecological features in accordance with policy LHW4, T1 and E5 of the Test Valley Borough Revised Local Plan 2016.

- 16. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment & Drainage Strategy ref: 14-159, has been submitted and approved in writing by the Local Planning Authority. The submitted details shall include:**
- a. A technical summary, which include detailed drawings and calculations, highlighting any changes to the design from that within the approved Flood Risk Assessment (Option 1 or 2).**
 - b. Groundwater monitoring between autumn and spring which demonstrate that there will be at least 1m unsaturated zone between the base of any infiltration features and the highest groundwater level recorded. This should include confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained.**
 - c. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.**

Development shall proceed only in accordance with the approved details.

Reason: To ensure the development provides the satisfactory provision of foul and surface water drainage in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

- 17. 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.**

The surface water drainage system shall be maintained and operated in accordance with the approved details.

Reason: To ensure the development provides the satisfactory provision of foul and surface water drainage in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

- 18 The Mansion building shall not be occupied until information and plans have been submitted to and approved by the Local Planning Authority detailing the provision of external lighting on the terrace and southern elevation of the mansion building. Information shall include hours of operation, light specification including spread and locations. Any external lighting shall be provided only in accordance with the approved details.**

Reason: In the interests of visual amenity, safety and to protect biodiversity in accordance with policies E1, E5 and LHW4 of the Test Valley Borough Revised Local Plan 2016.

- 19. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment shall only be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use.**

Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.

- 20. Construction and demolition work shall only take place between 0730 hours to 1800 hours Mondays to Fridays and 0800 hours to 1300 hours on Saturdays and not at all on Sundays or Bank Holidays.**

Reason: To protect the amenities of the occupiers of nearby

- dwelling in accordance with policy LHW4 of the Test Valley Borough Revised Local Plan 2016.**
- 21. The development shall not be occupied until the boundary treatments detailed in drawing no DD241L04M (comprising all boundary treatments across the site including golf ball stop fencing) has been provided. The boundary treatment shall be retained and maintained at all times.**
Reason: To ensure security and safety for residents of the proposed development and users of the adjacent angling lakes and golf club in accordance with Test Valley Borough Revised Local Plan 2016 Policy LHW4.
- 22. Full details of all new windows including dormers, doors and porches shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of work. This shall include drawings at a scale of 1:10 with appropriate annotation. The windows and doors shall be installed in accordance with the approved details.**
Reason: To protect the character and appearance of the proposed buildings in this location of historic interest in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
- 23. The development shall not be occupied until the 'Woodland Buffer to Stoneham Golf Club' is completed (ie. fences, gates and signage erected) as detailed in drawing no DD241L04 M and the Landscape, Woodland & Ecological Management Plan Rev E has been provided. The 'woodland Buffer to Stoneham Golf club' detail shall be retained and maintained at all times.**
Reason: To ensure security and safety for residents of the proposed development and users of the golf club in accordance with Test Valley Borough Revised Local Plan 2016, policy LHW4.
- 24. No development shall take place unless or until the access road permitted under Eastleigh BC application ref: R17/ 79892 has been provided to at least base course.**
Reason: To ensure the development is does not have an impact on the function, safety, or character of and accessibility to the local or strategic highway network or rights of way network in accordance with Test Valley Borough Revised Local Plan (2016) policy T1.
- 25. No development to construct the terrace at the Mansion apartment building shall be begun until details of how the terrace area and associated retaining wall are to be constructed including how the existing historic elements of the site will be used. Details shall include drawings at a scale of 1:50 showing sections and elevations of the proposed terrace area and its relationship with the Angling lake and surrounding land to the south. The terrace and associated works shall be constructed in accordance with the approved details.**
Reason: To sustain the significance of the historic use of the site and to ensure security and safety for residents of the proposed

development and users of the adjacent angling lakes in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9 and LHW4.

- 26. The development hereby approved shall be undertaken in full accordance with the provisions set out within the WYG Lighting Assessment dated December 2020.
Reason: In the interest of visual amenity, safety and to protect biodiversity in accordance with policies E1, E5 and LHW4 of the Revised Borough Local Plan 2016.**
- 27. Prior to commencement of development a badger survey shall be undertaken to ensure that the boundary fencing will not present a significant barrier to badger movement. Should any clear mammal paths be identified during that survey, then suitable two-way badger gates shall be installed in intersecting fences where 2m high fencing is provided to deter fly tipping.
Reason: In the interests of the protection of protected species in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.**
- 28. Notwithstanding the content of the James Fuller Arboricultural Method Statement and report an appropriately annotated plan shall be submitted to and approved by the Local planning Authority showing the routing of the pipe located to the west of lakeside View to ensure no conflict with tree protection and new planting. The pipe routing shall be carried out in accordance with the approved detail.
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.**
- 29. Prior to occupation of development the access road permitted under Eastleigh BC application ref: R17/ 79892 shall be completed to its final course layer.
Reason: To ensure the development is does not have an impact on the function, safety, or character of and accessibility to the local or strategic highway network or rights of way network in accordance with Test Valley Borough Revised Local Plan (2016) policy T1.**
- 30. The development shall not be permitted to be occupied until such time as the location and design of bird nest boxes (including Kestral nest box) shall be submitted to and approved in writing by the Local Planning Authority. The nest boxes shall be installed prior to first occupation of the dwellings in accordance with the approved details.
Reason: In the interests of the protection of protected species in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.**

