

**Minutes of the Southern Area Planning Committee  
of the Test Valley Borough Council  
held via MS Teams  
on Tuesday 23 February 2021 at 5.30 pm**

Attendance:

**Councillor M Cooper (Chairman)**

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

Councillor G Bailey  
Councillor P Bundy  
Councillor J Burnage  
Councillor A Dowden  
Councillor C Dowden  
Councillor N Gwynne

Councillor A Johnston  
Councillor J Parker  
Councillor C Thom  
Councillor A Ward  
Councillor A Warnes

Also in attendance

Councillor N Adams-King

Councillor T Burley

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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	11 - 41	20/01903/FULLS	Ms Collier West Tytherley & Frenchmoor Parish Council (Relevant Parish Council)  Professor Seabrooke West Dean Parish Council (Objector) (Parish Council not within Test Valley)  Mr Ribbons (Applicant’s Agent)
10	79 - 88	20/02617/FULLS	Mr Collier (Objector)  Mr Taylor (Applicant’s Agent)

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**Declaration of Interests**

Councillor Bundy declared a personal interest in application 20/03142/VARS as he was a member of Bannister Bowls Club. He left the meeting whilst the application was discussed.

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## Minutes

### Resolved:

That the minutes of the meeting held on 12 January 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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## 20/01903/FULLS

<b>APPLICATION NO.</b>	20/01903/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	11.08.2020
<b>APPLICANT</b>	Mr J Ribbans, Knightsgate UK Ltd
<b>SITE</b>	Glebe Farm, Rectory Hill, West Dean, SP5 1JL, <b>WEST TYTHERLEY AND FRENCHMOOR</b>
<b>PROPOSAL</b>	Erection of dwelling and garages with annex, following the removal of existing agricultural buildings (Amended scheme to 19/00876/FULLS)
<b>AMENDMENTS</b>	Additional information received 02/09/20, 03/09/20, 29/09/20 & 22/10/20.
<b>CASE OFFICER</b>	Mr Paul Goodman

**Delegate to Head of Planning & Building for completion of satisfactory consultation with Natural England and s106 legal agreement to secure;**

- **Removal of land from agricultural production**
- **Future management of the mitigation land, and**
- **New Forest SPA contribution.**

**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. 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.**

- 3. Notwithstanding the James Fuller Arboricultural Impact Appraisal and Method Statement reference JFA0251 dated August 2020 and the tree protection plan (JFA0251.03 TPP dated 01/09/2020) no development shall take place until an updated report, including the retention of the trees of ecological interest as identified in the Aerial Tree Inspection (EPR December 2020) has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.**

**Reason: 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 policy E2.**

- 4. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.**

**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. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.**

**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.**

- 6. No development shall take place above DPC level 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; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials. 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 soft landscape proposals shall include details of soft boundary treatments to the outside edges of the site. Notwithstanding the submitted information suitable soft landscape proposals should be native species chosen to provide screening whilst retaining an informal character in the rural area. 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.**
- 7. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**
- Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 8. Any gates shall be set back at least 4.5 metres from the edge of the carriageway of the adjoining highway.**
- Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 9. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting before the building(s) is/are occupied. 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.**
- 10. 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.**
- 11. There shall be no construction or demolition works, no machinery shall be operated, no processes carried out and no deliveries received or dispatched outside the following times: 07:30 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. In addition, no such activities shall take place on Sundays, Bank or Public holidays.**
- Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.**
- 12. In the event that contamination is found at any time during demolition and/or construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended 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 in to use.**

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

- 13. Development shall proceed in accordance with the measures set out in Sections 3.5 to 3.10 of the Preliminary Ecological Appraisal Report by Practical Ecology Ltd (November 2019) and additional Memo (Michelle Haines, Dave Leach Ecology 1st October 2020). Reason: To ensure the protection of protected/notable species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.**

