

Notice of Meeting

Southern Area Planning Committee

Date: Tuesday 27 August 2019

Time: 5.30 pm

Venue: Main Hall, Crosfield Hall, Broadwater Road, Romsey, Hampshire,

SO51 8GL

For further information or enquiries please contact:

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Legal and Democratic Service

Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, Hampshire, SP10 3AJ

www.testvalley.gov.uk

PUBLIC PARTICIPATION SCHEME

If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.

Membership of Southern Area Planning Committee

MEMBER WARD

Councillor M Cooper (Chairman) Romsey Tadburn

Councillor A Finlay (Vice-Chairman) Chilworth, Nursling & Rownhams

Councillor N Anderdon Chilworth, Nursling & Rownhams

Councillor G Bailey Blackwater

Councillor P Bundy Chilworth, Nursling & Rownhams

Councillor J Burnage Romsey Cupernham

Councillor A Dowden Valley Park

Councillor C Dowden North Baddesley

Councillor S Gidley Romsey Abbey

Councillor M Hatley Ampfield & Braishfield

Councillor J Parker Romsey Tadburn

Councillor A Ward Mid Test

Councillor A Warnes North Baddesley

Southern Area Planning Committee

Tuesday 27 August 2019

AGENDA

The order of these items may change as a result of members of the public wishing to speak

| 1 | Apologies | |
|---|---|---------|
| 2 | Public Participation | |
| 3 | Declarations of Interest | |
| 4 | Urgent Items | |
| 5 | Minutes of the meeting held on 16 July 2019 | |
| 6 | Information Notes | 4 - 9 |
| 7 | 19/01427/VARS - 05.06.2019 | 10 - 38 |
| | OFFICER RECOMMENDATION: PERMISSION SITE: Kings Somborne Recreation Ground, Romsey Road, Kings Somborne SO20 6PP KINGS SOMBORNE CASE OFFICER: Mrs Sarah Appleton | |
| 8 | 19/01117/FULLS - 20.06.2019 | 39 - 61 |
| | OFFICER RECOMMENDATION: PERMISSION SITE: Yew Tree Farm. Yewtree Lane, Nursling SO16 0XU NURSLING AND ROWNHAMS | |

CASE OFFICER: Mr Paul Goodman

ITEM 6 TEST VALLEY BOROUGH COUNCIL

SOUTHERN AREA PLANNING COMMITTEE

INFORMATION NOTES

Availability of Background Papers

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

Reasons for Committee Consideration

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees and this will happen if any of the following reasons apply:

- Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- Applications (excluding notifications) where a Member requests in writing, with reasons and within the stipulated time span, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers
- Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest, for its own developments except for the approval of minor developments.
- To determine applications (excluding applications for advertisement consent, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights; Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received in the stipulated time span and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

Public Speaking at the Meeting

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from the Committee Administrator at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Committee Administrator within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors on the Area Committee who have personal interests or where a Member has pre-determined his/her position on the relevant application, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members and officers in advance of the meeting to allow them time to consider the content.

Content of Officer's Report

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

Status of Officer's Recommendations and Committee's Decisions

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

Conditions and Reasons for Refusal

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

Decisions subject to Completion of a Planning Obligation

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

Deferred Applications

Applications may not be decided at the meeting for a number of reasons as follows:

- * The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.
- * Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- * The Committee may resolve to seek additional information or amendments.
- * The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.

Visual Display of Plans and Photographs

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application in the reception areas in Beech Hurst, Andover or the Former Magistrates Court office, Romsey. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

Human Rights

The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- * Article 1 of the 1st Protocol The Right to the Enjoyment of Property.
- * Article 8 Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

Natural Environment and Rural Communities Act 2006 (NERC)

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity".

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

Other Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016), and 'made' Neighbourhood Plans. Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 19th February 2019 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2018. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:

- The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

ITEM 7

APPLICATION NO. 19/01427/VARS

APPLICATION TYPE VARIATION OF CONDITIONS - SOUTH

REGISTERED 05.06.2019

APPLICANT Kings Somborne Parish Council

SITE Kings Somborne Recreation Ground, Romsey Road,

Kings Somborne, SO20 6PP, KINGS SOMBORNE

PROPOSAL Variation of condition 10 of 18/02874/FULLS (Erection

of Community Building/Pre-school) to amend the drawing numbers to allow for the redesign of decks, ramps, steps; provision of canopies and storage shed; addition of hedge and pathways; alter window sizes; reduce soakaway; modify lighting and include air

conditioning

AMENDMENTS Amended planning statement submitted 13.07.2019 to

reflect landscape officer comments in relation to

proposed hedge details.

CASE OFFICER Mrs Sarah Appleton

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee in accordance with the Member and Officer Interests Protocol.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site relates to part of the recreation ground which is located to the north east of the existing multi use games area (MUGA) adjacent to the north east boundary of the recreation ground. The existing village hall is located to the north west. Existing residential development which fronts onto the A3057 Romsey Road is located to the north, north east and north west. The site is currently laid to grass and includes part of a Public Right of Way (PROW) which runs from the A3057, along the north east boundary of the recreation ground towards surrounding residential development. Existing boundaries mainly consist of hedging and trees. Access to the site is taken directly from the A3057 from two existing accesses between 'The Croft' and 'Braemar' and adjacent to Field View.
- 2.2 The site is located within the King's Somborne conservation area and is adjacent to the site of John of Gaunt's Palace to the east which is a scheduled monument.

3.0 **PROPOSAL**

3.1 The application proposes the variation of condition 10 of planning permission 18/02874/FULLS to amend the drawing numbers which were previously approved for the pre-school building.

This would allow for the re-design of the decks surrounding the building along with the ramps and steps. The proposals also include:

- Provision of canopies;
- Provision of storage shed;
- Addition of hedge and pathways which would result in moving the building 500mm closer to the MUGA;
- Alteration to window sizes;
- Reduce size of soakaway;
- · Modify lighting and include air conditioning.

3.2 Canopies

This application proposes the provision of canopies on the building's south west and south east elevations. These entrance canopies would be formed of polycarbonate, mono-pitched roofs with white aluminium frames supported by posts. The canopy on the south west elevation would cover the area immediately over the entrance to the building and would be approximately 5.7 metres wide and would extend approximately 3.2 metres from the building. The proposed canopy on the south east elevation would span the width of the building (approximately 9.7 metres) and would extend approximately 3 metres from the building.

3.3 The applicant has confirmed that these canopies are proposed to allow for dry parking for buggies and a dry waiting area and to allow for outside play during inclement weather.

3.4 Storage shed

The proposed storage shed would be located to the north west of the main building adjacent to the boundary. The shed would measure approximately 3.5 x 1.6 metres and would have a pitched roof with a ridge height of approximately 2 metres. The shed would be metal and would provide space to store outside play equipment.

3.5 Hedge and path

The application proposes a new hedge which would be planted inside of the north east boundary. The hedge is to be of the following mix:

50% Hawthorn

10% Bird Cherry

10% Field Maple

10% Dog Rose

10% Hazel

10% Privet

3.6 A path would be positioned alongside the above hedge to provide access to the building. In order to accommodation the hedge/path, the building has been moved 500mm closer to the MUGA. The pathway to the building from the Village Hall has been amended to accommodate the adjacent football pitch runoff.

3.7 Alteration to window sizes

The proposed window on the right-hand side of the front elevation and the window on the extreme left-hand side of the south east elevation have been increased in size to match those on the north elevation.

3.8 Soakaway

A set of second soakaway tests at depths representative of the proposed infiltration blanket have been undertaken. These tests were undertaken after permission was granted under application 18/02874/FULLS. Based on these results the proposed infiltration blanket has been reduced in size from 10m x 5m x 1m to 6.5m x 5m x 1m.

3.9 Lighting and Air conditioning units

This application includes lighting for the entrance path which would come from 8 x 600mm high black bollard lights with 20w LED bulbs installed with a root mount system. With regards to lights on the building, bollard lights are proposed on the northwest and northeast sides of the building. These lights would be 20 Watts. Black diecast aluminium wall lights facing downwards would be provided to the front and rear decks.

- 3.10 Compressors for the air conditioning units are to be located externally on the northwest elevation of the building. They are proposed to be mounted on concrete blocks.
- 3.11 The application also includes information which seeks to address the conditions imposed under the permission granted under application 18/02874/FULLS.

4.0 **HISTORY**

- 4.1 18/02874/FULLS Erection of community building/pre-school PERMISSION subject to conditions 14.03.2019.
- 4.2 The most recent planning applications within the recreation/Village Hall area are as follows:
- 4.3 18/00986/CLES Certificate of lawful existing use for the land adjacent to the Recreation Ground previously leased as grazing/recreation use, now only used for recreation ISSUE CERTIFICATE 05.07.2018.
- 4.4 17/01674/FULLS Side extension to form a pre-school area and associated enclosed play area WITHDRAWN 03.08.2017.
- 4.5 15/01904/FULLS Erection of entrance lobby and open porch to front; Replace flat roof with mono-pitched roof; extension to north west (Village Hall) PERMISSION subject to conditions 09.10.2015.
- 4.6 14/01848/CLPS Certificate of lawful proposed development Erect multi-use games area on land owned by Parish Council including 3 metre high mesh fence ISSUE CERTIFICATE 02.09.2014.

- 4.7 14/01648/FULLS Installation of solar roof panels on the south east and south west elevations and installation of 2 air source heat pumps on the north east elevation and one air source heat pump on the north west elevation (Village Hall) PERMISSION subject to conditions 01.09.2014.
- 4.8 14/01049/CLPS Certificate of lawful proposed development Erect multi-use games area on land owned by Parish Council including 3 metre high mesh fence (amended description) NOT ISSUE CERTIFICATE 16.07.2014.
- 5.0 **CONSULTATIONS**
- 5.1 **Landscape** No objection.
- 5.2 **Trees –** No objection.
- 5.3 **Conservation** No objection.
- 5.4 **Highways** No objection.
- 5.5 **Ecology** No objection.
- 5.6 **Historic England** No comment.
- 6.0 **REPRESENTATIONS** Expired 05.07.2019
- 6.1 **8 x letters** of objection raising the following:

General

- There are errors with the submitted drawings.
- Concern about health and safety issues in relation to the raised deck area – no indications of measures to prevent 2 year old children from falling down the steps and deck area which will now have a sheen due to the proposed materials with which it will be made from. Deck will be affected by the weather and this surface is likely to be a skating rink. National Standards for Pre-schools require 'outdoor spaces to be free of hazards'.
- National Standards for pre-schools also require the provision of a rest area for children (i.e. a sleeping area) which has not been provided.
- Space provided is not in accordance with the Regulation of Pre-school Childcare Services without the creation of a second space the provision of which would be likely to have fire regulation implications.
- Installation of CCTV cameras will adversely affect the privacy of users
 of adjoining properties, nearby sports and child play facilities and raises
 several issues of who would have access to the images captured and
 how they would be stored and monitored.
- Repeat that this application has failed to properly consider alternatives such as further internal development of the existing village hall building and the development of the Scout Hut site.
- Appreciate the need for a preschool facility within the village but remain convinced that this application will be at detriment to immediate neighbours and the village as a whole.

6.2 Highways

- Application claims 33 spaces are required to serve the village hall and the new pre-school. The original specification claimed that 51 spaces are available including a new disabled person's parking space – this was not backed up by any evidence.
- No allowance has been made for the users of the sports pitches by inspection, these pitches must equate to at least 1.5 hectares and therefore there is a requirement for at least 18 spaces meaning the current situation has a requirement of 40 spaces and with the addition of the pre-school this will increase to a required total of 51 spaces, not 33.
- Claims that 50 spaces can be provided by the applicant have always been questioned and a measured survey has been undertaken (by third party) and a drawing produced which accurately indicates available car parking in the area to highway standards. Only 31 spaces are possible which falls short of the requirement.
- Inadequacy of current parking situation was confirmed on Wednesday 26 June when a cricket match was in play. The car park was full with only 27 cars accommodated. They were sensibly parked, and blocked the vehicular access by the hall to the playing field, but as there are no marked bays they were not parked as tight as they could but there was little scope for many additional spaces. Car park overflow is a common occurrence when the main hall is fully utilised or a sports match is in progress.
- Car park does not have the capacity to provide adequate parking.
 Limited capacity of the car park would not allow access by emergency vehicles
- Lack of capacity in the car park results in an overflow of parking onto the A3057 (Romsey Road) which has an adverse impact on both road and pedestrian traffic.
- Floor area which confirms parking requirements has not been properly calculated. A total of 52 spaces is required for both buildings not 34 as claimed. If the 18 spaces are then added to serve the sports pitches then a total of 70 spaces are required on site, far more than the 31 spaces which are possible. Even just to serve the two buildings an additional 21 spaces need to be created which requires part of the outfield to the cricket pitch to be tarmacked over for parking. If the full parking requirement is to be met then 39 additional spaces need to be created.
- Regulation B5 of the Approved Building Regulations document requires
 Fire Engine access to within 45 metres (hose length) of any point on
 any elevation of the new building at all times. Does a grass surface on
 the edge of a flood plain provide an adequate load bearing surface in
 the middle of winter for access and turning? How would it affect the
 football pitch run-off area?
- Existing gates comply but it is going to be extremely difficult to line the
 engine through given the angle and its proximity to the Village Hall due
 to the recent Village Hall enhancements.

 Irrelevant to planning but there is also a requirement for a Fire Hydrant within 90 metres of the door to the Pre-school, I am not sure if this exists.

6.3 Residential amenities

- Additional noise will be created by the air conditioning units.
- There have been no changes to the design of the building that would reduce the overlook to and the consequential loss of privacy for adjoining properties.
- Disappointed to see that no attempt has been made to mitigate the impact of the development on the immediate neighbours and their surrounding properties.
- The fence erected on the boundary of Okanagan will not adequately protect the privacy of the occupiers of this property.
- Although the ramp has been moved further from the boundary with Okanagan, the new fence will still effectively only be waist height when standing at the entrance to the preschool and the building will dominate the view. Had hoped that the building would be screened with trees or a tall evergreen hedge.
- The new fence whilst appreciated is still very ineffective with regards to the MUGA and we are getting more and more intruders scaling the fence to retrieve balls, sometimes causing damage and on occasion becoming abusive when challenged.
- Request that the proposed new hedge on the recreation ground side of the fence be allowed to grow substantially higher than the fence for the entire length to assist with preventing balls from coming over, deterring intruders, and screen us from the pre-school.
- Ask that the fence be extended to the return on the village hall side and provide privacy as the entrance path to the preschool appears to have been moved closer to Okanagan.

6.4 Character and appearance

- The landscape details which have been submitted are inadequate. A full management and maintenance schedule has not been supplied.
- Lighting no information has been provided confirming whether lighting
 will be controlled to prevent light pollution to the area PIR control to
 individual lights would appear to be the most appropriate to ensure
 lighting is only utilised as and when necessary. Lighting would have an
 adverse impact on the amenity of the area known for its dark skies,
 particularly in the winter months.
- Proposals do nothing to soften the impact of this development on the conservation area in which it sits. Proposals negatively impacts on the amenity of the area.
- The design remains entirely inappropriate for a conservation area in a rural setting, and makes a mockery of planning applications other villagers are forced to adhere to.
- Believe that the prominence of the building due to ground levels and the modern design chosen will make the development highly conspicuous and sadly out of character with its surroundings.

- Proposals would have canopies and a storage shed which would be out of character with the surroundings and very visible to nearby houses.
- What plans if and does the Parish Council have to screen this large prefabricated building?

6.5 Trees

- Condition 5 service routes only drainage runs have been incorporated on the drawings, water, electricity and telephone runs have been omitted.
- Tree protection measures should also be included to show protection of trees, during construction works, within root protection areas. The new perimeter fence is indicated as providing root protection, but this is purely a method statement describing how to dig fence posts holes within a root protection area this is inadequate as it passes through the middle of the root areas to T8, T9 and T10. These trees have root protection zones extending into the play area of the pre-school close to the infiltration blanket. Protection measures need to be placed beyond this zone within the site to fully protect the trees during construction works.
- Implications of manoeuvring an articulated vehicle into the site on trees

 presence of trees would result in difficulties for such a vehicle to
 access the site may be that the building requires a re-design to
 incorporate shorter units to avoid major surgery to the trees which
 would be detrimental to the amenity and character of the Conservation
 Area along the A3057.

