

Minutes of the **Northern Area Planning Committee**  
of the **Test Valley Borough Council**  
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover  
on Thursday 26 August 2021 at 5.30 pm

Attendance:

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

Councillor Z Brooks

Councillor J Budzynski

Councillor D Coole

Councillor V Harber

Councillor L Lashbrook

Councillor P Lashbrook

Councillor N Lodge

Councillor J Neal

Also in attendance

Councillor M Flood

152

**Apologies**

Apologies for absence were received from Councillors Ecclestone, North and Rowles.

153

**Public Participation**

There was no public participation.

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**Declarations of Interest**

There were no declarations of interest.

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**Urgent Items**

There were no urgent items to be considered.

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 15 July 2021 be confirmed and signed as a correct record.**

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**Schedule of Development Applications**

**Resolved:**

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

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**19/00428/FULLN**

<b>APPLICATION NO.</b>	19/00428/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	21.02.2019
<b>APPLICANT</b>	Mr Derek Douch
<b>SITE</b>	4 Fairways, Weyhill, Andover, SP11 8DW <b>AMPORT</b>
<b>PROPOSAL</b>	Erection of attached dwelling and construction of vehicular access
<b>AMENDMENTS</b>	Received on 26.04.2019: <ul style="list-style-type: none"><li>• Details – Amended proposed visibility splays</li></ul> Received on 01.04.2019: <ul style="list-style-type: none"><li>• Amended Proposed Composite Plan (reflecting additional window detailing)</li><li>• Details – Proposed visibility splays</li></ul>
<b>CASE OFFICER</b>	Mr Graham Melton

**Delegated to the Head of Planning and Building that subject to the completion of a legal agreement to secure a financial contribution towards the strategic nitrate offsetting scheme at Roke Manor Farm, to ensure the development achieves nutrient neutrality, 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:**

- **Site Location Plan (2919-02)**
- **Proposed Composite Plan (2919-01 Rev A)**
- **Details – Visibility Splays (2919-03 Rev A)**

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

- 3. The external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.**

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

- 4. 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).**
- 5. Prior to the first occupation of development the access shall be constructed with the visibility splays of 43 metres by 2 metres and maintained as such at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1 metre above the level of the existing carriageway at any time.  
Reason: In the interest of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).**
- 6. At least the first 6 metres of the access track measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.  
Reason: In the interest of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).**
- 7. 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 Policy T1 of the Test Valley Borough Revised Local Plan (2016).**
- 8. The development hereby permitted shall not be permitted to be occupied until agricultural activity on that part of the land at Roke Manor Farm to which the legal agreement that accompanies this planning permission, has ceased. This being no earlier than 31st October 2021, in accordance with the Holbury Consultancy Roke Manor Farm Nitrate Mitigation scheme report (dated May 2021).  
Reason: To ensure the mitigation required to prevent the adverse effect that arises from premature occupation (relative to when the mitigation will be in place) does not adversely affect the special interest of the Solent and Southampton Water Special Protection Area, in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016), and the Habitats Regulations.**
- 9. Notwithstanding the details on the submitted site plan, the development hereby permitted shall not be occupied until the specification, implementation and management schedule (covering a minimum period of 5 years) of hedgerow planting along the western boundary of the application site has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The landscaping shall be maintained in accordance with the approved schedule. Any planting that is**

removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.  
Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Policy E1 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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**21/01734/FULLN**

<b>APPLICATION NO.</b>	21/01734/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	08.06.2021
<b>APPLICANT</b>	Mr and Mrs Martin and Sarah Bloss
<b>SITE</b>	Quippini Cottage, 113 Salisbury Road, Abbots Ann Down, SP11 7BX <b>ABBOTTS ANN</b>
<b>PROPOSAL</b>	Single storey rear extension and associated alterations
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Miss Emma Jones

**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: Block Plan; 2021005/2A.  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The external materials to be used in the construction of all external surfaces of the development hereby permitted (excluding the roof) shall match in type, colour and texture those used in the existing building.  
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

**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.**

(The meeting terminated at 6.04 pm)