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. 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.
3. The various trees standing within and adjacent to this site are protected by virtue of Tree Preservation Order TPO.55.TVS.12. Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees. Tree damage may lead to the prosecution of those undertaking the work and those causing or permitting the work.
4. Attention is drawn to the regular bell-ringing activities at St Nicolas Church, Stoneham Lane and the potential noise implications.
5. Attention drawn to legal agreement dated [*date to be inserted upon completion*]
6. The applicant's attention is drawn to the requirement within the British Standard 'Code of practice for safe use of cranes' for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues', available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>

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

Delegated to the Head of Planning & Building to:

- **Allow the submission, and consideration, of additional surface water drainage information requested by the Local Lead Flood Authority;**
- **To consult with the Hampshire County Council acting as Local Lead Flood Authority, and to receive a satisfactory consultation reply that the proposal would not adversely affect drainage conditions in the vicinity of the site, and.**
- **Impose any reasonable additional or amended conditions considered necessary following that process, to adequately deal with surface water disposal.**

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 be carried out in accordance with the following approved plans:**
P19-036-02-05-001A
P19-036-02-03-001A
P19-036-02-02-002C
P19-036-02-02-001D
P19-036-02-04-001C
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include:**
proposed finished levels or contours;
 - i) **means of enclosure;**
 - ii) **hard surfacing materials;**
 - iii) **planting plans;**
 - iv) **written specifications (including cultivation and other operations associated with plant and grass establishment);**

 - v) **schedules of plants, noting species, plant sizes and proposed numbers/densities;**
 - vi) **programme of implementation**
 - vii) **Existing and proposed ground levels. To include cross sections of the proposed bunds clearly identifying existing ground levels.****The landscape works shall be carried out in accordance with the approved details and the implementation programme, which shall be**

undertaken no later than the first planting season (November – March) following first use of the facility.

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 and E2.

- 4. The development shall not be used or occupied until a schedule of landscape management and maintenance for a minimum period of 10; years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The landscaping shall be maintained in accordance with the approved schedule. 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: 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 and E2.

- 5. 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 would integrate, respect and complement the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

- 6. Prior to the first use of the approved building a roof light, door and window management plan shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall clearly explain and set out what procedures and mechanisms will be put in place to ensure that during night time use artificial light is not visible from outside of the building. This must include details, specifications and locations of all blinds or other devices used to prohibit light spill. Once approved the plan shall be implemented and thereafter retained in perpetuity and the artificial lighting shall not be used during darkness unless the procedures are implemented in full.**

Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 7. No external lighting shall be installed unless in accordance with details that have been submitted to and approved in writing by the local planning authority. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires and a light spread diagram.**

Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 8. The drainage system shall be constructed in accordance with the**

Flood Risk Assessment & Drainage Strategy Ref: 5261-RP01 ISSUE 2. Any intended changes undertaken to the approved drainage scheme shall be first submitted to and approved in writing by Local Planning Authority. The revised details submitted shall include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations. Development shall then be undertaken in accordance with the approved details.

Reason: To ensure a satisfactory on-site management of surface water is installed to minimise the risk of flooding both on- and off-site, in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).

9. The development hereby permitted shall not be occupied or brought into use until, the car parking spaces, have been provided in accordance with the approved plans. The areas of land so provided shall be retained at all times for this purpose.

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.

10. The development hereby permitted shall be for the exclusive use of horses stabled at the wider site, known as 'Blackwater Equestrian' and for no other commercial purpose whatsoever, including but not limited to use for competitions and training of horses not stabled on site.

Reason: In the interests of highway safety and to protect the living conditions of nearby residents in accordance with Test Valley Borough Revised Local Plan (2016) Policies T1 and E8.

11. The development hereby permitted shall not be brought into use until details of the storage of manure and soiled bedding (including the location of such storage) and its disposal from site (including frequency) have been submitted to and approved in writing by the Local Planning Authority, and; the works for such storage and disposal have been completed in accordance with the approved details. The approved storage area shall subsequently be maintained in accordance with the approved details. No storage of manure and soiled bedding shall take place outside of the storage area approved under this condition.