6.6 *Flooding*

As part of the flood prevention measures the building is raised on jacks.
The new drawing and specification show a solid skirt around the
building down to the ground level thereby blocking off the opportunity for
water to flow beneath the building thus increasing the flood risk.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF) National Planning Practice Guidance (NPPG)

7.2 <u>Test Valley Borough Revised Local Plan (2016)(RLP)</u>

COM2 – Settlement hierarchy

COM9 – Community led development

E1 – High quality development in the Borough

E2 – Protect, conserve and enhance the landscape character of the Borough

E5 – Biodiversity

E7 – Water management

E8 - Pollution

E9 – Heritage

LHW1 – Public open space

LHW4 – Amenity T1- Managing movement T2 – Parking standards CS1 – Community safety

7.3 Supplementary Planning Documents (SPD)

Kings Somborne Conservation Policy (1987)

8.0 PLANNING CONSIDERATIONS

- 8.1 The application relates to the variation of condition 10 of 18/02874/FULLS to allow for amendments to the design of the building as previously approved (detailed in paragraphs 3.1-3.11 above). The development in all other instances is unaffected by the proposals. As a result, the main planning considerations are:
 - Impact on the character and appearance of the surrounding area
 - Heritage
 - Trees
 - Impact on neighbour amenity
 - Flooding
 - Ecology
 - The planning balance

As matters have been raised in relation to the adequacy of the car parking provision, highway impact will also be discussed. The principle of the development has been established through the permission granted under application 18/02874/FULLS. The Officer report and subsequent update paper to the Southern Area Planning Committee on 12 March 2019 in relation to application 18/02874/FULLS are appended to this report (Appendix A) for information.

- 8.2 The application also includes information which seeks to demonstrate compliance with the conditions set out on the 18/02874/FULLS permission. The adequacy of the submitted information is discussed under the appropriate heading below.
- 8.3 Impact on the character and appearance of the surrounding area
 The site is located within the existing recreation ground which is characterised
 by an area of open land set up as sports pitches. The site consists of a small
 area of grass between the existing multi-use games area (MUGA) and the
 north east boundary of the site, adjacent to John of Gaunt's Palace (scheduled
 monument). The site is immediately adjacent to the MUGA, half-pipe skating
 ramp and play area, the existing Village Hall is located to the north west and
 neighbouring residential dwellings are located to north, north east and north
 west, these dwellings being in a linear form along the A3057, Romsey Road.
 The site is surrounded by hedges and other vegetation. The area immediately
 surrounding the site is considered typical in its character of a recreation
 ground.

- 8.4 The building proposed is pre-fabricated modular steel building placed on concrete pads which would lift the building off the ground. The building would have a footprint of 9.6 x 15 metres and would have a flat roof. Decking and ramps would be provided around the building to allow for access along with canopies over the decking areas on the south west and south east elevations.
- 8.5 Public views of the proposed building would be available from the adjacent public footpaths to the east/south/south west. The site would be screened by existing vegetation as the footpaths run further to the south, towards 'The Gorrings' and as such, you would only become aware of the building as you move closer towards that part of the recreation ground when heading north. The site is significantly screened from the public footpath which runs to the east, across John of Gaunt's Palace Scheduled Monument towards Church Road and from informal paths within the Scheduled Monument by existing boundary vegetation. The site is not visible from the A3057 (Romsey Road) due to the separation distance from the road and as it is screened by the existing built form of adjacent dwellings.
- 8.6 The proposed building and the amendments to it, along with the proposed shed are utilitarian in their appearance. The building itself is not considered to be of any particular architectural merit. Notwithstanding this, from the surrounding public vantage points mentioned above, the proposed building would be seen in context with surrounding utilitarian development, including the adjacent MUGA, skate ramp and play area. The building would also be seen in context with the adjacent village hall. As a result of this context, it is not considered that the proposals would result in any adverse impacts on the character and appearance of the surrounding area. With regards to the shed, this would be modest and residential in its design/scale and would be seen in context with both the building and surrounding residential development. As a result, it is not considered that the shed would result in any adverse impacts on the character and appearance of the surrounding area. The proposals are considered to comply with policy E1 in this regard.
- 8.7 The proposed materials to be used in the construction of the external surfaces of the proposals have been submitted with the application (in response to condition 2 on the permission granted under 18/02874/FULLS). These are as follows:
 - Building Steel exterior surface 200 micron "leather effect" plastisol coating. The walls are proposed to be coloured in "mushroom" with the roof, soffit and skirt would be coloured in "vandyke brown".
 - Decks, ramps and steps wood look composite board on a wooden sub-frame with wood posts. The colour proposed for the decking would be "spiced rum". Balustrades and hand rails for the steps and ramps are proposed to be powder coated aluminium in black.
 - Pathways tarmac path from the Village Hall. Rear (north) path would be concrete paving slabs.
 - Storage shed steel shed powder coated green.
 - Fences 1.8m high close board fence with concrete posts/gravel boards along the boundary with Okanagan.

- To the north east and south west of the site, a 1.8m high green powder coated streel security fence is proposed.
- Canopies 8mm clear multiwall polycarbonate roof panels supported on white powder coated aluminium supports.
- 8.8 The material details as submitted are considered to be appropriate for the site and its context. Subject to the above material details being secured by condition, it is considered that they would 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.
- 8.9 Impact on landscape character and the character of the Public Right of Way
 Policy E2 of the RLP ensures the protection and enhancement of the
 landscape character of the Borough. Policy T1 of the RLP seeks to ensure that
 developments do not have an adverse impact on the character of the rights of
 way network.
- 8.10 The siting of the proposed building (as amended) and shed, adjacent to the PROW would result in a change to the character of both the PROW and the landscape character from the PROW. Currently, there are open landscape views across the recreation ground from the footpath. These open views would be lost from a small section of the PROW where it runs along the north east boundary of the site (approximately 30 metres). The provision of wire mesh fence on the PROW boundary (similar to the MUGA fence) would help the footpath feel less enclosed, however, the building itself would still result in the loss of open views across the recreation ground. The loss of open views from the footpath is a concern raised by the Council's landscape officer in the original application.
- 8.11 Whilst the proposals would result in a change to the character of the surrounding landscape/PROW, as this change would effect a relatively small section of the PROW immediately adjacent to the site, as open views of the surrounding landscape are already interrupted by existing structures, specifically the MUGA and as an existing section of footpath is already enclosed as it meets the A3057 pavement (the proposal would extend this already enclosed section),it is not considered that the change would result in an adverse impact on the overall landscape character or the character of the PROW.
- 8.12 A close board fence has been erected on the north west (Okanagan) boundary. This has replaced a hedge. It is proposed to provide hedge planting on the recreation ground side of the fence and it is considered that this would help to soften the appearance of the fence and would help to retain a soft vegetative screen along this boundary. The applicant has submitted details of this hedge (as required by condition 2 of 18/02874/FULLS) which would be a mixed native species hedge with the following mix:
 - 50% Hawthorn
 - 10% Bird Cherry
 - 10% Field Maple
 - 10% Dog Rose

- 10% Hazel
- 10% Privet

Planting would be in a staggered in two trenches to a density of 7 plants per metre in groups of 3, 5, 7, 9 or 11 to achieve the above mix. In addition, the applicant has provided details on the implementation of the proposed planting.

8.13 The Council's landscape officer is content that the mix proposed would be suitable for the site and is happy with the proposed implementation of the planting. As such, subject to a condition requiring the applicant to comply with the details submitted, it is not considered that the proposals would have any adverse impact on the landscape character of the area or on the character of the PROW. The proposals are considered to comply with policies E2 and T1 in this regard.

8.14 Other landscape details

In accordance with condition 2 of 18/02874/FULLS, the applicant has included details of other hard and soft landscaping proposed for the development including details of means of enclosure and hard surfacing materials (see paragraph 8.7 above) along with details on maintenance and management. It is considered that the details submitted would help to improve the appearance of the site and enhance the character of the development in the interest of visual amenity in accordance with Test Valley Borough Revised Local Plan (2016) policies E1 and E2. A condition will be added to any permission requiring the development to be undertaken in accordance with the submitted details.

8.15 Heritage

Impact on conservation area

The proposed building is located within the King's Somborne conservation area which was designated as such in September 1987. King's Somborne Conservation Policy was adopted at the same time. This document sets out the character of the village along with information on development management procedures and environmental enhancement. The King's Somborne Conservation Policy is a material consideration when determining this planning application.

- 8.16 The area around the recreation ground was brought into the conservation area boundary in 1987 as it was considered to be an important open area (page 1 of the Conservation Policy). The Conservation Policy document does not provide any specific comments on the contribution the recreation ground makes to the character of the conservation area as a whole and there is no other mention of the site within the document although it does show that there is an important hedgerow along the north east boundary of the site.
- 8.17 The existing character of the area surrounding the site is discussed above (para. 8.3) The proposed building, the amendments to it and the proposed shed are utilitarian in their design which is not considered to be of any particular architectural merit.

Notwithstanding this, it is important to consider the existing character and context of the site to understand what, if any harm the proposals have on the character of the conservation area to understand what impact the proposal would have on this heritage asset.

- 8.18 As discussed earlier in this report, the proposed building and shed would be sited so that they would be seen in context with the recreation ground and associated structures. The proposals would be seen in context with the MUGA and its tall, wire fence, the skating half pipe and play area which, whilst some may not consider to be visually attractive, are wholly characteristic of structures you would expect to be sited within an area used for recreation. The proposals would also be seen in context with the existing Village Hall, which, whilst more traditional in its appearance, is not considered to be of a design that enhances the character of the conservation area within which it sits. None of the structures in the immediate vicinity of the site are considered to enhance the character and appearance of the conservation area. It is noted that the hedge designated an important hedgerow in the Conservation Policy is to be retained.
- 8.19 As a result of the above, whilst not of a particularly attractive design, due to the context within which it will sit and its modest scale, it is not considered that the proposals would result in any additional significant harm to the character and appearance of the conservation area. The harm that the proposals would have on the conservation area is therefore considered to be less than substantial.
- 8.20 Policy E9 of the RLP states that where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm would be considered against the public benefit of the proposals. The public benefits of the proposed development were discussed in detail at paragraphs 8.6 8.14 of the officer report for application 18/02874/FULLS which is appended to this report. The proposals would clearly have significant social benefits including allowing the growth of the existing pre-school on the site along with providing the community with a facility that would offer a wider range of activities and services. It is considered that the public benefits identified would outweigh the less than substantial harm that would result from the development. As such, it is considered that the proposals would comply with policy E9 of the RLP.

8.21 Listed buildings

There are various listed buildings along Romsey Road, due to the separation distances between these buildings and the site, it is considered that the proposals would not result in their settings being adversely affected.

8.22 <u>Archaeology</u>

The original application was supported by a report on an archaeological watching brief (Cotswold Archaeology August 2018). The report states that there is clear evidence for a general background of prehistoric activity in the landscape around the site and approximately 60m to the east is the Scheduled Monument of John of Gaunt's Palace.

The aim of the watching brief was to identify, investigate and record all significant buried archaeological deposits revealed. An archaeologist was present during intrusive groundworks comprising of two geotechnical test pits.

8.23 Despite the archaeological potential of the site, the watching brief identified no archaeological remains. As a result of this, it is not considered that the proposals would have any adverse impacts on archaeology.

8.24 Scheduled monument

The site is adjacent to John of Gaunt's Palace to the north east which is designated as an ancient monument. The site is separated from the monument by an existing vegetative boundary and there would be limited visual connection from the monument to the proposed site. In addition, due to the nature of the proposals, there would be limited ground disturbance. As a result, it is not considered that the proposals would result in any adverse impacts on the scheduled monument. Historic England has confirmed that they have no objections to the proposed development.

8.25 Heritage summary

As a result of the above, it is considered that the proposals would sustain the significance of surrounding listed buildings, surrounding archaeology and the adjacent scheduled monument. It is considered that the proposals would result in less than substantial harm to the character and appearance of the conservation area. It is considered that the public benefit arising from the scheme would outweigh this harm. As a result, the proposals are considered to comply with policy E9 of the RLP.

8.26 **Trees**

Due to the nature of the proposed amendments, It is not considered that the development proposed in this variation application would result in any adverse impacts to trees. The Council's tree officer has confirmed no objections to this variation application. Implications to surrounding trees were discussed at paragraphs 8.40 – 8.43 of the original officer report (Appendix A). A condition will be added to any permission requiring service routes, drain runs, soakaways or excavations in connection with the development to be outside of the root protection areas in accordance with the tree statement submitted with the original application (ref: KS 16). This would repeat condition 5 imposed on 18/02874/FULLS.

8.27 Third party comments have been received in relation to the provision of tree protection on the site. Tree protection is proposed to be provided by the provision of the proposed fencing along the north east boundary first, before the building is brought onto the site. This was detailed in the tree statement (KS 16) previously considered acceptable to the Council's tree officer under application 18/02874/FULLS. With this variation application, the applicant has submitted a proposed method statement in relation to the post holes that would encroach into the root protection areas of adjacent trees. The applicant has also subsequently confirmed that other than the post holes, no other services would encroach into the tree RPAs, these being provided in a single trench from the Village Hall.

The Council's tree officer has again confirmed no objections to the submitted details and as a result, subject to the condition discussed in paragraph 8.26 above, it is not considered that the development proposed under this variation application would have any adverse impacts on trees adjacent to the north east boundary of the site.

- 8.28 Third party comments are also concerned about the impact the proposed development would have on two Birch trees adjacent to the access to the site (one of which is protected by a Tree Preservation Order (TPO). The concern relates to the impact access to the site by an articulated lorry with a 12 metre trailer and its required manoeuvring space would have on these trees.
- 8.29 Subsequent to these comments, the applicant has taken advice from the supplier of the building who has confirmed that the delivery of the proposed building would not require an articulated lorry. They confirm that the building, being 9.6 metres in length can be transported on a rigid trailer which requires a smaller turning circle and, after a site visit, they did not envisage any problems with a rigid trailer turning into the site with the vehicle entering the site central to the site access road and therefore the 3.8m height restriction would not cause a problem as this restriction is outside of the vehicles turning circle.
- 8.30 As a result of the above and as discussed at paragraph 8.42 of the report for application 18/02874/FULLS (Appendix A), it is considered that an advisory note on any permission advising the applicant that the trees adjacent to the access are protected and that if any works are needed to allow access to the site, that a tree works application and/or notice will need to be submitted and consented before works to the trees can be undertaken would be sufficient in this instance.

8.31 Impact on neighbour amenities

The impact the proposals would have on the amenities of surrounding neighbouring dwellings is discussed in detail at paragraphs 8.44 – 8.54 of the officer report for application 18/02874/FULLS. The following paragraphs discuss the impact the proposed amendments to the developments would have on surrounding neighbour amenities.

8.32 Canopies

Due to the separation distance between the proposed canopies and neighbouring residential dwellings (the nearest canopy on the south west elevation of the building would be located approximately 10 metres with the boundary of a parcel of land associated with Okanagan) and due to the nature of the nearest piece of land associated with Okanagan (see paragraph below) it is not considered that the canopies would result in any adverse impact on the amenities of surrounding neighbouring dwellings.

8.33 Window layout

The proposed changes to the window layouts would not effect the elevations of the building that face towards neighbouring dwellings. As a result, it is not considered that these amendments would result in any adverse overlooking.

8.34 Addition of hedge and pathways

The proposed additional of a path and hedge adjacent to the north west boundary would result in the building moving 500mm closer to the adjacent MUGA. The building would not be positioned any closer to the site boundary with Okanagan than previously permitted and the submitted plans demonstrate that the amendments would not result in an increase in the overall height of the building). It is not considered that the addition of the proposed hedge and pathways indicated and the subsequent, minor repositioning of the building would result in any impacts over and above those considered under the original application (18/02784/FULLS – Appendix A).

8.35 Decking and ramps

The decking and ramps used to access the building have been repositioned to the front of the building, moving them further away from the boundary with a parcel of land associated with the neighbouring dwelling at Okanagan. Part of the revised decking/ramp layout would be located approximately 3.5 metres from the site boundary with the adjacent land. Due to the level that the proposed building would be positioned at, views would be available over the recently erected boundary fence from this part of the decking/ramp. However, as discussed at paragraphs 8.45 and 8.46 of the original report for application 18/02784/FULLS, it is not considered that views into this land would have an adverse impact on the amenities of the occupiers of Okanagan. The adjacent piece of land is significantly overgrown, is of unkempt and unmanaged appearance with there being no evidence that that this area is used as part of the private garden for Okanagan, with the domestic garden activity of this property taking place immediately to the rear of the dwelling, approximately 30 metres from the boundary of the site. As a result, it is not considered that the amendment to the positioning of the decking/ramps would have any adverse impacts on the amenities of the occupiers of Okanagan.