- 14. Prior to the first occupation of the dwelling hereby permitted the existing structures/buildings that remain on the site and which relate to the previously permitted development notifications (15/01677/PDQS, 15/00168/PDMB and 14/01947/PDMBS), - including those that are unauthorised in planning terms, together with any mobile home shall be demolished and removed from the site. Reason: In order ensure no net increase in residential dwellings in the countryside in accordance with policy COM2 of the Test Valley Borough Revised Local Plan 2016 and to ensure that the resulting 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 E2.**

- 15. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**

**KGUK-20-014-100 Rev A  
KGUK-20-014-001 Rev B  
KGUK-20-014-050  
KGUK-20-014-101  
KGUK-20-014-152  
KGUK-20-014-151  
2929-PP-01 A  
2929-PP-02 A  
2929-PS-01**

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

- 16. No development shall take place unless or until an Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Environmental Management Plan shall cover the control of noise, dust and spoil during the demolition, site preparation and construction phases of development. The Environmental Management Plan shall include the provision of wheel washing, and any other suitable facility, to avoid the deposit of spoil onto the highway network. Work shall be undertaken in accordance with the approved Environmental Management Plan.**

**Reason: In the interests of the amenities of neighbouring properties and highways safety in accordance with Test Valley Borough Local Plan policies E8, LWH4 and T1.**

**Notes to applicant:**

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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**20/02408/FULLS**

<b>APPLICATION NO.</b>	20/02408/FULLS
<b>APPLICATION TYPE REGISTERED</b>	FULL APPLICATION - SOUTH 05.10.2020
<b>APPLICANT SITE</b>	Mr Brett Hibbitt, Aster Group Mount Pleasant, Tadburn Green, Berthon House, Ashley House and St Mary's, off Broadwater Road and Banning Street, Romsey, SO51 8GP, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Addition of steel staircases to provide a secondary means of escape from upper levels to the following blocks of accommodation: Mount Pleasant; Tadburn Green; Berthon House; Ashley House and St Marys
<b>AMENDMENTS</b>	Amended plans and additional information received 18 January 2021
<b>CASE OFFICER</b>	Mrs Sarah Appleton

**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:  
Site Location Plan - 200421 1100 P3  
Site Plan - 200421 1110 P2  
Ashley House Proposed Elevations 200421 3004 P5  
Berthon House Proposed Elevations 200421 3003 P5

**Mount Pleasant Proposed Elevations 200421 3002a P5  
St Marys Proposed Elevations 200421 3005 P5  
Tadburn Green 1 Proposed Elevations 200421 3000 P5  
Tadburn Green 2 Proposed Elevations 200421 3001 P5  
Proposed Plan and Elevation Fencing 200421 3010 P3**

**Reason: 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 provisions set out within the Treework Environmental Practice Arboricultural Impact Appraisal reference 200930-1.0-BSR-AIA-PM**

**Reason: 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 policy E2.**

- 4. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.**

**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 1 month of the commencement of development, full details of hard and soft landscape works along with an implementation and management/maintenance strategy for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. Details shall include hard surfacing materials, 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 full accordance with the approved details.**

**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.**

**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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**20/02676/FULLS**

<b>APPLICATION NO.</b>	20/02676/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	30.10.2020
<b>APPLICANT</b>	Ms N Herdrickse
<b>SITE</b>	78 Botley Road, North Baddesley, SO52 9DU, <b>NORTH BADDESLEY</b>
<b>PROPOSAL</b>	Change of use of ground floor to dental practice with parking at rear
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Mr Graham Melton

**Delegated to the Head of Planning and Building to:**

- **Complete a s106 Agreement to secure the cessation of the existing dentist practice use at existing premises, 32 Botley Road, prior to occupation of the new premises;**
- **Allow the submission, and consideration, of additional information on hard surfacing materials for the parking area and access, which must be a non-migratory material to ensure that the proposed development and associated vehicle movements do not have an adverse noise impact of adjoining residential properties, and**
- **Impose any reasonable additional or amended conditions considered necessary following that process, to adequately deal with surface water disposal and the timely provision of the agreed hard surfacing prior to first use as a dentist practice.**

