

Minutes of the **Northern Area Planning Committee**  
of the **Test Valley Borough Council**  
held virtually held via MS Teams  
on Thursday, 11 March 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 L Lashbrook  
Councillor P Lashbrook  
Councillor N Lodge  
Councillor N Matthews

Also in attendance

Councillor N Adams-King

Councillor D Drew

Apologies for absence were received from Councillor V Harber

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**Public Participation**

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

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
7	10 - 36	18/02779/FULLN	Mr Ewer (Chilbolton Parish Council) Mr Patterson (Objector) Mr Partridge (Applicant's Agent) Councillor Drew (Ward Member)

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**Declarations of Interest**

There were no declarations of interest.

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**Urgent Items**

There were no urgent items for consideration.

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 18 February 2021 be confirmed and signed as a correct record.**

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**18/02779/FULLN**

<b>APPLICATION NO.</b>	18/02779/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	24.10.2018
<b>APPLICANT</b>	Mrs Parminder Mew
<b>SITE</b>	Fenstanton, Coley Lane, Chilbolton, SO20 6AZ <b>CHILBOLTON</b>
<b>PROPOSAL</b>	Demolition of existing dwelling, erection of one replacement four bedroom dwelling (plot 2), one additional three bedroom dwelling (plot 1), and construction of new shared vehicular access.
<b>AMENDMENTS</b>	Amended/additional plans and supporting information received: <ul style="list-style-type: none"><li>• 22.11.2018</li><li>• 12.01.2019</li><li>• 05.09.2019</li><li>• 14.05.2020</li><li>• 16.10.2020</li><li>• 17.12.2020</li><li>• 14.01.2021</li><li>• 18.01.2021</li><li>• 18.02.2021</li></ul>
<b>CASE OFFICER</b>	Miss Emma Jones

**Delegated to the Head of Planning and Building to grant planning permission subject to the submission of (i) an acceptable nitrate mitigation scheme; (ii) the undertaking of an Appropriate Assessment; (iii) the satisfactory conclusion of consultation with Natural England; (iv) the completion of a legal agreement to secure any nitrate mitigation measures if required; and subject to conditions and notes as set out below, and those considered appropriate by the Head of Planning and Building in respect of securing any nitrate mitigation measures if required.**

**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;**
- 01N
  - 14B
  - 15B (Floor Plans – Plot 2)
  - 15C (Floor Plans – Plot 1)
  - 16B
  - 17B
  - 18B
  - 19B
  - 20A
  - 21B

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

- 3. No development (including site clearance and any other preparatory works) shall take place until a scheme detailing how trees and hedgerows shown on the approved plans to be retained are to be protected has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.**
- Reason:** Details are required prior to the commencement of the development to ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.
- 4. No development shall take place, including any demolition, until a Demolition and Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include:**
- a) Details of contractor/delivery vehicle parking and areas for manoeuvring to include vehicle tracking for the largest vehicles associated with the construction phase;**
  - b) Details of the siting of the contractors' hut and areas to be used for the storage of materials;**
  - c) Details of proposed lorry routing for vehicles accessing/departing the site.**

**The development shall be carried out in accordance with the approved details.**

**Reason: Details are required prior to the development commencing in the interests of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).**

- 5. No works shall take place for the proposed profiling of the site frontage until details have been submitted to and approved in writing by the Local Planning Authority. This should include details of the implications of this for existing vegetation, and should acknowledge any replacement landscaping. The development shall be carried out in accordance with the approved details.**

**Reason: To ensure the enhancement of the development by the retention and provision of trees and natural features in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.**

- 6. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

**Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**

- 7. Notwithstanding the details submitted, no development shall take place above DPC level of the development hereby permitted until full details of the hard and soft landscape works within the site have been submitted to and approved in writing by the Local Planning Authority. The details of the 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 details of the hard landscape works shall include: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; and hard surfacing materials. Details shall also include a landscape implementation programme and a management and maintenance plan for a minimum period of 5 years. The landscape works shall be implemented, managed and maintained in accordance with the approved details.**

**Reason: To ensure that landscaping and landscape features enable the development to positively integrate into the landscape character of the area and to ensure that arrangements for the long term management and maintenance of proposed landscaping have been made in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.**

- 8. No development shall take place above DPC level of the development hereby permitted until full details of biodiversity enhancements to be incorporated into the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