8.36 In relation to impacts the proposed decking/ramp amendments on the neighbouring dwellings at Wattle Cottages, Nanijzel and Thyme, due to the separation between the proposals and these properties (as discussed at paragraph 8.44 of the report for 18/02784/FULLS – Appendix A) and as the decking/ramps would be moved further away from these dwellings when compared to the permitted scheme, it is not considered that this aspect of the proposals would result in any adverse impacts on the amenities of the occupiers of these properties.

8.37 Proposed storage shed

The proposed storage shed would be located immediately adjacent to the recently erected boundary fence to the north west. As a result of the modest scale of the proposed shed (see paragraph 3.4 above) and as it would be screened from neighbouring dwellings by the boundary fence, it is not considered that the shed would result in any adverse impacts on surrounding residential amenities.

8.38 <u>Lighting</u>

The proposals include lighting on the entrance path which would be provided by 8 600mm high black bollard lighting with 18w LED bulbs. Identical lights would be provided to the north west and north east sides of the building. The building would also be provided with wall mounted lights which would consist of 4 18w downward facing black die cast wall lights. These lights would have a 28 degree beam and an output of 600 lumens. Comments are awaited from the Council's environmental protection officer as to the appropriateness of the proposed lighting. This will be reported in the update paper. For the purposes of this report, the condition in relation to lighting as imposed under 18/02784/FULLS is repeated. This can be amended if the submitted lighting details are considered acceptable.

8.39 *Noise*

The proposal includes details (as required by condition 9 of 18/02784/FULLS) of the proposed air conditioning units that would be installed on the north east elevation of the building. Comments are awaited from the Council's environmental protection officer as to whether the details submitted are acceptable in terms of the impact this plant would have on surrounding residential amenities. This will be reported in the update paper. For the purposes of this report, the condition as imposed under 18/02784/FULLS is repeated. This can be amended if the submitted details are considered acceptable.

8.40 Concerns were raised during the Southern Area Planning Committee on the 12 March 2019 in relation to the acoustic performance of the building and the impact its use as a pre-school would have in terms of noise on the amenities of neighbouring dwellings. Condition 11 was imposed on the permission granted under 18/02784/FULLS requiring the applicant to submit details of the acoustic treatment of the building. Such details have not been submitted as part of this application. As a result, it is considered that the same condition should be imposed on any permission granted in respect of this variation application.

8.41 Neighbour amenity summary

As a result of the above, it is not considered that the amendments to the building/decking and addition of a shed would cause any adverse impacts on surrounding residential amenities. With regards to lighting/noise, comments from the Council's environmental protection officer will be reported in the update paper.

8.42 Highways

Parking

Parking for the proposed development was discussed and considered acceptable under the previous application (18/02874/FULLS – paragraphs 8.55-8.58). Whilst the amendments proposed under this variation application do not include any changes to the parking provision previously considered acceptable, third party comments have raised concerns relating to the accuracy of the amount of parking that can be accommodated in the existing car park as stated by the applicant.

Comments are concerned that the car park cannot accommodate the 50 spaces indicated by the applicant and the potential impact a lack of parking provision could have on the surrounding highway network, particularly when the sports pitches are in use. This has been demonstrated through the submission of photographs showing parking when the playing fields were in use for a school event.

- 8.43 The parking standards set out at Annex G of the RLP require a pre-school to have 1.5 spaces per 2 full time staff and 1 space per 4 children for drop off and collection. A community hall is required to have a minimum of 1 space per 10sqm metres of open hall. Therefore, if used as a pre-school, there would be a requirement for the provision of 11 car parking spaces. If used as a community building, there would be a requirement for 8.5 spaces.
- 8.44 In addition to the above, the applicant has confirmed that the requirement for the Village Hall, based on its floor area would be for 22 spaces (based on the standard being 1 space per 10 square metres of open hall, with the area of the main hall, Jubilee Room and Committee Room totalling 220 square metres). The requirement for the playing fields would be 8.4 spaces, this being calculated on the area of the biggest pitch at 0.7 hectares (the football/cricket pitches overlap and as such it is not possible to play both sports at the same time).
- 8.45 As a result of the above, the overall requirement, in accordance with the Council's parking standards, if all of the facilities within the recreation ground, along with the pre-school (being the worst case scenario as more spaces are required for this use than a community use of the building) are being used at the same time would be 41.4 spaces.
- 8.46 Third party comments and a parking plan provided claim that only 31 spaces can be provided at the site. The applicant has subsequently provided a plan to demonstrate that 43 spaces can be provided, along with the provision of access for emergency vehicles. This plan is accompanied by an explanation of where the parking spaces are to be provided. A scaled drawing showing how 43 spaces would be delineated on the ground is to be provided by the applicant. Subject to the submission and acceptability of this plan and subject to a condition requiring the spaces to be marked out/delineated on the ground prior to the first use of the building, it is considered that parking can be provided in accordance with the parking standards set out in the RLP and thus would be in accordance with policy T2 of the RLP.

8.47 Traffic generation

The amendments proposed under this application do not materially impact on the amount of traffic generated by the proposals which was an issue dealt with at paragraph 8.59 of the report for application 18/02874/FULLS (Appendix A). It is not considered that the proposals would result in an increase in traffic that would have an adverse impact on highway safety. The highways officer has confirmed no objections to the proposals in this regard. The proposals are considered to comply with policy T1 of the RLP.

8.48 Access

Third party comments are concerned that the access proposed to be utilised for the delivery of the building is not adequate and cannot accommodate the turning circle required for an articulated lorry. As discussed at paragraph 8.29 above, the applicant has confirmed that access is not required for an articulated lorry as the building would be delivered on a rigid trailer which requires a smaller turning circle. The Council's highway officer has also subsequently confirmed that it is highly unlikely that a vehicle of the size suggested by the third party would be required to access the site. With the applicant confirming that this is the case, no objections have been raised from the highways officer.

8.49 Public Right of Way (PROW)

The proposed development would take place adjacent to a PROW which runs adjacent to the hedge on the north east side of the site. The submitted plans show that the PROW is to be retained in accordance with policy T1 of the RLP.

8.50 Other highway matters

Third party comments have raised concerns about Fire Engine access and fire hydrant provision. Whilst Fire Engine access has been shown on parking plans provided by the applicant this is a requirement under the relevant Building Regulation legislation and is thus not a material consideration when determining this planning application.

8.51 Travel Plan

Condition 7 of 18/02874/FULLS requires the submission of a travel plan. The applicant has submitted information in relation to this condition as part of this variation application and this has been considered by Hampshire County Council highways. The highways officer has confirmed that the information submitted is not acceptable as a travel plan. As a result, the requirement for a travel plan will be re-imposed as a condition should this current variation application be permitted.

8.52 Flooding and drainage

Issues in relation to flooding and drainage were discussed at paragraphs 8.63 – 8.75 of the report in relation to application 18/02874/FULLS. It is not considered that the amendments proposed as part of this application would change the conclusion reached in the original application. It is not considered that the proposed amendments would have a material impact on the flooding implications of the proposals as previously determined. In relation to the third party comments on the skirt provided to the building, it is understood from the applicant that this skirt would be permeable and as such potential flood volume storage provided within this part of the site would not be displaced elsewhere. Further clarity on this is being sought from the applicant and will be reported in the update paper.

8.53 **Ecology**

The Council's ecologist when considering the proposed lighting, is of the view that, due to the nature of the site (amenity grassland with adjacent hedgerow habitat), the proposals would not result in any adverse impact to commuting and foraging bats.

8.54 A condition was imposed on the original application requiring habitat features be incorporated into the proposed development. The ecologist specifically requested that such features would be in the form of hedge planting to replace the hedge that was removed on the north west boundary. The applicant has included details of this hedge planting with this application and these details are considered acceptable by the Council's ecologist. Subject to a condition on any permission requiring the hedge to be planted in accordance with the submitted details, it is not considered that the proposals would result in any adverse impacts on ecology. The proposals are therefore considered to comply with policy E5 of the RLP.

8.55 Other matters

Matters that are not material to the determination of this application

The following matters have been raised by third party comments:

- Health and safety concerns in relation to the use of the decking and measures in place to prevent children from falling from the steps/decking area
- Requirement of a rest area for pre-school children
- Request for the provision of a new close board fence on the boundary with the existing village hall (which is not proposed as part of this application).

These matters are not material to the consideration of this planning application as they are dealt with under separate standards. They are therefore not a matter that can be considered when determining this application.

8.56 Accuracy of plans

Third party comments have noted that the scale bar shown is incorrect in that it shows a 1:1000 scale and not 1:500 as stated on the plan. The applicant has confirmed this discrepancy and has confirmed that the plan should be scaled at 1:500. Notwithstanding this, for clarity, an amended plan which corrects this discrepancy is being sought from the applicant.

8.57 In addition to the above, amendments to the landscaping (hedge planting, including implementation and maintenance) have not been shown on the corresponding plans. For the avoidance of doubt, amended plans are being sought which reflect the changes made in the planning statement to the proposed landscaping.

8.58 The planning balance

The proposed development, being located in the settlement boundary of King's Somborne is considered acceptable in principle provided that it complies with the other relevant policies contained within the Test Valley Borough Revised Local Plan 2016 (RLP).

- 8.59 Due to its utilitarian design, it is considered that the proposed building as amended would result in a less than substantial harm to the significance of the conservation area. The harm identified weighs against the granting of planning permission for the proposals. How much weight this is afforded is discussed below.
- 8.60 In accordance with E9 of the RLP, the less than substantial harm to the conservation area needs to be considered against the public benefits of the scheme. The proposed development would offer significant social benefits to the surrounding community. These benefits are given significant weight in the officer recommendation of this application and are considered to outweigh the less than substantial harm identified. In addition, subject to conditions, the proposals would not result in any adverse impacts on the character and appearance of the surrounding area, trees, neighbour amenities, highways, flooding, drainage, ecology and the provision of public open space.
- 8.61 As a result of the above, when considering the planning balance, it is considered that the benefits of the proposed development would significantly outweigh identified harm. The proposals are recommended for permission on this basis.

9.0 **CONCLUSION**

9.1 The proposals as submitted as part of this variation application are considered acceptable in principle and, subject to conditions, would not result in any adverse impacts on the character and appearance of the surrounding area, trees, neighbour amenities, highways, flooding, drainage and ecology. It is considered that the social benefits arising from the proposed development would significantly outweigh the less than substantial harm identified in relation to the character of the conservation area. The proposals are recommended for permission on this basis.

10.0 **RECOMMENDATION**

Delegate to the Head of Planning and Building subject to the following:

- Submission of amended plans which correct the discrepancies identified with the current submitted plans/details; and
- submission of a scaled plan demonstrating that a minimum of 41 parking spaces can be accommodated within the existing car park at the site

Then PERMISSION subject to conditions and notes:

1. The development hereby permitted shall be begun within three years from the date of this permission granted under application 18/02874/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. The materials used in the construction of the external surfaces of the development hereby permitted shall be in accordance with the details contained within the Planning Statement under '1. Samples and details of the materials to be used in the construction of all external surfaces'
 - 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. Hard and soft landscaping shall be undertaken in accordance with the details contained in the submitted Planning Statement under '3. Additional hedge, access path and adjustment of building position' and '2. Details of hard and soft landscape works' either before occupation or within 3 months of the first occupation of the building.
 - 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 and to enhance biodiversity in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2 and E5.
- 4. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted other than the proposed fence post holes shall remain wholly outside the root protection areas of adjacent trees as shown in document KS 16 (Issue 2), 'Tree Statement' submitted as part of application 18/02874/FULLS.
 - 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. Within the first 3 months of any part of the development being brought into use a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include measures to improve and encourage the use of sustainable transport. The travel plan shall include details of when these measures will be introduced. To support the promotion of the use of sustainable modes the travel plan shall also include: how the travel plan will be managed; targets aimed at lowering car use, particularly single occupancy trips from/to the site; a program for monitoring the travel plan and its progress and how the travel plan and its objective of encouraging the use of sustainable transport will be implemented. The approved travel plan shall thereafter be retained throughout the lifetime of the development.
 - Reason: To comply with sustainability objectives in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.
- 6. Details of all external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. Development shall be carried out in accordance with the approved details

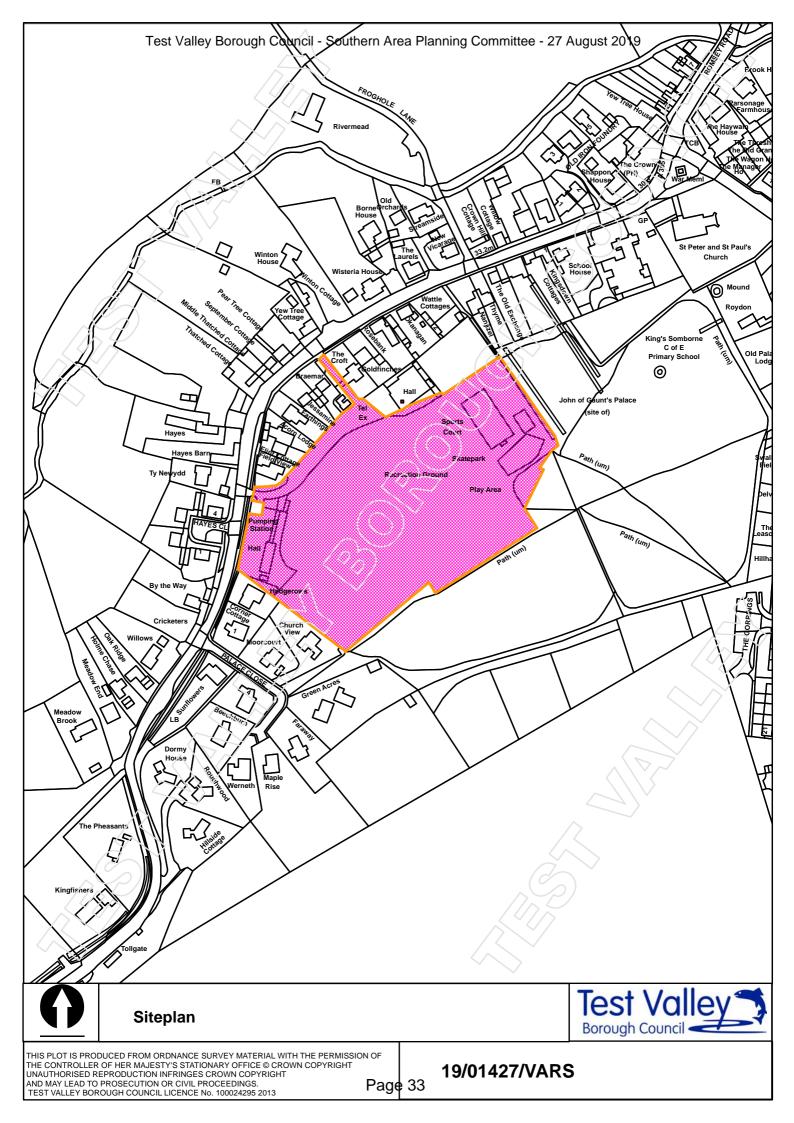
- Reason: To safeguard the amenities of the area and/or in the interests of road safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.
- 7. Notwithstanding the submitted details, no external plant or equipment (including air conditioning units) shall be installed until full details of the plant or equipment including their location have been submitted to and approved in writing by the Local Planning Authority. The external plant or equipment shall installed in accordance with the approved details and any measures required by the Local Planning Authority to minimise noise from the plant or equipment shall be completed prior to the same being brought into use and thereafter retained.