**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:  
Site Location Plan (100)  
Proposed Site Plan (001 Rev E)  
Proposed Floor Plans  
Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **The operation of the use hereby permitted shall be restricted such that the start time of appointments for clients will limited to be within the hours of 08:00 and 18:00 Monday to Friday and 09:00 and 13:00 on Saturday only, and at no time on Sundays and Bank Holidays.  
Reason: To protect the amenities of local residents in accordance with Policies E8 and LHW4 of the Test Valley Borough Revised Local Plan (2016).**



- 4. No fixed plant or machinery shall be installed outside of any building, except where prior approval has been obtained from the Local Planning Authority prior to installation. Any application seeking prior approval shall demonstrate that the proposed plant or machinery will not have a significant adverse impact upon the amenity of neighbouring properties by virtue of the emission of noise. Any fixed plant or machinery shall be installed in accordance with the approved details and retained in perpetuity.  
Reason: To protect the amenities of local residents in accordance with Policies E8 and LHW4 of the Test Valley Borough Revised Local Plan (2016).**
- 5. The site shall be used for a dentist practice and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or in any provisions equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).  
Reason: The proposed use is acceptable but the Local Planning Authority wish to consider any future proposal for a change of use having regard to the circumstances of the case for accordance Policies E8 and LHW4 of the Test Valley Borough Revised Local Plan (2016).**
- 6. Prior to the commencement of the use hereby permitted, 8 car parking spaces including parking for blue badge holders, shall be constructed, surfaced and laid out in accordance with the approved drawing Proposed Site Plan (001 Rev E). The area of land so provided shall be maintained at all times for this purpose.  
Reason: To ensure sufficient off-street parking has been provided in accordance with the minimum parking standards set out in Annexe G and Policy T2 of the Test Valley Borough Revised Local Plan (2016).**
- 7. Prior to occupation of the site the sound insulation measures set out in sections 5 and 6 of the 24Acoustics, 78 Botley Road, North Baddesley Separating Floor Sound Insulation Tests report (Reference: R8952-1 Rev 0, dated 22<sup>nd</sup> February 2021) shall be fully installed and completed. Thereafter, the sound insulation enhancements shall be permanently maintained and retained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To protect the amenities of local residents in accordance with Policies E8 and LHW4 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 paragraphs 186 and 187 of 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.**

**If details are not submitted to or agreement cannot be reached on an alternative surfacing for the access road and parking area then REFUSE for the following reason:**

- 1. The surfacing material for the proposed parking area and access - comprising loose gravel, and due to the anticipated number and regular vehicle movements from the proposed use, and its proximity to residential dwellings and their associated outdoor amenity areas would result in a significant adverse impact on the amenities of these residential properties due to noise disturbance and would therefore be contrary to policies LHW4 and E8 of the Test Valley Borough Revised Local Plan (2016) and paragraph 127 of the National Planning Policy Framework which states that planning decisions should ensure developments create places with a high standard of amenity for existing and future users.**

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**20/02617/FULLS**

<b>APPLICATION NO.</b>	20/02617/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	27.10.2020
<b>APPLICANT</b>	Mrs Naomi Randal
<b>SITE</b>	14 - 14A Market Place, Romsey, Hampshire, SO51 8NA, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Installation of external fabric awning and hand painted signage. Redecoration of shopfront
<b>AMENDMENTS</b>	23.11.2020 – amended plan 562/SH/002 A and historical photographs received 17.12.2020 – Amended plan 562/SH/002 B received 03.11.2021 – amended plan 562/SH/002 B received 25.01.2021 – description of development changed to remove reference to the heat lamps and x3 lights
<b>CASE OFFICER</b>	Katie Andrew

**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: 562/SH/002C, 562/SH/001, Location plan  
The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on these submitted plans.  
Reason: For the avoidance of doubt and in the interests of proper planning.**

