

Minutes of the **Southern Area Planning Committee**  
of the **Test Valley Borough Council**  
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey, Hampshire, SO51 8GL  
on 4 June 2019 at 5.30 pm

Attendance:

**Councillor A Finlay (Chairman)**

**Councillor M Hatley (Vice-Chairman)**

Councillor N Anderdon  
Councillor G Bailey  
Councillor P Bundy  
Councillor I Jeffrey

Councillor J Parker  
Councillor R Rowles  
Councillor A Ward  
Councillor A Watts

Also in attendance  
Councillor M Cooper

Apologies for absence were received from Councillors A Dowden, C Dowden and S Gidley

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**Declarations of Interest**

Councillor Ward declared a personal interest in application 19/00795/FULLS in that the application was part of his portfolio. He made a statement and left the room whilst the application was discussed.

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**Minutes of the meeting held on 23 April 2019**

**Resolved:**

**That the minutes of the meeting held on 23 April 2019 be confirmed and signed as a correct record.**

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**Schedule of Development Applications**

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

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**18/03235/FULLS**

<b>APPLICATION NO.</b>	18/03235/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	10.12.2018
<b>APPLICANT</b>	Hamberley Development Ltd
<b>SITE</b>	Bargain Farm, Frogmore Lane, Nursling, SO16 0XS, <b>NURSING AND ROWNHAMS</b>
<b>PROPOSAL</b>	Erection of a care home scheme comprising of an 80 bedroom nursing home to provide nursing, personal and dementia care and a 61 bedroom nursing home for people with neurological conditions with access and parking
<b>AMENDMENTS</b>	Transport Statement. 18.12.18



Policy Rebuttal; Contaminated Land further report;  
Marketing Update 30.01.19;  
Revised Plans & elevations; Tree Pit details; Structure  
planting plan; landscape layout; Needs Assessment  
rebuttal; Marketing update; Highways Technical Note;  
Landscape Rebuttal; Drainage plans and appendices;  
site sections; 15.18.02.19  
Design Review Panel Rebuttal; Artists Impressions;  
Gable Study; Shadow Analysis; Marketing Update,  
03.05.19.

**CASE OFFICER** Mr Mark Staincliffe

**WITHDRAWN** by the Head of Planning and Building.

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**19/00795/FULLS**

**APPLICATION NO.** 19/00795/FULLS  
**APPLICATION TYPE** FULL APPLICATION - SOUTH  
**REGISTERED** 28.03.2019  
**APPLICANT** Mr Kevin Harrington  
**SITE** Land Adjacent Mill Lane, Sherfield English, Romsey,  
SO51 6FN, **SHERFIELD ENGLISH**  
**PROPOSAL** Change of use of agricultural to public open space,  
and creation of a car park  
**AMENDMENTS**

- Layout drawing
- Kissing gate detail
- Field gate detail
- Height Barrier detail
- Board walk detail
- Hard and Soft Landscape details
- Swept path detail

Received 8th and 9th May 2019

**CASE OFFICER** Miss Sarah Barter

**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:  
Layout Plan P263 1 A  
Management Compartments  
Indicative Path Layouts



**Site Plan**

**Indicative Internal Fence Plan**

**Height Barrier 41010-0**

**Detail Swept path P263 2**

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

3. 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

4. Prior to the commencement of development the access shall be constructed with the visibility splays as detailed on plan P263 1 A 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

5. Prior to commencement of works to the car park, a method statement that demonstrates how adverse impacts to reptiles, breeding birds, and small mammals during construction of the proposed car park shall be managed shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

**Reason:** To avoid impacts to protected and notable species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

6. The development shall be provided in accordance with the document titled hard and soft landscaping specification and maintenance schedule received on the 8<sup>th</sup> May 2019.

**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.

**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.**

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### **Scheme of Delegations to Officers**

**Resolved:**

**That the Scheme of Delegations to Officers annexed to the report to Annual Council in so far as it applies to the powers and duties of the Southern Area Planning Committee be approved.**

(The meeting terminated at 6.00 pm)