Reason: In the interests of public health and safety, in order to protect the natural environment and prevent pollution in accordance with Test Valley Borough Revised Local Plan (2016) Policy E7 and E8.

- 12 The use building and riding facility hereby permitted shall only open for use between the hours of 07:00 and 21:30 Monday to Sunday.

Reason: In the interest of the amenities of the local area and residents in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

Note 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
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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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20/02195/VARS

APPLICATION NO.	20/02195/VARS
APPLICATION TYPE REGISTERED	VARIATION OF CONDITIONS - SOUTH 15.09.2020
APPLICANT	Trusty Tufty Limited
SITE	Blue Hayes , Salisbury Road, Shootash, SO51 6GA, WELLOW
PROPOSAL	Vary conditions 02, 04, 05, 06 and 10 of 19/02002/FULLS (Conversion to dwelling, erection of dwelling, and construction of access) to allow erection of garage and lean-to associated with Plot 1, and alterations to the west elevation and internal layout of Plot 1 and tailoring conditions to each plot
AMENDMENTS	Amended plans received 15.10.20
CASE OFFICER	Mr Paul Goodman

PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date (29th January 2020) of the original permission 19/02002/FULLS.**

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 of Plot 2 or the Plot 1 garage hereby permitted until samples and details of the materials to be used in the construction of all external surfaces of that element 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 proceed in accordance with the measures set out in the Mitigation and Enhancement section 5 of the Preliminary Ecological Appraisal (Peach Ecology, March 2019) unless otherwise approved in writing by the Local Planning Authority. Thereafter, the enhancements shall be permanently maintained and retained in accordance with the approved details.**

Reason: To enhance biodiversity in accordance with Policy E5 of the Test Valley Revised Local Plan 2016, the NPPF and the Natural Environment and Rural Communities Act 2006.

- 4. No individual plot shall not be occupied until space associated with that plot 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.**
- 5. Prior to the commencement of development the new access to Plot 2 shall be constructed with the visibility splays of 2.4 by 120 metres 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 1.0 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.**
- 6. No development shall take place above DPC level of the development of Plot 2 hereby permitted 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 (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant. 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 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 hereby approved shall be undertaken in full accordance with the provisions set out within the Hellis arboriculture and landscape design Arboricultural Tree Report reference 19/09/157/NH dated December 2019. 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.**

- 8. On first occupation of the replacement dwelling hereby permitted the existing building known as Blue Hayes shall only be occupied as a single residential dwelling in accordance with the approved plans and for no other purpose.**
Reason: In order ensure no net increase in residential dwellings in the countryside in accordance with policy COM2 of the Test Valley Borough Revised Local Plan 2016.
- 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:**
242-D-01
242-D-02
242-D-04
242-D-05
242-D-06
242-D-09
242-D-10
242-D-11
242-D-12
242-D-14
242-D-15
242-D-16 A
242-D-17 A
242-D-18 A
242-D-19 A
242-D-21
242-D-22
242-D-23 A
242-D-24
A20-265-P-002
A20-265-P-003
A20-265-P-001
A20-265-P-100
A20-265-P-101
A20-265-P-200
242-D-20
A20-265-P-102
A20-265-P-004 A
Reason: For the avoidance of doubt and in the interests of proper planning.
- 11. Landscape implementation, management and maintenance for a minimum period of 5 years in relation to Plot 1 shall be undertaken in accordance with the specifications on the approved Landscape Plan ref A20-265-P-004 A. 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.

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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20/02518/FULLS

APPLICATION NO.	20/02518/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.10.2020
APPLICANT	Mr Jamie Buttigieg
SITE	1 Warwick Close, Chandlers Ford, SO53 4PH, VALLEY PARK
PROPOSAL	Two storey side extension and single storey rear extension
AMENDMENTS	23.11.2020 – amended block plan received
CASE OFFICER	Katie Andrew

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**
Site location plan 01

Block plan 02
Existing floor plans 03
Existing elevations 04A
Sections 05
Proposed floor plans 06
Sections 07
Proposed elevations 08
Details 09
Details 10
Details 11
Details 12

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

- 3. The external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.**

Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

- 4. The extension hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 1 Warwick Close, Chandlers Ford, as shown on the approved plans.**

Reason: To avoid the establishment of a separate unit of accommodation in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2.

- 5. The development hereby approved shall be undertaken in full accordance with the provisions set out within the CBA Arboricultural Development Statement, reference CBA11368 v1 dated June 2020 and the tree protection plan (CBA11368.02 TPP), and all measures put in place at the site shall be retained for the full duration of construction activity associated with this permission.**

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. No activities, nor material storage, nor placement of site huts or other equipment, no service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall be undertaken within the tree protection 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.

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. 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 2017. 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.**
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(The meeting terminated at 7.48 pm)