3. **The use of the building as shown on the submitted plan for the development hereby permitted shall not be open to customers outside the following times 08.00 hrs to 23.00 hrs daily.**  
Reason: In the interests of the amenity of the area and in accordance with policy LHW4 of the Test Valley Borough Revised Local Plan 2016.
4. **Prior to installation of the awning box hereby approved, full details including scale drawings at a scale of 1:20 showing the detailing and appearance of the awning box (when open and closed) as well as how it would be attached to the building, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**  
Reason: To protect the character and appearance of the Romsey Conservation Area and Listed Buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

**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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**20/02618/LBWS**

<b>APPLICATION NO.</b>	20/02618/LBWS
<b>APPLICATION TYPE</b>	LISTED BUILDING WORKS - SOUTH
<b>REGISTERED</b>	27.10.2020
<b>APPLICANT</b>	Mrs Naomi Randal
<b>SITE</b>	14 - 14A Market Place, Romsey, Hampshire, SO51 8NA, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Installation of external fabric awning and hand painted signage. Redecoration of shopfront
<b>AMENDMENTS</b>	23.11.2020 – amended plan 562/SH/002 A and historical photographs received 17.12.2020 – Amended plan 562/SH/002 B received 03.11.2021 – amended plan 562/SH/002 B received 25.01.2021 – description of development changed to remove reference to the heat lamps and x3 lights
<b>CASE OFFICER</b>	Katie Andrew

**CONSENT subject to:**

1. **The works hereby permitted shall be begun within three years from the date of this permission.**

**Reason: To comply with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**

2. **The works hereby consented shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 562/SH/002C, 562/SH/001, Location plan**  
**The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on these submitted plans.**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **The use of the building as shown on the submitted plan for the development hereby permitted shall not be open to customers outside the following times 08.00 hrs to 23.00 hrs daily.**  
**Reason: In the interests of the amenity of the area and in accordance with policy LHW4 of the Test Valley Borough Revised Local Plan 2016.**
4. **Prior to installation of the awning box hereby approved, full details including scale drawings at a scale of 1:20 showing the detailing and appearance of the awning box (when open and closed) as well as how it would be attached to the building, shall be submitted to and approved in writing by the Local Planning Authority.**  
**Development shall be carried out in accordance with the approved details.**  
**Reason: To protect the character and appearance of the Romsey Conservation Area and Listed Buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**

**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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**20/02619/ADVS**

<b>APPLICATION NO.</b>	20/02619/ADVS
<b>APPLICATION TYPE</b>	ADVERTISEMENT - SOUTH
<b>REGISTERED</b>	27.10.2020
<b>APPLICANT</b>	Mrs Naomi Randal
<b>SITE</b>	14 - 14A Market Place, Romsey, Hampshire, SO51 8NA, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	External fabric awning and painted signage to awning and fascia

**AMENDMENTS** 23.11.2020 – amended plan 562/SH/002 A and historical photographs received  
17.12.2020 – Amended plan 562/SH/002 B received  
03.11.2021 – amended plan 562/SH/002 B received

**CASE OFFICER** Katie Andrew

**CONSENT subject to:**

1. The proposed signs hereby consented are granted for a period of 5 years from the date of this decision notice.

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local visual amenities in accordance with guidance as set out in paragraph 132 of the National Planning Policy Framework.

2. The works hereby consented shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 562/SH/002C, 562/SH/001, Location plan  
The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on these submitted plans.

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

**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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**20/03142/VARS**

<b>APPLICATION NO.</b>	20/03142/VARS
<b>APPLICATION TYPE</b>	VARIATION OF CONDITIONS - SOUTH
<b>REGISTERED</b>	10.12.2020
<b>APPLICANT</b>	Mr Roger Honey
<b>SITE</b>	Banister Park Bowling Club, Stoneham Lane, South Eastleigh, SO50 9HT, <b>CHILWORTH</b>
<b>PROPOSAL</b>	Removal of condition 02 of TVS.1949/7 (Provision of two self-contained flats) which restricts occupancy of the flats to persons employed at the bowling club
<b>AMENDMENTS</b>	None
<b>CASE OFFICER</b>	Mr Paul Goodman

**PERMISSION**

**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 7.04 pm)