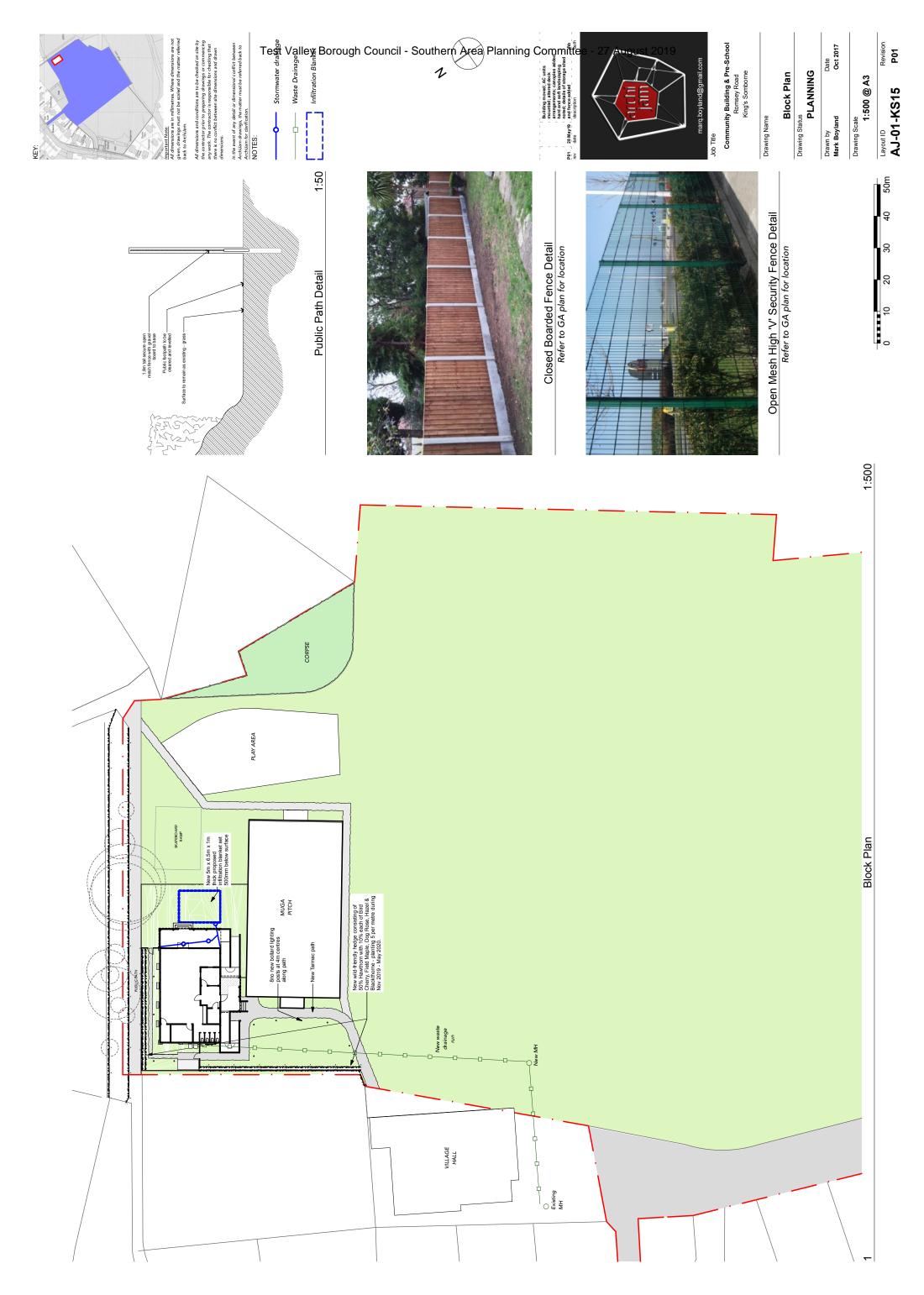
Note - Information to be submitted shall include a detailed specification of the plant to be installed including an expected noise level at 1m from the equipment, the exact location of the proposed plant, the distance(s) to the nearest noise sensitive property including gardens, the hours of use and any appropriate remedial measures to reduce the potential for noise, likely to affect nearby residential properties at any time. The applicant should be aware that following the submission of the information, the LPA may require further acoustic control measures to be implemented. Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 8. The building hereby permitted shall not be used for a pre-school purpose unless or until full details of the acoustic treatment of the building have been submitted to and approved in writing by the Local Planning Authority. The acoustic measures installed in the building, and which are specifically identified in the approved details, shall be maintained in accordance with the approved details in perpetuity.
 - Reason: To minimise the effect of noise generated internal to the building on the living conditions of neighbouring properties, in accordance with Policy E8 of the Test Valley Borough Revised Local Plan (2016).
- 9. The development shall not be occupied until space has been laid out and provided for the parking of vehicles 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.
- 10. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
 - TBC on submission of amended plans.
 - Reason: For the avoidance of doubt and in the interests of proper planning.

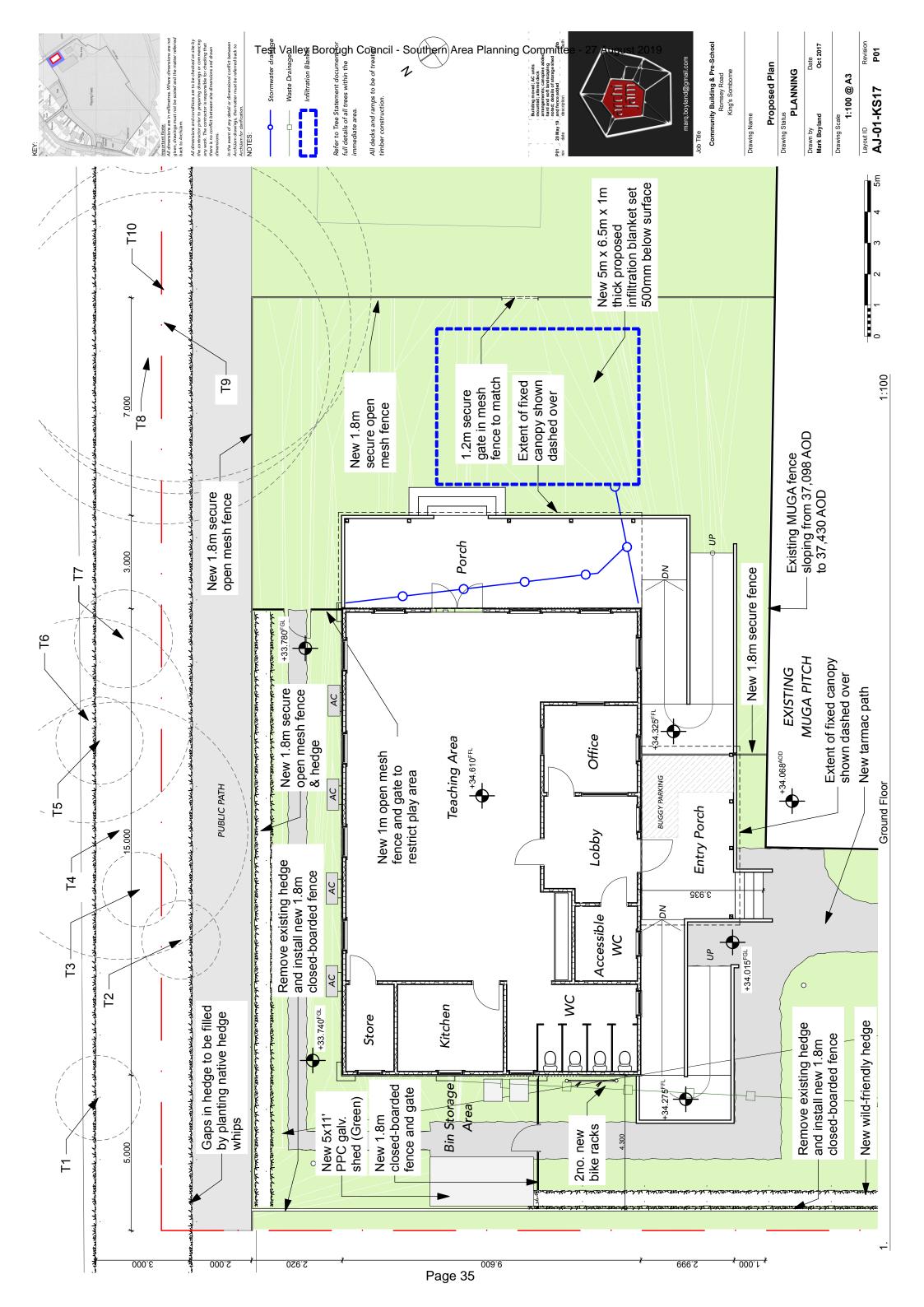
Notes to applicant:

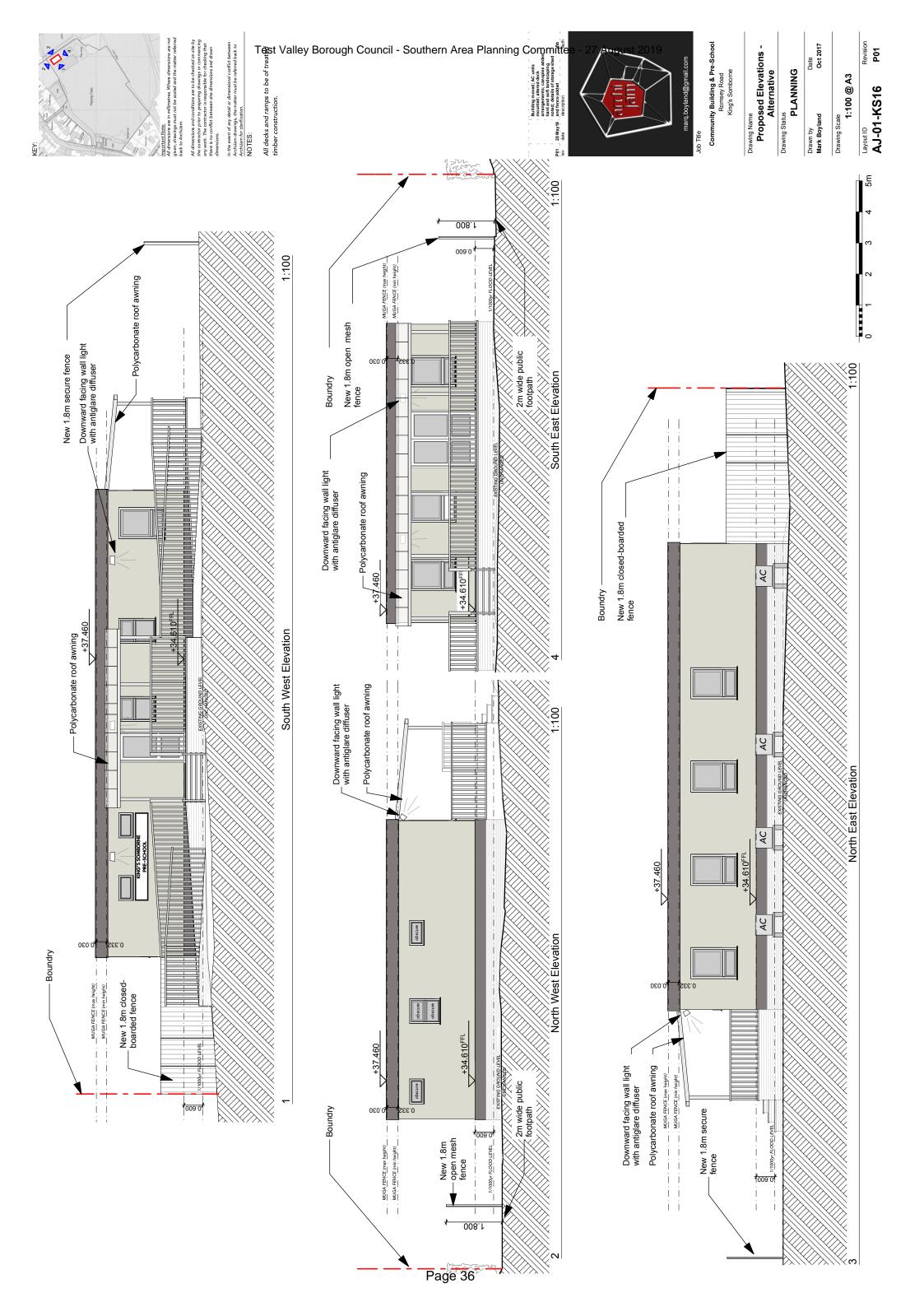
- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering 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 proposed development would be in close proximity to and involve the removal of hedgerow that may support nesting birds. **Nesting Birds are protected by the Wildlife and Countryside Act** 1981. It is illegal to intentionally or recklessly kill, injure or take any wild bird; to take, damage or destroy any nest while it is in use or being built or to take or destroy a wild bird's egg. It is highly advisable to carry out the hedge removal/building works within 5 metres of any hedgerow outside of the bird nesting season, which is generally considered 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 during this period then a thorough, careful and quiet examination of the vegetation within 5 metres of the works must be carried out before work starts. If occupied nests are present then work must stop and building work recommence once the nest becomes unoccupied of its own accord.
- 3. Trees adjacent to the access to the site from the A3057 Romsey Road are protected by virtue of their location in the conservation area or by a Tree Preservation Order (TPO). It is advised that any tree works required to allow access to bring the building onto the site would need to form part of tree works application and/or notice which would need to be submitted to the Local Planning Authority. Such applications can take up to 6-8 weeks to be considered.





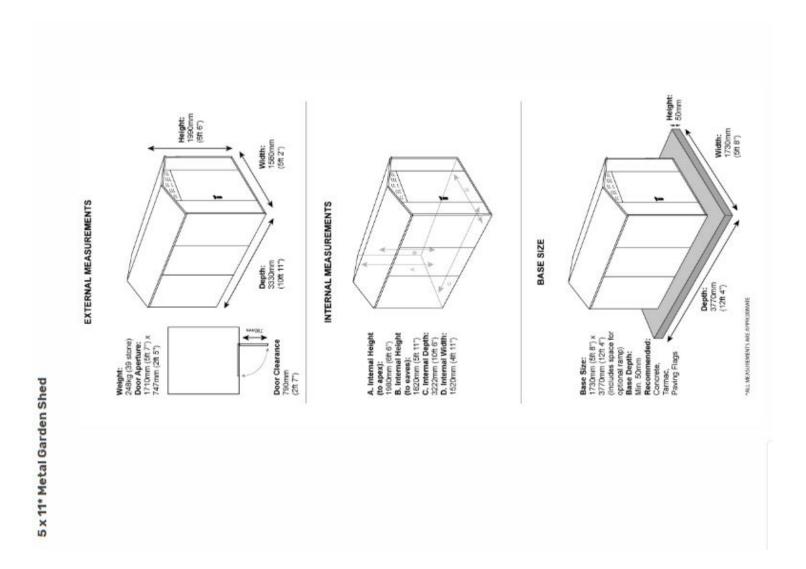
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ITEM 8

APPLICATION NO. 19/01117/FULLS

APPLICATION TYPE FULL APPLICATION - SOUTH

REGISTERED 20.06.2019

APPLICANT Mr Harry Hutchinson

SITE Yew Tree Farm, Yewtree Lane, Nursling, SO16 0XU,

NURSLING AND ROWNHAMS

PROPOSAL Change of use from B1(a) Offices to B1(a) Offices,

B1(b) Research and Development, and D1 Non-

residential institutions

AMENDMENTS Additional information received 30.07.2019

CASE OFFICER Mr Paul Goodman

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 The application is presented to Southern Area Planning Committee because it is contrary to the provisions of an approved Development Plan or other statement of approved planning policy, adverse third party representations have been received and the recommendation is for permission.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 Adanac Park is a 29 hectare site located to the east of the M271 and extends in a southerly direction from the Nursling Street to adjoin Brownhill Way from which vehicular access is taken. The site is separated from the M271 by mature hedgerow planting and, with the exception of the presence of the Ordnance Survey, is predominately laid for grazing. The wider site also includes land to Yew Tree Farm and Bargain Farm (both listed buildings). To the east of Adanac Park sits Home Covert (a Site of Importance for Nature Conservation) and the residential areas of Hillyfields and Nursling.
- 2.2 This site is a 7.66 hectare plot (previously referenced as AP3) which sits towards the north of Adanac Park. The land was historically used for gravel extraction but was last used as semi-improved grassland for horse grazing. The land gently rises as the site extends eastwards. Beyond the site to the north sits the parcel referenced as AP2, with parcel AP4 sitting parallel to the southern boundary.
- 2.3 Vehicular access, which is shared with AP4, has been constructed in accordance with the previous permission. All pre-commencement conditions have been approved and the construction commenced in accordance with those conditions. However works have not commenced on any of the new buildings.

