

Minutes of the **Northern Area Planning Committee**
of the **Test Valley Borough Council**
held virtually by MS Teams
on Thursday 28 January 2021 at 5.30 pm

Attendance:

Councillor C Borg-Neal (Chairman) **Councillor T Burley (Vice-Chairman)**

Councillor I Andersen
Councillor Z Brooks
Councillor D Coole
Councillor C Donnelly
Councillor C Ecclestone

Councillor V Harber
Councillor L Lashbrook
Councillor P Lashbrook
Councillor N Lodge
Councillor N Matthews

Also in attendance

Councillor N Adams-King
Councillor M Flood

Councillor I Jeffrey
Councillor P North

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Public Participation

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

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
8	16 - 46	20/01158/FULLN	Mr Hunt (Applicant) and Mr Alexander (Applicant's Agent)

Councillor P North made representation as Ward Member for application 20/01158/FULLN.

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Minutes

Resolved:

That the minutes of the meeting held on 7 January 2021 be confirmed and signed as a correct record.

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20/02957/FULLN

APPLICATION NO.	20/02957/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	25.11.2020
APPLICANT	Mr Christopher Attrill
SITE	8-10 The Rendezvous , Union Street, Andover, SP10 1PA, ANDOVER TOWN (ST MARYS)
PROPOSAL	Change of use from community use to "I Can" therapy centre (Class E)
AMENDMENTS	
CASE OFFICER	Mr Luke Benjamin

PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown within the submitted full planning application supporting documentation
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. No additional fixed plant or machinery shall be installed at the site.
Reason: In the interests of the amenities of the area in accordance with Policies LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016.**

Note to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

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20/01158/FULLN

APPLICATION NO.	20/01158/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	02.06.2020
APPLICANT	C.S. Hunt and Son (Enham) Ltd
SITE	Land South Of Doles Farm, North Of Enham Alamein, Hampshire, TANGLEY
PROPOSAL	Erection of grain store with dryer, with modifications to existing access routes
AMENDMENTS	Amended elevations received 19 th November 2020
CASE OFFICER	Katie Nethersole

Delegated to the Head of Planning and Building that subject to the completion of a S106 legal agreement to secure the permissive footpath, then PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 01480-0-A, 01480-01-A, unnumbered proposed new store dated 22 February and unnumbered elevations plans dated 24 February, 21807-4100 V1, 21807-4200 and H618/01 C.
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate:**
 - proposed finished levels or contours;**
 - means of enclosure;**
 - other vehicle and pedestrian access and circulation areas;**
 - hard surfacing materials;**
 - proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.);****Soft landscape works shall include:**
 - planting plans;**
 - written specifications (including cultivation and other operations associated with plant and grass establishment);**
 - schedules of plants, noting species, plant sizes and proposed numbers/densities.**

The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

- 4. Notwithstanding the details proposed within the application, the building shall be constructed in plastic coated metal sheets in RAL 095 5010 (dull olive) to the walls and cement sheets in RAL 060 5020 (mushroom brown) to the roof.**

Reason: To ensure that the building blends into the surrounding landscape and accords with policy E1 and E2 of the Test Valley Borough Revised Local Plan 2016.

- 5. Prior to the development hereby approved being brought into use details of the proposed highway mitigation works shall be submitted in writing to the local planning authority for approval. These should include details of reflective carriageway edge marker posts, advanced give-way signs and slow markings. Once approved these details shall be fully implemented prior to the development being brought into use and thereafter retained in perpetuity.**

The proposed new access and accompanying visibility splays as detailed on approved drawing H618/01 Rev C shall be provided in accordance with these details prior to the development hereby approved being brought into use. Once provided the new access and accompanying visibility splays shall be maintained in their approved form in perpetuity.

Reason: To ensure that the development can be accessed safely and efficiently in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.

- 6. Biodiversity enhancement measures as detailed in the submitted Planning Statement dated 28th May 2020 and Landscape and Visual Impact Assessment dated May 2020 shall be implemented prior to the development being brought into use and maintained in accordance with the submitted details.**

Reason: To ensure that biodiversity is enhanced in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.

- 7. There shall be no external lighting installed on the site or the approved building.**

Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan 2016 policies E1, E8 and LHW4.

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. Reptiles receive legal protection under the Wildlife and Countryside Act 1981 (as amended). Reptile habitat such as compost heaps and wood piles should be carefully cleared by hand during warmer months as if hibernating reptiles are disturbed they will die. Any reptiles revealed should be moved to adjacent retained rougher / boundary habitat or allowed to move off of their own accord. Where vegetation clearance is required during the active season (March to October), clearance should take place in stages down to ground level to encourage reptiles to leave the area of their own accord. The vegetation should then be kept short to prevent their return.**
- 3. A section 278 agreement will be required prior to constructing the access arrangements which may result in further design work being required to reflect the discussions held with Hampshire County Council and Departure from Standard.**

(The meeting terminated at 6.57 pm)