- Reason: To enhance biodiversity in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5.**
9. **The development hereby permitted shall be carried out in accordance with the measures set out within Section 5.3 “Ecological Implication Avoidance and Mitigation” of the submitted Preliminary Ecological Appraisal report (prepared by Enims, dated October 2017).**
- Reason: To avoid impacts to biodiversity in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5.**
10. **The development hereby permitted shall not be occupied until the vehicle parking and manoeuvring areas and pedestrian routes as shown on the approved plans have been laid out and provided with a hardened, sealed and drained surface. Provision shall be made to direct run-off water from the hard surfaces to a permeable or porous area or surface within the curtilage of the development. Such areas shall be retained as such at all times, and the vehicle parking and manoeuvring spaces shall 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) Policies T1 and T2.**
11. **The development hereby permitted shall not be occupied until provision for cycle parking/storage has been made in accordance with the details shown within the submitted “Planning Design and Access Statement Revision A Dated 09/03/2021” and this provision shall thereafter be maintained for such purposes at all times.**
- Reason: In the interest of providing sufficient safe parking for cyclists and in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T1.**
12. **The development hereby permitted shall not be occupied until the new access has been constructed and the visibility splays shown on drawing “020.0364.001 Revision B” as contained within the submitted Technical Note (prepared by Paul Basham Associates, reference 020.0364/TN/3, dated December 2020) have been provided. The visibility splays shall be maintained as such at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1 metres above the adjacent carriageway channel line at any time.**
- Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
13. **The first floor windows and the roof light windows within the side elevations and side facing roof slopes (south west and north east) of the dwellings hereby permitted shall be fitted with obscured glazing and shall be non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall thereafter be retained as such.**

**Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.**

14. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.

**Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**

15. The dwelling hereby permitted on plot 1 shall have no more than three bedrooms at any time.

**Reason: In order to meet the local housing need and to ensure appropriate on-site parking provision is provided in accordance with policies HD1 and HD5 of the emerging Chilbolton Neighbourhood Development Plan 2019-2029.**

**Notes to applicant:**

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.
2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.

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**20/03201/FULLN**

<b>APPLICATION NO.</b>	20/03201/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	17.12.2020
<b>APPLICANT</b>	Mr and Mrs Dibley and Matthews
<b>SITE</b>	Betula House, 36 Weyhill Road, Andover, SP10 3AP <b>ANDOVER TOWN (MILLWAY)</b>
<b>PROPOSAL</b>	Erect two oak framed car ports at the front of the property, extending front and west facing elevations to then attach one to the house the other to be free-standing in front south facing garden
<b>CASE OFFICER</b>	Alexandra Jeffery

**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 unless in complete accordance with the details shown on the submitted plans :
  - Composite plan -1/2 – received 17.12.2020 (date on plan 29.11.2020)
  - Composite plan 2/2 – received 17.12.2020 (date on plan 29.11.2020)
  - Proposed storage and tree protection detail at 36 Weyhill Road dated 04.02.2021Reason: For the avoidance of doubt and in the interests of proper planning.
3. The development hereby approved shall be undertaken in full accordance with the tree and hedge protective measures set out within the approved plan titled ‘Proposed storage and tree protection detail at 36 Weyhill Road’ received 04.02.2021. Tree protective measures shall be provided before the commencement of development and shall be maintained in accordance with the approved details for the full duration of the works.  
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 (2016) policy E2.

**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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**21/00162/FULLN**

<b>APPLICATION NO.</b>	21/00162/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	22.01.2021
<b>APPLICANT</b>	Mr and Mrs David and Linda Nash
<b>SITE</b>	5 Churchmeadows, Bulford Road, Shipton Bellinger, SP9 7RL <b>SHIPTON BELLINGER</b>
<b>PROPOSAL</b>	Extension to garage

**AMENDMENTS** 17.02.2021 – Confirmation of proposed garage door received via email.  
**CASE OFFICER** Katherine Bundy

**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, references:
  - '5 Churchmeadows, Bulford Road, Shipton Bellinger, Tidworth, SP9 7RL' submitted 22.01.2021
  - Chur06 submitted 22.01.2021
  - Chur07 submitted 22.01.2021
  - Chur08 submitted 22.01.2021Reason: For the avoidance of doubt and in the interests of proper planning.
3. The garage hereby approved shall not be used for any purpose other than the parking of cars.  
Reason: To ensure adequate on-site car parking provision for the host property in accordance with Policy T2 and Annex G 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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(The meeting terminated at 6.56 pm)