3.0 **PROPOSAL**

3.1 The application proposes a change of use of the permitted buildings from B1(a) Offices to B1(a) Offices, B1(b) Research and Development, and D1 Non-residential institutions.

4.0 **HISTORY**

- 4.1 **14/00137/FULLS** Internal and external repair, restoration and alterations to farmhouse including change of use from residential to business floor space (B1), erection of 2,953 sqm of new business floor space (B1) together with associated works including drainage, car parking, access and landscaping. Appeal Allowed 09.03.2016.
- 4.2 14/00148/LBWS Internal and external repair, restoration and alterations to farmhouse including change of use from residential to business floor space (B1), erection of 2,953 sqm of new business floor space (B1) together with associated works including drainage, car parking, access and landscaping. Consent 05.12.2014.
- 4.3 **08/02996/FULLS -** Internal and external repair, restoration and alterations to farmhouse and extension to farm house to provide meeting room space for adjacent new development of Class B1 Business Units and associated works. Permission 07.04.2009.
- 4.4 **07/02872/OUTS** - Outline planning permission with all matters (i.e. layout, scale, appearance, access and landscaping) reserved for subsequent approval for that part of the application site shown hatched green on drawing number APP/001/BARW002/Rev D. Demolition of Adanac Farmhouse, site preparation works and the erection of up to 59,118 sq. m of Class B1 offices, research and development and manufacturing premises for occupation by a small number of large space users together with car parking, landscaping, drainage and access roads (including spine road to the north of Plot 4). Outline planning permission with no matters reserved for subsequent approval for the new roundabout at the point of entry into the site from Brownhill Way and the spine road up to the northern edge of the wildlife corridor on Plot 4, the adjacent landscape works and the temporary haul road and the closure of Redbridge Lane between the proposed spine road and Brownhill Way, as shown on the General Layout Parameter Plan and the relevant detailed drawings submitted for approval. Outline planning permission with no matters reserved for subsequent approval for that part of the application site shown as Plot 4 on the General Layout Parameter Plan for the following development. New Class B1 Head Office building (16,409 sqm.) with ancillary cycle, refuse storage and electricity transformer building together with a Children's Nursery (308 sqm.) with associated access, car parking, drainage and landscape works. Permission granted 16 June 2008.

5.0 **CONSULTATIONS**

- 5.1 Planning Policy & Transport (Policy) Comment;
 - Consider condition to limit the scope of permitted uses within Class D1.
 In the context of supporting information which refers to medical use, the
 hospital appeal (on the adjoining site to the south Plot AP6) and scope
 of uses that fall within the definition of 'main town centre uses', it is
 considered appropriate not to allow for a open Class D1 permission.
- 5.2 **HCC Highways –** No objection.
- 5.3 **Planning Policy & Transport (Conservation) –** No objection.
- 6.0 **REPRESENTATIONS** Expired 22.07.2019
- 6.1 Nursling & Rownhams PC Objection;
 - The previous successful application for this site (14/00148/LBWS) included plans for circa 95 car parking spaces. On the form for this application the applicant has answered no to the question is vehicle parking relevant to this application form. No different plans in relation to car parking have been submitted.
 - B1 (a) Offices require 1 space/30 sq. metres so with the approved building footprint being 2,953m2 then 98 spaces are required three more than permission was granted for. The wide range of D1 non-residential uses differs from 1.5 spaces/full time staff in an educational establishment, five spaces per consulting room for a health centre or clinic plus spaces as per B1(a) use and one space per 10 sqm of open hall. The exact use and size requirement for D1 use has not been specified and, therefore, the Application should not be permitted thus opening up all classes of D1 use to be available.
 - The applicant is vague about possible uses for the premises, but we believe that granting permission for D1 use is not appropriate as there are not enough car parking spaces for many of the uses permitted. The Transport Assessment provided only considers the traffic impact between 08:00- 09:00 and 17:00- 18:00. If permission for D1 use was granted then, whilst peak-time traffic may be reduced for commuting staff, there would be more traffic throughout the day for uses such as a health centre or clinic. Therefore, the Transport Assessment needs to be amended and re-submitted.

7.0 **POLICY**

- 7.1 **National Planning Policy Framework 2019** National Planning Policy Framework.
- 7.2 **Test Valley Borough Local Plan 2016** COM2 (Settlement Hierarchy), E1 (High Quality Development in the Borough), E2 (Protect, Conserve and Enhance the Landscape Character of the Borough), E5 (Biodiversity), E9 (Heritage), LHW4 (Amenity), T1 (Managing Movement), T2 (Parking Standard), LE6 (Land at Adanac).

8.0 PLANNING CONSIDERATIONS

The application seeks to widen the use of the previously approved buildings. No physical alteration to the scheme is proposed and as a result the main planning considerations are the principle of the change of use and the impact of the changes on the highways impact.

8.1 Principle of development

The application site is situated within the settlement boundary of Nursling and Rownhams and is allocated under Policy LE6 (Adanac Park) for development of for office/research/manufacturing (Class B1) and exceptionally support facilities.

Policy LE6 also requires development to be designed to a high standard to respect the characteristics of the site, including its existing development and neighbouring land uses; and provide appropriate improvements to the transport network. Policy LE10 requires the retention of employment land and strategic employment Sites. The sites is identified for employment use and defined as a Strategic Employment Site (Annex E of the TVBRLP).

- The principle of office development was established under a previous planning permission (08/02996/FULLS), with the current planning permission (14/00137/FULLS), which has been implemented through commencement, although not completed, allowed on appeal following an inquiry, on 9 March 2016.
- 8.3 The application is limited to the change of use only, which would expand the permitted uses under application 14/00137/FULLS from Class B1a only, to additionally include Classes B1b (Research and development) and D1 (Non-residential institutions). The supporting information states that the actively marketed for office use since 2009 without a user coming forward. Whilst no specific details on the nature and extent of the marketing have been provided it is evident that the application has been allocated in successive local plans and has benefited from outline permission since 2007 without sufficient interest resulting in development being carried out.
- 8.4 The current applicant (Oceanic Estates) recently took ownership of the majority of the wider Adanac Park and has brought forward the land to the north of the Ordnance Survey with works having recently commenced on a mixed office and light industrial development. With regard to the current site the proposed change of use seeks to provide greater flexibility in the mix of permitted uses in order to increase the attractiveness of the site to a wider range of potential occupiers. The supporting information indicates that there has been an increase in market demand from companies requiring building that can accommodate research and development (Class B1b) and medical (Class D1) uses, which often require a proportion of office use, but require the flexibility of a shell fit out. The conclusion being that the proposed flexibility will help attract high tech and medial use occupiers which will enable the development to be completed and occupied. The supporting statement indicates recent enquiries have been received from a fertility company and hi-tech research and assembly enterprise.

- 8.5 Policy LE7 allows for uses within Class B1 and therefore an expansion of uses to include Class B1b complies with the policy and is acceptable in principle. As a main town centre use any Class B1a office development is subject to both a sequential assessment and impact assessment as required by the NPPF and Policy LE11. However the extant planning permissions have already established the principle of Class B1a development of the site.
- 8.6 With regard to Class D1 use, an appeal (10/02614/OUTS and PINS 2152433) was allowed in 2011 for a hospital at Adanac for Class C2 and/or Class D1 use (on the adjoining site to the south, Plot AP6), which is a material consideration.
 - That permission has lapsed, however this decision is of relevance as the Inspector considered such a health development was an appropriate use to be located on a business park on the basis of the evidence presented at the time, and would not prejudice the continued delivery of the remainder of the wider Adanac site for its allocated Class B1 use. This was however with specific regard to a medical Class D1 use and therefore does not mean that other uses within Class D1 would in principle be appropriate.
- 8.7 Use Class D1 (Non-residential institutions) covers numerous uses including health centres and clinics and would include such use as the fertility clinic described above. Such uses would retain significant employment levels and office type support services. However Class D1 also covers limited employment type uses such as museums, public halls, places of worship etc. Such uses would likely not be considered acceptable on a strategic employment site and as a result a restrictive condition is applied limiting D1 uses to health related types subject to the prior approval of the Local Planning Authority.
- 8.8 The site is allocated for Class B1 uses as is identified in the Test Valley Borough Revised Local Plan 2016 (TVBRLP). The development proposed in the application submission is expands the uses to include Class B1b business floor space and this complies with Policy LE6. The expansion to include D1 uses represents a departure from Policy LE6. However such uses would continue to represent economic and employment benefit and, subject to a restriction preventing wider D1 uses, is considered to represent an appropriate departure from local plan policy and is therefore acceptable in principle.
- 8.9 Character, Appearance and the Setting of the Listed Building
 As is noted above Policy LE6 requires that the development is designed to a
 high standard to respect the characteristics of the site, including its existing
 development, and neighbouring land uses. However the change of use
 application proposes no alteration to the design of the buildings approved by
 the Inspector.
- 8.10 A listed building is located within the site (Yew Tree Farm Grade II Listed), which is a planning constraint and a material consideration to achieving an appropriate type and form of development. As a designated heritage asset, development should be considered in the context of the impact on the listed building and its setting.

These matters were addressed by the Inspector and there is no change to the extant permission proposed. As a result the change of use application is considered to have no significant impact on the setting of the listed building.

8.11 Highways

The application is supported by an assessment of the traffic generation of the proposed uses compared to the extant office permission. In summary B1a use is the highest traffic generator and the introduction of B1b and D1 uses would only reduce the number of trips generated during peak periods. The Parish Council has raised concern that the submitted information only refers to the peak am/pm times and that a clinic use would generate different traffic patterns during the day.

Whilst it is accepted that D1 uses would likely generate a more even distribution of movements the peak times are used to assess the maximum number of movement and as a result the required capacity of highways junctions. Outside of peak times the trip movements would remain below the network capacity. In this case the highways improvements, based on the higher trip generating office use, have been provided at Adanac Road and the M271 junction.

- 8.12 The Highways Officer has raised no objection and has commented that an interrogation of the TRICS database has been used to derive trip rates for B19b.
 - Research and Development as well as for D1 (clinic) use. The TRICS data has been supplied and the data is considered to representative. The trip rates would confirm that a proposed mixed-use site would generate a lower level of traffic generation compared to a 100% site use for B1 (office).
- 8.13 The Parish Council has also raised concern that unrestricted D1 uses could generate a level of parking requirement in excess of the number provided by the extant permission. Whilst some D1 uses e.g. public halls etc. may generate higher levels of parking it is proposed to restrict the extent of D1 uses as sought in the parish response.
- 8.14 The application includes the provision for 101 spaces, based on the approved site plan which meets the requirement for a wholly B1a (office) development of 2,953m2. The Policy TRA02 parking standards require 1 space per 30m2 of B1a which equates to this would be 99 spaces (rounded up from 98.4) for 2,953m2 of B1a development. B1a office is typically a higher trip generator per unit of floorspace compared to clinics or medical centres and it is therefore considered that if the proportion of B1a floorspace at the site decreased, resulting is a lesser demand for parking from the B1a, the subsequent available parking would accommodate any B1b and D1 uses which generate less trips.
- 8.15 The required restrictions would ensure that vehicle movements do not exceed the capacity of the highways improvements that have been secured and constructed in the vicinity. As a result the proposed change of use is considered to have no significant detrimental impact on highways of pedestrian safety.

8.16 Previously Applied Conditions

Some (3, 4, 5, 6, 10, 11, 12 & 14) of the conditions applied to application 14/00137/FULLS have been approved. Those conditions have been amended to require compliance with the approved details which have been submitted in supported of the current application. Those further conditions requiring the approval of further details or controlling ongoing use of the site remain relevant and necessary and have been reapplied.

8.17 **Legal agreement**

Planning permission under application 14/00137/FULLS was subject to a s106 legal agreement to secure a number of items. The most significant of which was the off-site highways improvements to the junction of Adanac Park/Brownhill Way and the M271 junction.

Those highways improvements have been provided and as a result that element of the agreement is no longer relevant. However there are a number of items (Upskilling, Public Art, Redbridge Lane Controlled Parking Zone, Adanac Park Signage contribution & Travel Plan) that remain outstanding. As a result it is necessary to secure variation of the previous s106 agreement to reflect the current application and secure the outstanding obligations.

9.0 CONCLUSION

- 9.1 The proposals comply with Policy LE6 in relation to the B1a and B1b uses. The D1, subject to a restriction is considered an appropriate departure from local plan policy. In addition the economic and employment benefits of the development are a significant material consideration weighing in favour of the grant of permission.
- 9.2 No physical alteration to the extant permission is proposed by the change of use and therefore the proposed change has no visual impact over and above the extant permission.

10.0 **RECOMMENDATION**

Delegate to Head of Planning and Building for variation of s106 legal agreement attached to permission 14/00137/FULLS to reflect the current application and secure:

- Upskilling contribution
- Public Art Scheme/Contribution
- Redbridge Lane Controlled Parking Zone
- Adanac Park Signage contribution
- Travel Plan Obligations

Then PERMISSION subject to conditions and notes:

- 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 for shall be carried out in accordance with the approved plans as follows:

1001 (Location Plan)

2001 Rev C (Proposed Site Plan)

3001 Rev B (Proposed Ground Floor Plan)

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3002 Rev B (Proposed First Floor Plan)
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4001 Rev A (Block A Elevations)

4002 Rev A (Block B Elevations)

4003 Rev A (Block C Elevations)

4004 Rev A (Proposed Street Elevations 1)

4005 Rev A (Proposed Street Elevations 2)

5001 Rev A (Proposed Site Sections)

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

3. Development shall be undertaken in accordance with the approved schedule of materials and finishes as follows;

Facing Brickwork: Michelmersh Hampshire Cobham Blend Cedar Shingles (Wall hung and roof): Marley Eternit JB Shingles Timber cladding and Brise Soleil: Cedar

Aluminium window & door frames: Polyester powder coated colour RAL 7016

Project Metal Frames: Polyester powder coated colour RAL 7016 Rainwater goods: Polyester powder coated colour RAL 7016 External surfacing: refer also drawing DD236L01A

o H1: Tobermore Hydropave Tegula 'Charcoal' 240x120mm

o H2: Tobermore Hydropave Tegula 'Bracken' 240x120mm

o H4: Tobermore Fusion 'Graphite' 600x300mm

o H5: Tobermore Fusion 'Sandstone' 200x100mm

o H6: Coloured asphalt Natra Tex 'Cotswold'

o H7: Coloured asphalt Natra Tex 'Cotswold'

o H8: Coloured asphalt Natra Tex 'Oatmeal'

o H10: Tobermore Mayfair Flag 'Sandstone' 600x600mm

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) Policies E1 and LE6(a).

4. Development shall be undertaken in accordance with the approved cgms Archaeological Trial Trench Evaluation Report Ref:PR/24994 (October 2018).

Reason: The site is potentially of archaeological significance in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

- 5. Tree protection measures in accordance with Tree Protection Plan DD236 provided and retained for the duration of construction works. Reason: To prevent the loss during development of trees and natural features and to ensure, as far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan 2016.
- 6. Landscape works shall be carried out in accordance with the approved landscape plans DD236D01, DD236D02, DD236D03, DD236L01A, DD236L02B, DD236R01 and the Landscape Management Plan Ref: DD236.R01.

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) Policies LE6(a), E1 and E2.

- 7. The development hereby permitted shall proceed in accordance with the measures set out in Appendix 7 'Yew Tree Farm Bat Mitigation Strategy' of the Adanac Park, Nursling, Hampshire Supplementary Ecological Assessment (ECOSA, August 2014). The new bat roost features shall be maintained and retained in perpetuity.
 - Reason: to avoid impacts to bats, in accordance with Test Valley Borough Revised Local Plan policy E5.
- 8. In the event that contamination not previously identified is found at any time during construction works, the presence of such contamination shall be reported in writing to the local planning authority without delay and development shall be halted on the affected part of the site until a remediation scheme for dealing with that contamination has been approved by the local planning authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the local planning authority prior to the site being brought into

Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2006 policy HAZ04.

- 9. Prior to the first occupation of any part of the floor space hereby permitted any parking spaces identified within the development to serve that floor space, including disabled parking, shall be constructed, surfaced and laid out in accordance with the approved plans. The parking spaces provided shall be maintained at all times for this purpose.
 - Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T2.
- 10. Development shall be undertaken in accordance with the approved 'Proposed External Lighting Site Plan' Ref 520030-ELE-XX-XX-DR-EX-96001 Rev 1.
 - Reason: To prevent undue light pollution in accordance with Test Valley Borough Revised Local Plan (2016) Policies, E2, E5 E9 and AME04.
- 11. Development shall be undertaken in accordance with the approved Construction Management Plan Rev A (February 2019).

