

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on Tuesday 23 April 2019 at 5.30 pm

Attendance:

Councillor A Finlay
(Chairman)

Councillor I Richards
(Vice-Chairman)

Councillor N Adams-King
Councillor G Bailey
Councillor D Baverstock
Councillor P Bundy
Councillor D Busk
Councillor M Cooper
Councillor S Cosier

Councillor A Dowden
Councillor C Dowden
Councillor I Hibberd
Councillor P Hurst
Councillor I Jeffrey
Councillor A Johnston
Councillor C Thom

Apologies for absence were received from Councillors N Anderdon, A Beesley, J Ray, A Tupper and A Ward

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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	11-22	18/03109/FULLS	Mrs Sohal (Objector)
8	23-31	19/00287/FULLS	Mr Kerth (Objector)

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Minutes

Resolved:

That the minutes of the meeting held on 2 April 2019 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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18/03109/FULLS

APPLICATION NO.	18/03109/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	28.11.2018
APPLICANT	Mr and Mrs Chandhoke
SITE	Birchdene, Ling Dale, Chilworth, SO16 7LR, CHILWORTH
PROPOSAL	Two storey side and rear extension to provide additional living space and accommodation, single storey rear extension to provide sauna and hot tub, and demolition of existing detached garage
AMENDMENTS	None.
CASE OFFICER	Mr Jacob Cooke

Delegated to the Head of Planning and Building subject to:

The receipt of satisfactory amended and additional plans to provide details of new landscape planting to the northeastern boundary of the application site. This detail is required to mitigate the impact of development arising from the elevated nature of the outdoor amenity space, and the relative cill level of the bi-fold door on the Eastern elevation serving the family room, on the outdoor seating area of Brookdene

then PERMISSION subject to the following conditions (and alterations to, and additional conditions as considered necessary by Head of Planning and Building) and notes:

- 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:
Tree Protection Plan (Drawing ref: 3297-065-TPP Rev A)
Composite Plan - Proposed (Drawing ref: 22)
Composite Plan - Existing (Drawing ref: 01 C)
Proposed Streetscene Plan (Drawing ref: 24)
Reason: For the avoidance of doubt and in the interests of proper planning.**

- 3. Prior to first use of the development hereby approved, replacement tree planting shall be carried out in accordance with paragraph 7.2 of the Arboricultural Implications Assessment by Arborsphere Arboricultural Experts (31st January 2019). The 2no. silver birch trees shall be planted on the south eastern boundary to the roadside of the existing Sycamore tree. Once planted, the trees shall remain in perpetuity unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To ensure the enhancement of the development through the implementation of trees in accordance with Test Valley Borough Revised Local Plan policy E2 (2016).
- 4. No development shall take place above DPC level of the development hereby permitted until full planting details and 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.
- 5. Prior to the first use of any extension hereby permitted the garage shown on drawing number 01 revision C shall be demolished and the resultant materials cleared from the site.**

Reason: For the avoidance of doubt, in the interests of proper planning and To ensure the provision of amenity to existing and future occupiers of existing and future residents and to ensure 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 .

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19/00287/FULLS

APPLICATION NO.	19/00287/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	07.02.2019
APPLICANT	Mrs Ola Osuch
SITE	4 Caernarvon Gardens, Chandlers Ford, SO53 4NG, VALLEY PARK
PROPOSAL	Demolition of existing conservatory and erection of single storey rear extension with flat roof to form extended living accommodation.
AMENDMENTS	None
CASE OFFICER	Mrs Sacha Coen

REFUSED subject to the following reason:

- 1. By virtue of the size, scale, bulk and mass of the extension proposed would, in combination with the position that No.3 Caernarvon Gardens is set slightly lower (topographically) than the garden area of the application site, result in harm to the residential amenity/living conditions, of the adjoining property (3 Caernarvon Gardens). The size and scale of the extension would result in an unacceptable amount of shadow being cast on this properties principal outdoor seating area and thus exacerbating the existing issue of overshadowing of the rear garden of the property, this is due to the stagger of the properties within the street and the mature trees (protected by preservation orders) to the rear boundary of the site. Furthermore, the depth and height of the extension would result in an overbearing impact on the residential property known as 3 Caernarvon Gardens (to both the out door sitting area and habitable ground floor rooms and thus a detrimental effect to the living conditions to this property. For the reasons set out above the proposed development would conflict with policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**

(The meeting terminated at 8.50 pm)