 Reason: In the interests of local amenities and of neighbouring properties in accordance with Test Valley Borough Revised Local Plan 2016 policies E8 and LWH4, to avoid, mitigate and compensate for impacts to biodiversity, in accordance with Policy E5 and in the interest of highway safety in accordance with policy T1.

12. Development shall be undertaken in accordance with the measures set out in the Paul Basham Yew Tree Farm Drainage Technical Note Ref: 072.5005/DTN/1 (December 2018) and plans 072.5005.001, 072.5005.003 Rev A, 072.5005.004, 072.5005.005, 072.5005.006 and 072.5005.007.

Reason: To ensure sure proper management of surface water in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

13. No development shall take place above DPC level of the development hereby permitted unless and until details of any proposed external plant and equipment have been submitted to and approved in writing by the local planning authority. Any measures required by the local planning authority to reduce noise from the plant or equipment shall be completed prior to the same being brought into use.

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

- 14. Development shall be undertaken in accordance with the measures set out in the Paul Basham Yew Tree Farm Drainage Technical Note Ref: 072.5005/DTN/1 (December 2018) and plans 072.5005.003 Rev A, 072.5005.004 and 072.5005.005.
 - 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.
- 15. Prior to the first occupation of any element of the new floor space hereby permitted the internal and external repair works permitted to Yew Tree Farm House shall be fully completed in accordance with the listed building consent Ref 14/00148/LBWS.

 Reason: To maintain the character and avoid damage to the listed building in accordance with Test Valley Borough Revised Local Plan

(2016) Policy E9.

16. Prior to the commencement of works referred to in Condition 15 above, a detailed repair schedule for the listed building shall be submitted to and approved in writing by the local planning authority. The detailed schedule will include detailed drawings where appropriate and consideration of any works to the roof as well as the internal structure to account for new loading requirements. The works shall be implemented in accordance with the approved schedule.

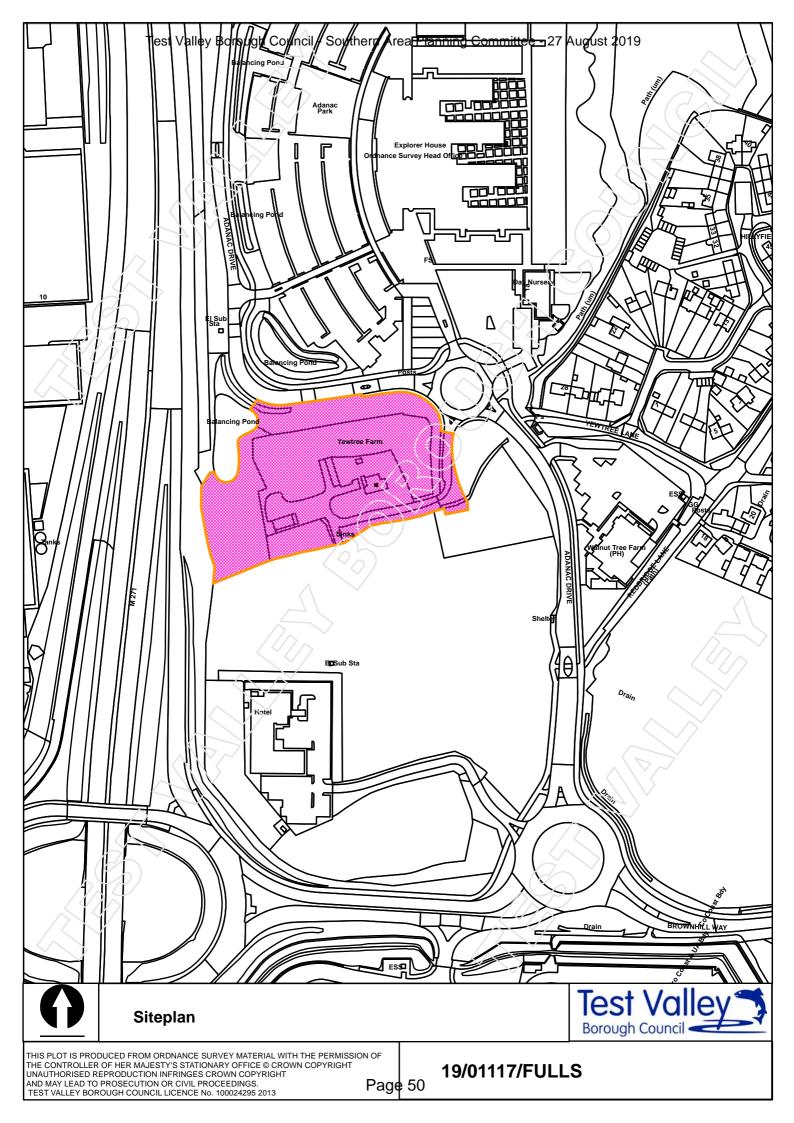
Reason: To maintain the character and avoid damage to the listed building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

17. The development hereby permitted shall be limited to B1a (Office) and B2b (Research and Development). Any D1 use shall be limited to medical/health uses and for no other use falling within Class D1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). No building hereby permitted shall be occupied for D1

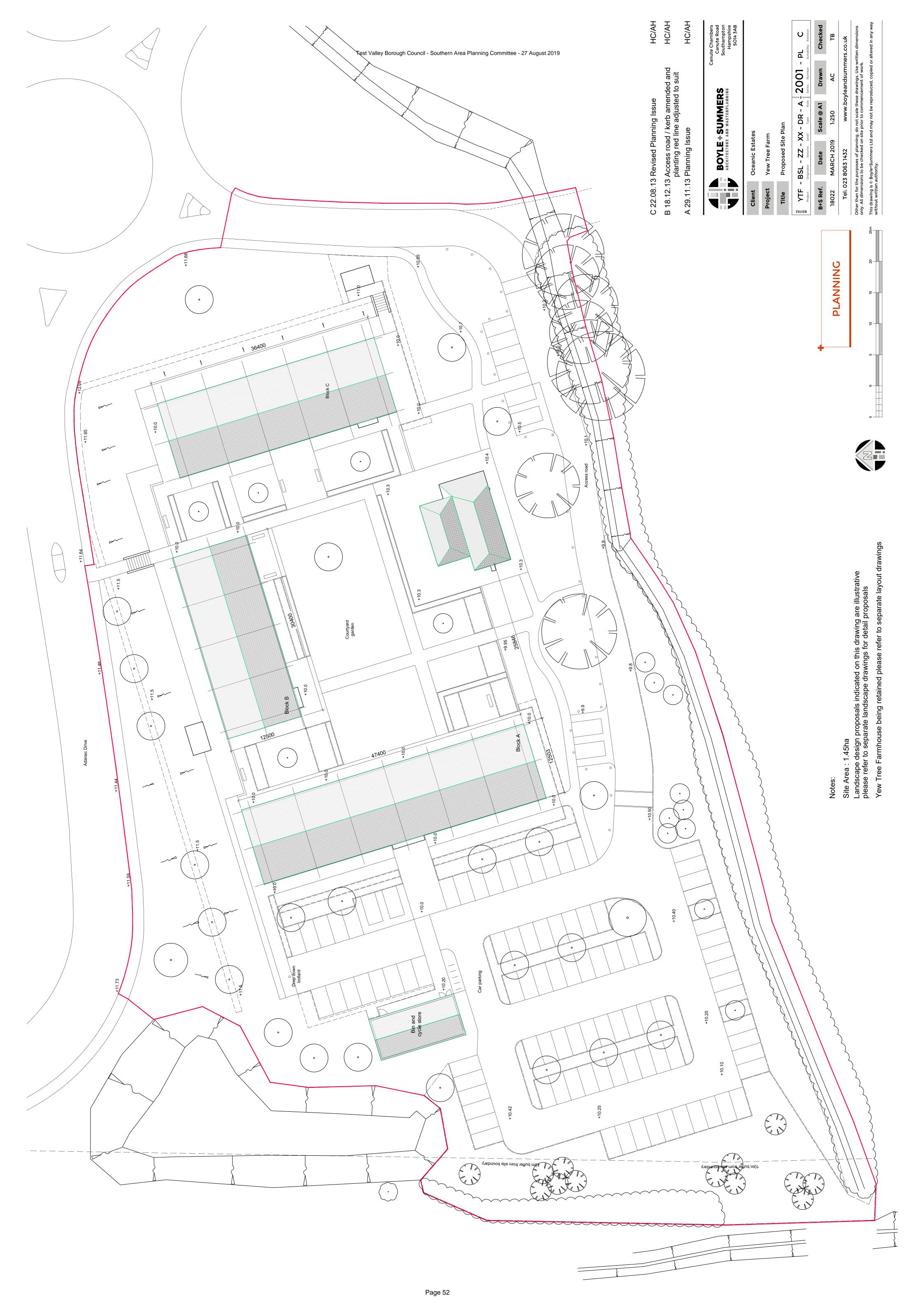
use without prior written approval from the local planning authority. Reason: To ensure the retention of employment uses on site and to ensure that vehicle movements and parking do not exceed the mitigated levels in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policies LE6, LE10, T1 and T2.

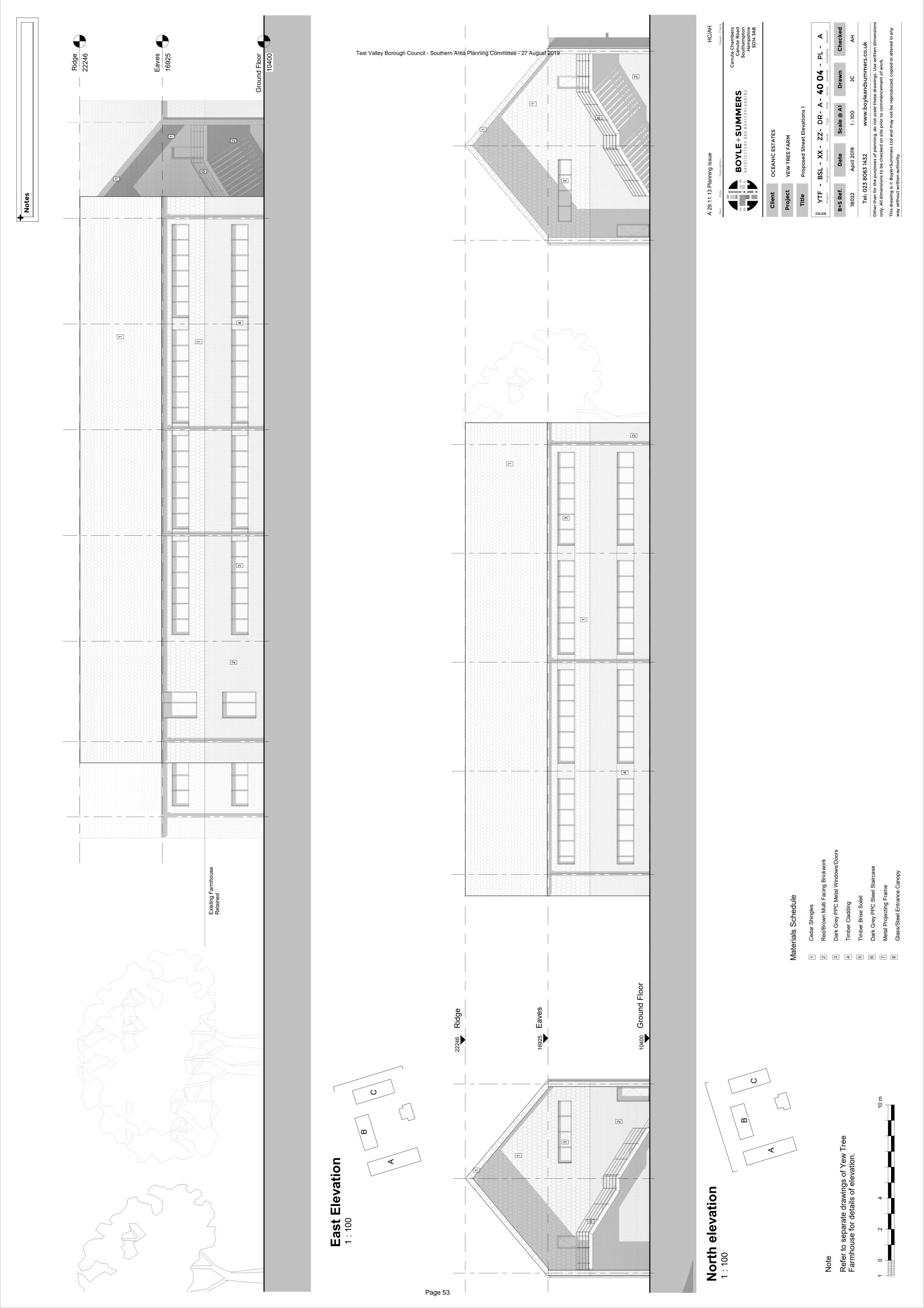
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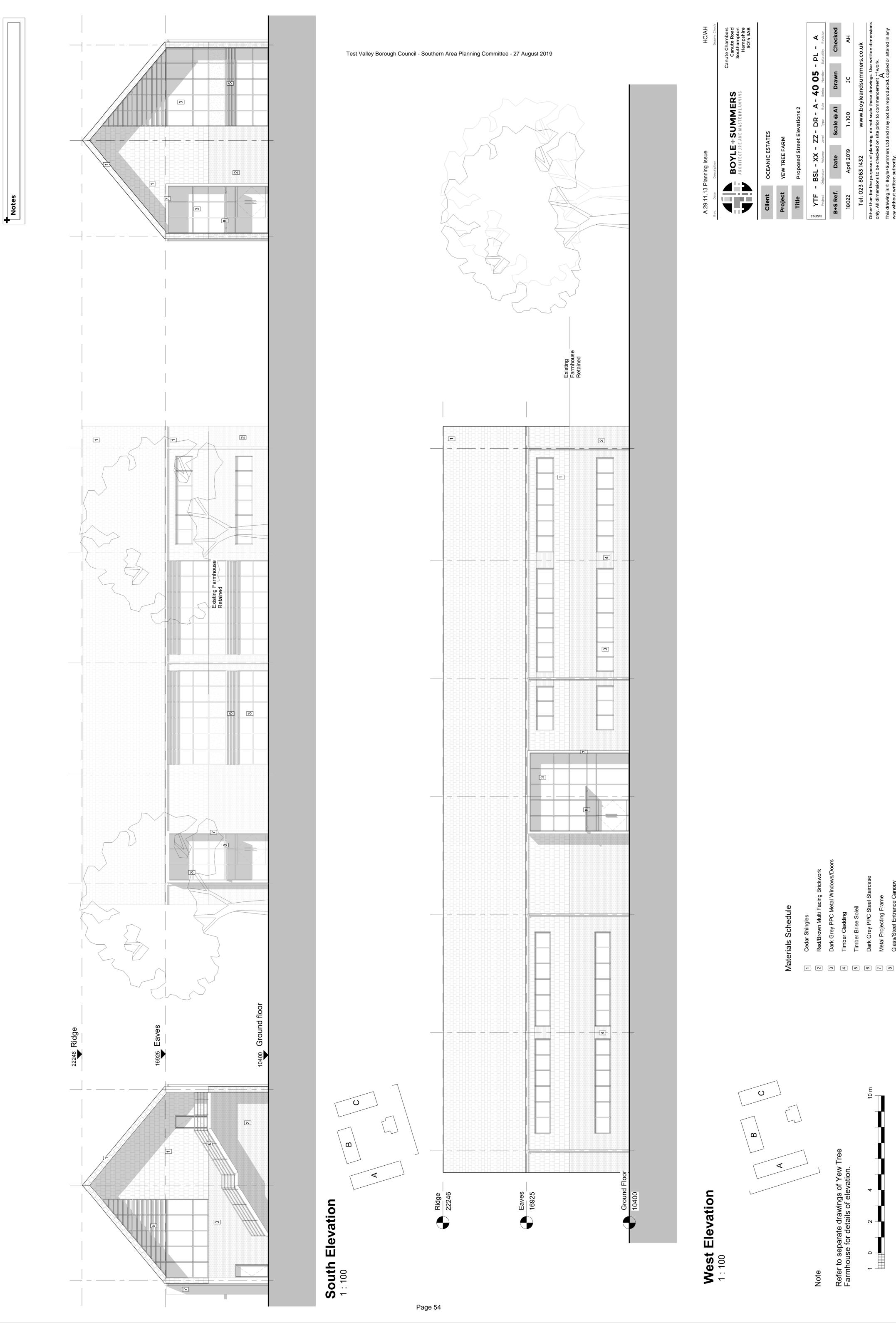
- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and 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.







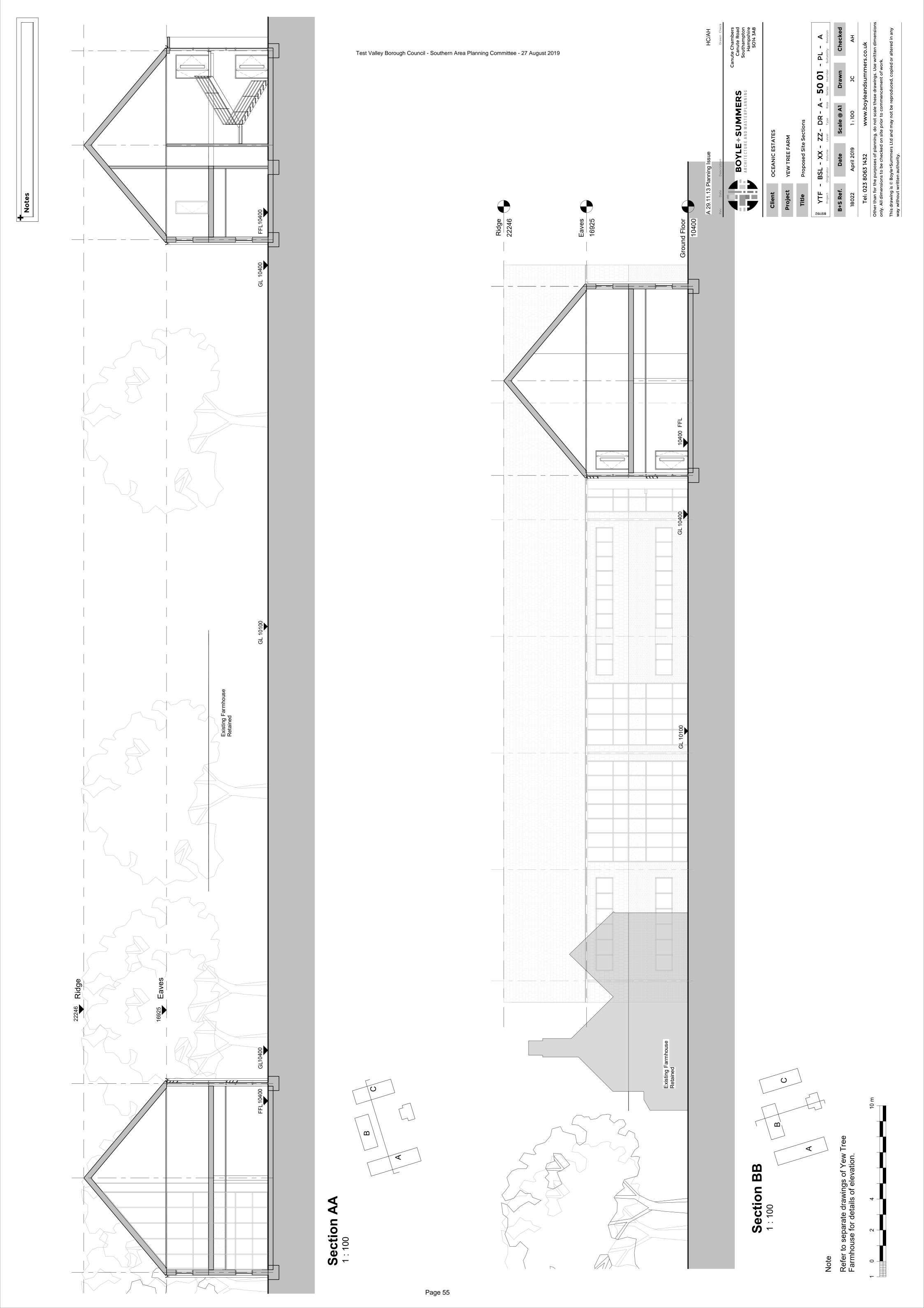


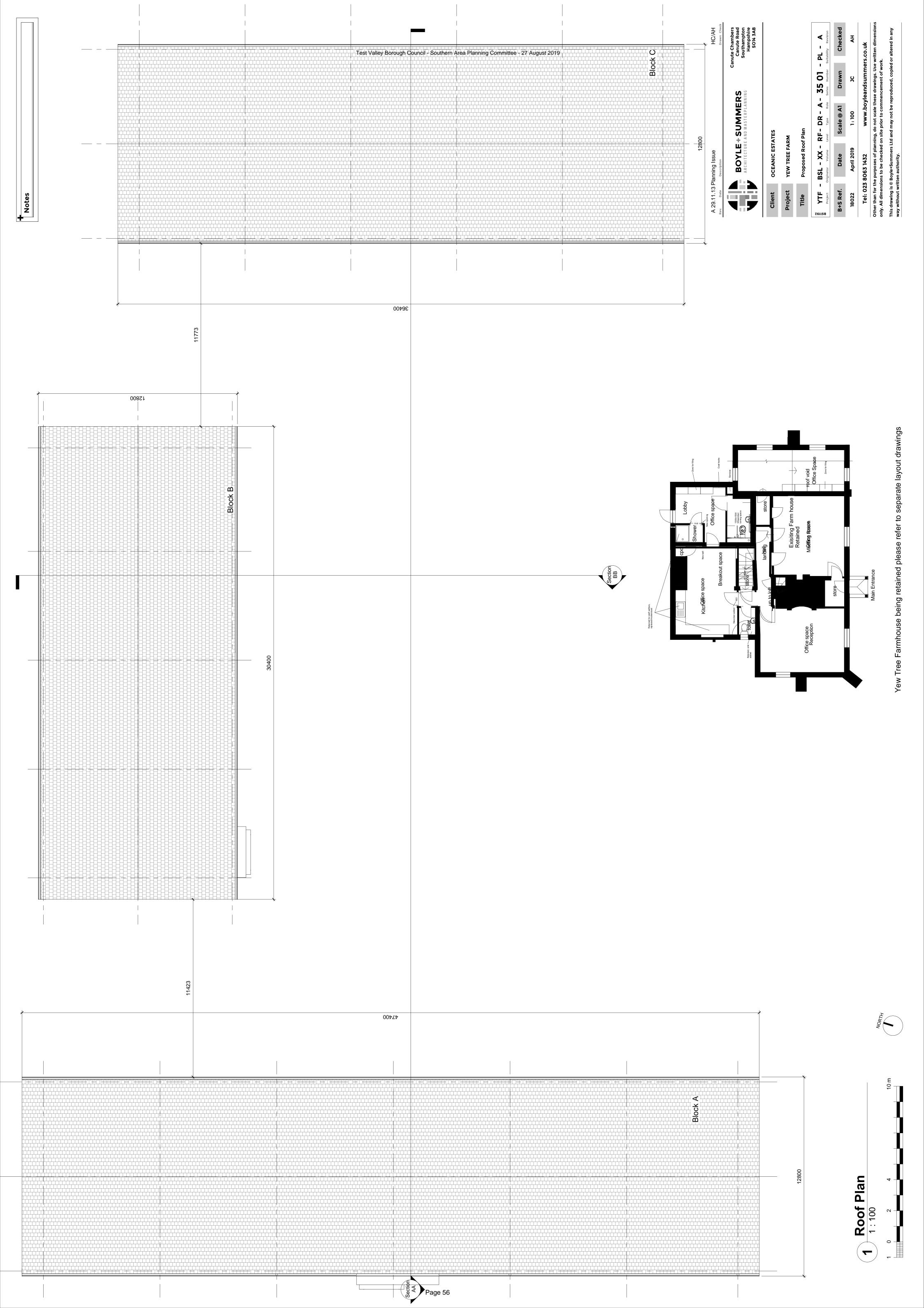


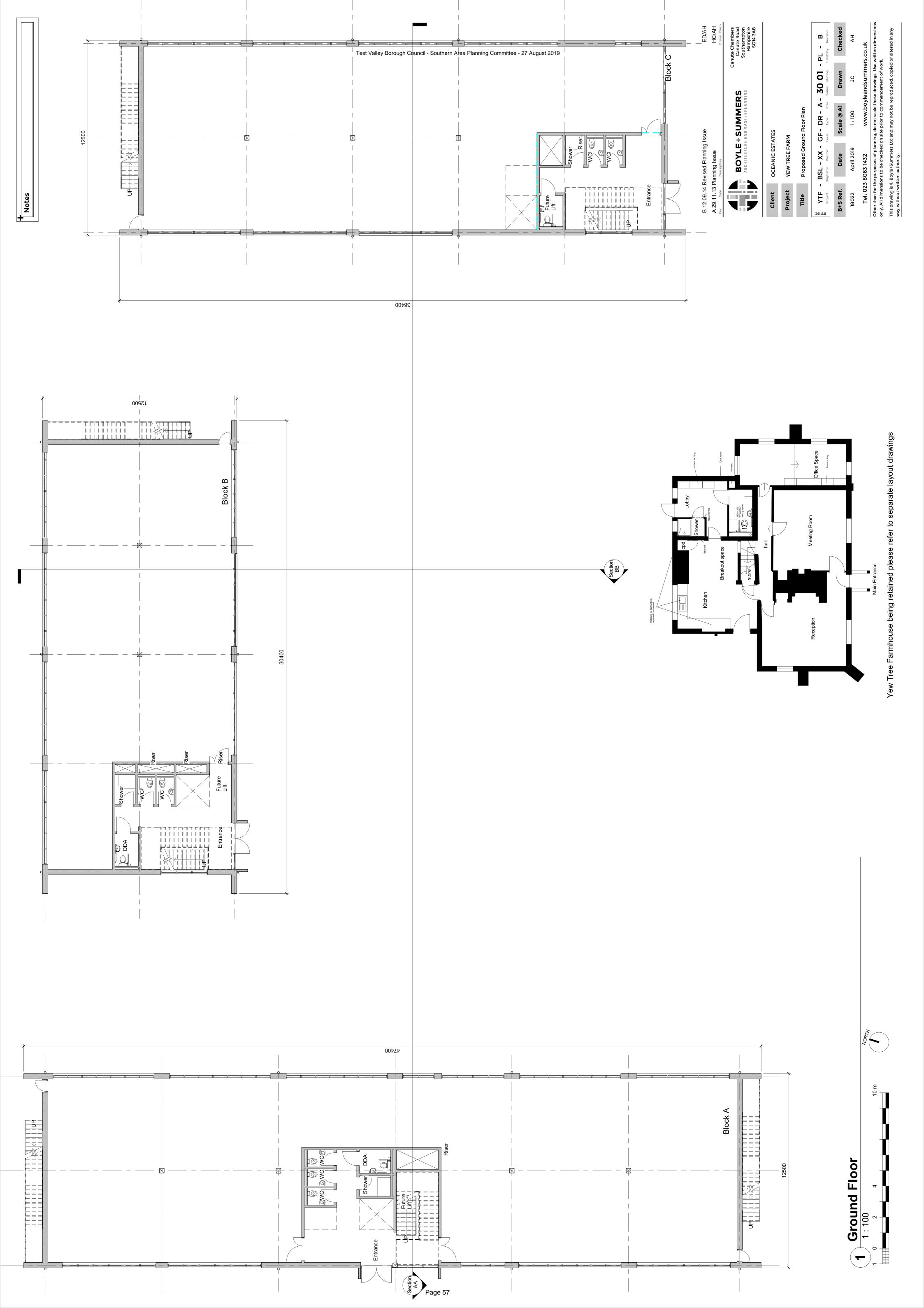
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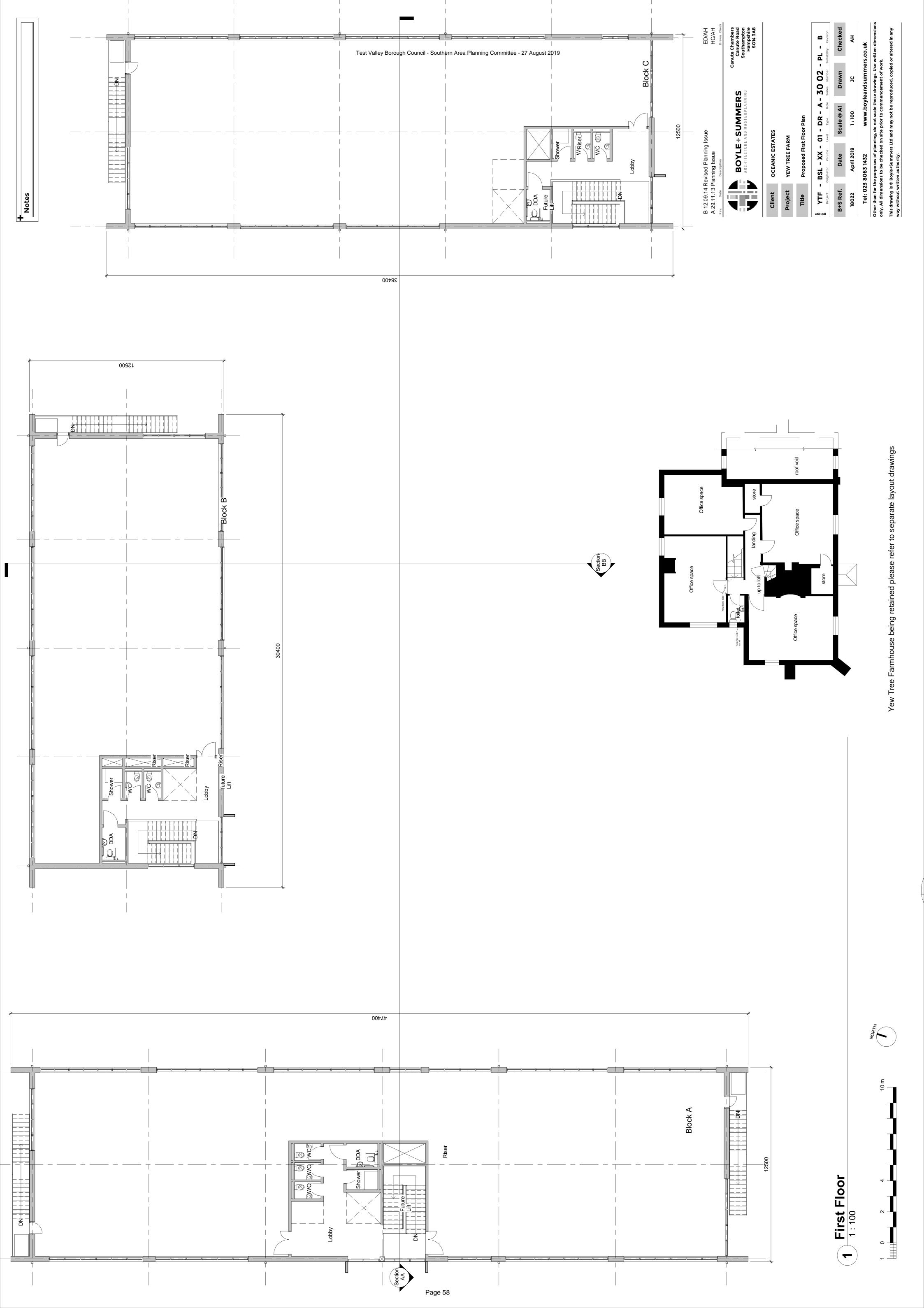
Timber Brise Soleil

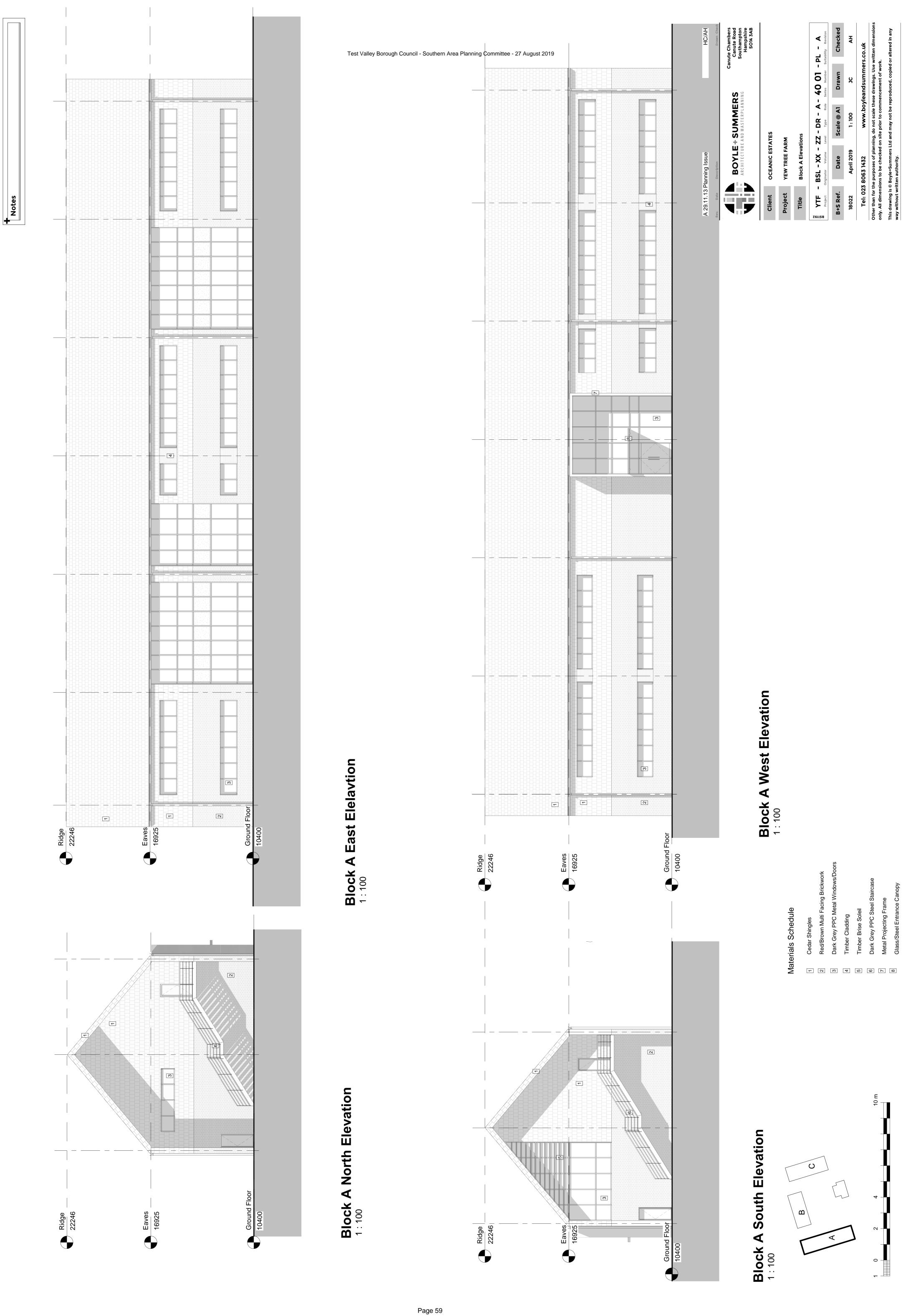
Metal Projecting Frame

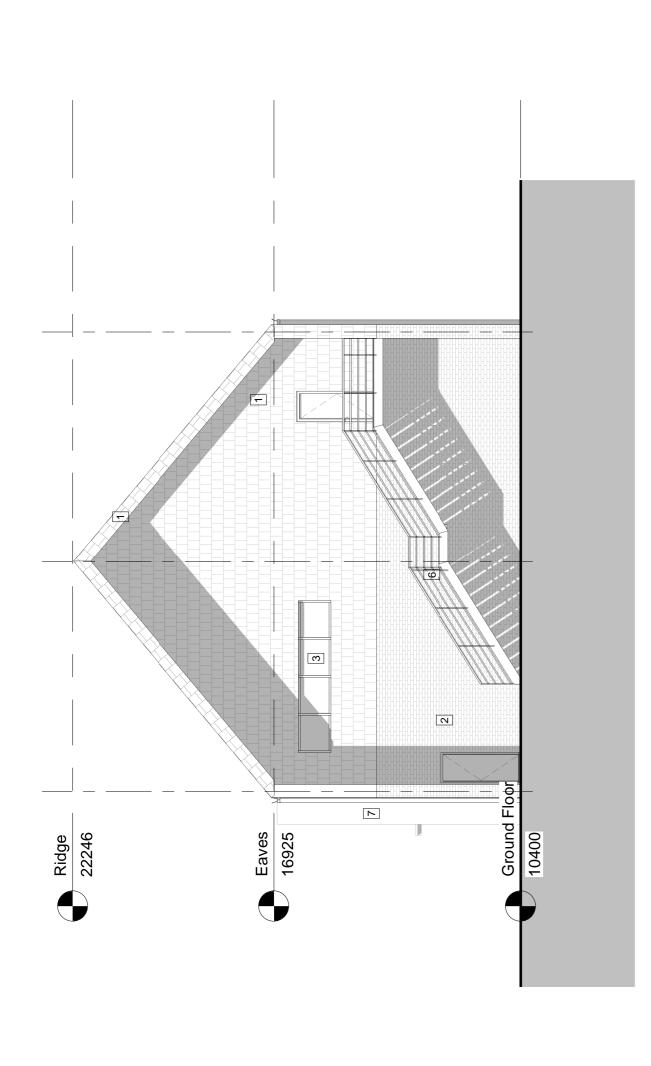




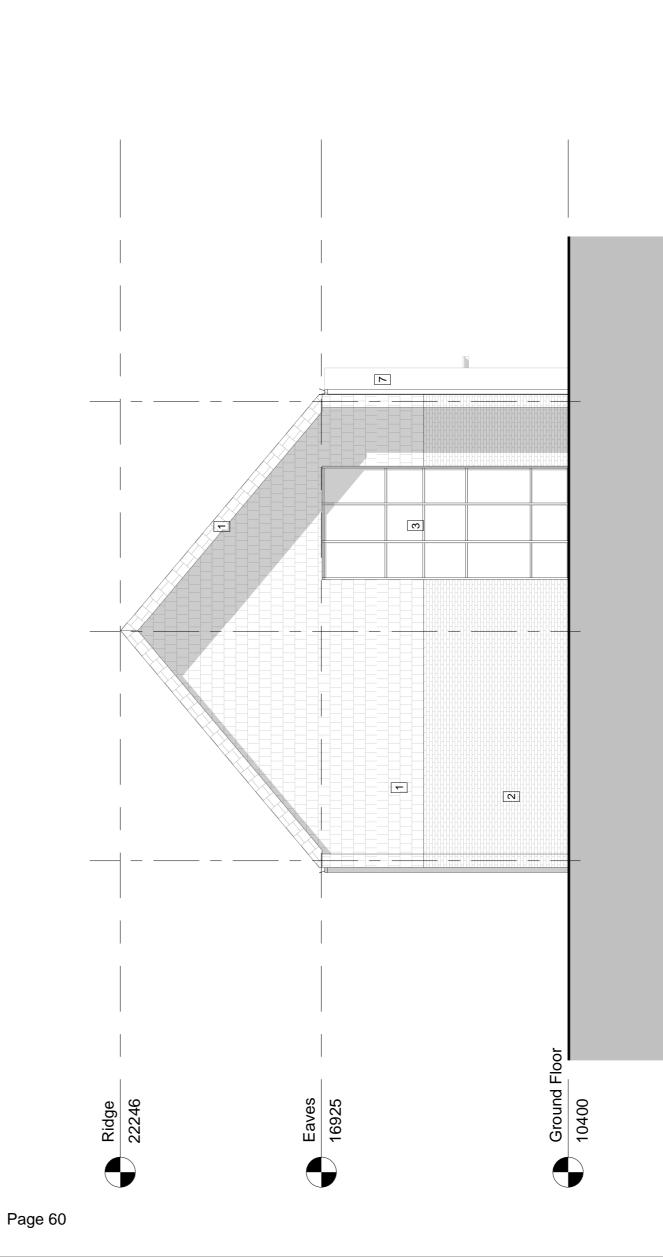




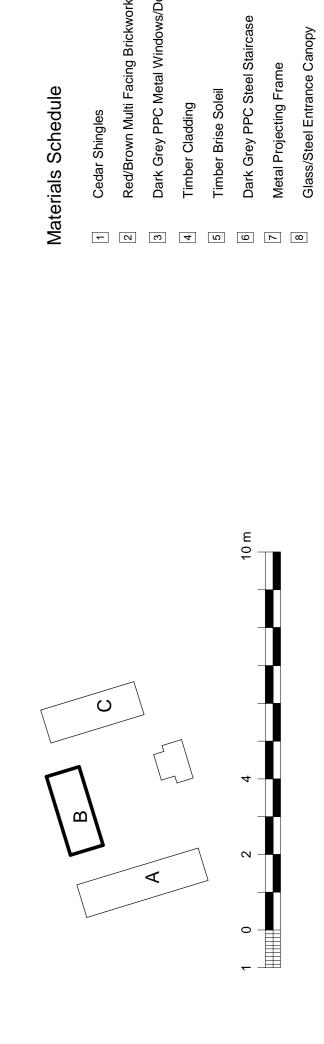


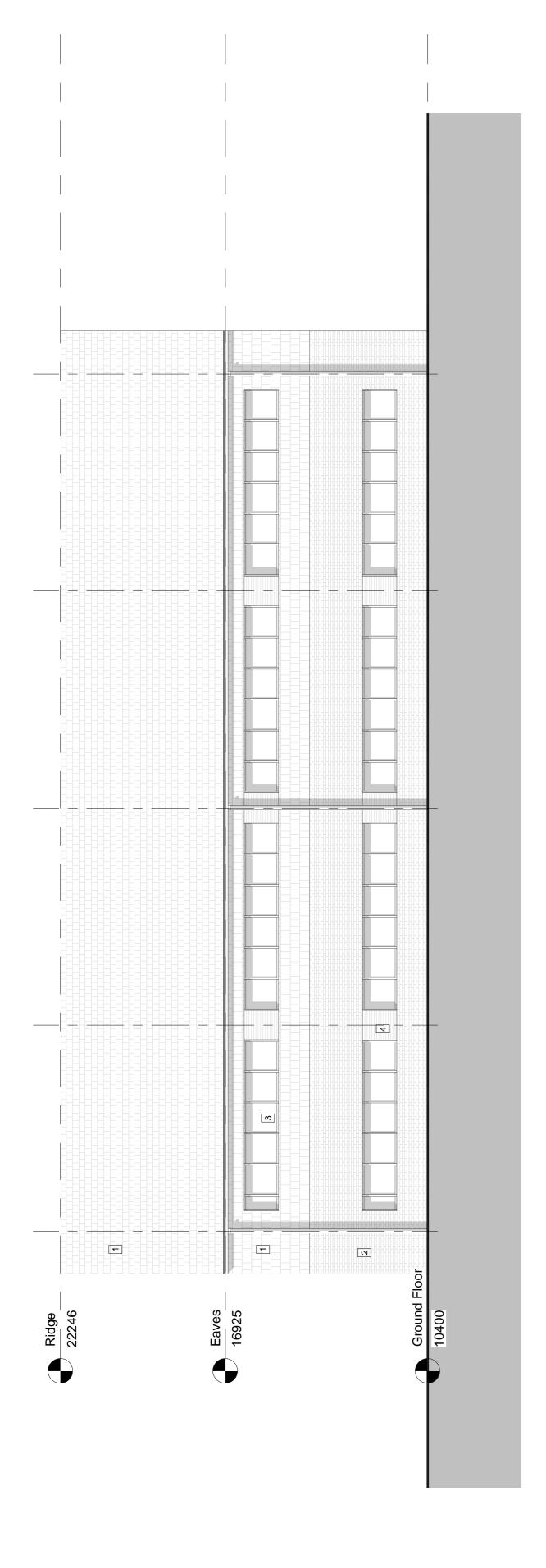


Block B East Elevation



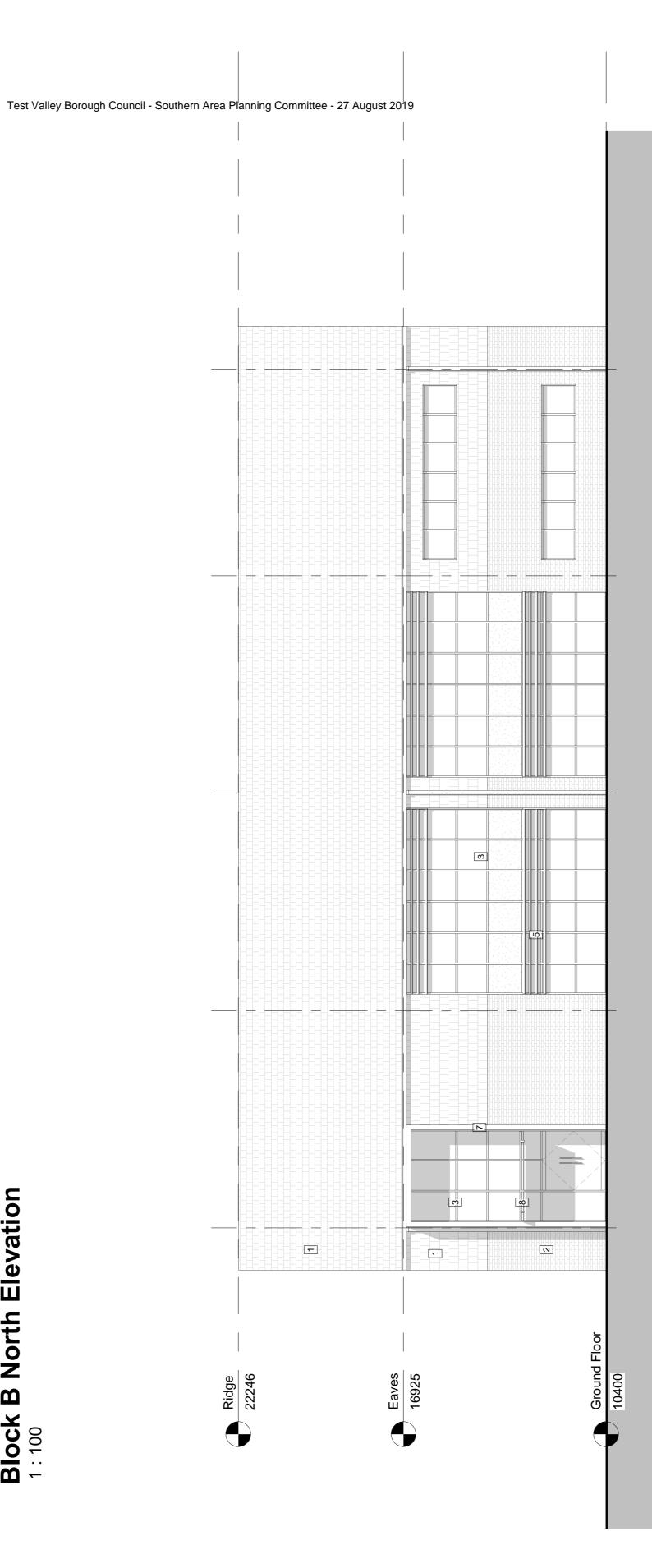
Block B West Elevation



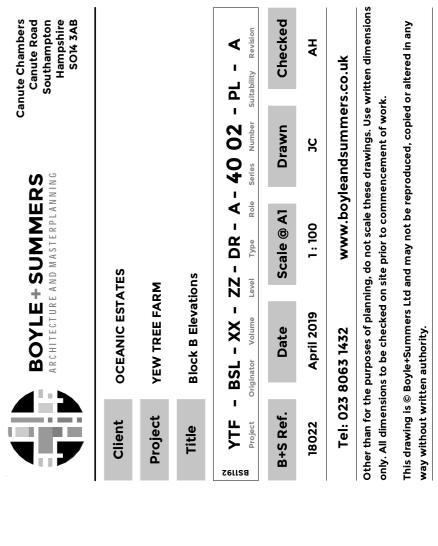


+ Notes

Block B North Elevation 1:100



Block B South Elevation



A 29.11.13 Planning Issue

