

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held virtually by Microsoft Teams
on 16 March 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 Warnes

Also in attendance

Councillor N Adams-King

Councillor T Burley

Apologies for absence were received from Councillor A Ward

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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> |
|-------------------------------|------------------------|---------------------------|--|
| 7 | 10-26 | 19/01765/FULLS | Mr Curtis Melchet Park and Plaitford Parish Council Ms Tovey (Objector) Councillor Adams King (Ward Member) |
| 8 | 27-59 | 20/01959/FULLS | Mr Airey (Applicant's Agent) |

443

Declarations of Interest

There were no declarations of interest.

444

Urgent Items

There were no urgent items to be considered.

445

Minutes

Resolved:

That the minutes of the meeting held on 23 February 2021 be confirmed and signed as a correct record.

446

Schedule of Development Applications

Resolved:

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

447

19/01765/FULLS - 18.07.2019

| | |
|-------------------------|--|
| APPLICATION NO. | 19/01765/FULLS |
| APPLICATION TYPE | FULL APPLICATION - SOUTH |
| REGISTERED | 18.07.2019 |
| APPLICANT | Mr G Castle |
| SITE | Land South of Hazelwood Farm, Flowers Lane, Plaitford, MELCHET PARK AND PLAITFORD |
| PROPOSAL | Change of use of land to single gypsy plot |
| AMENDMENTS | 27/08/2019- Additional foul sewage plan and nitrates details 09/06/2020- Nitrate budget report 28/07/2020- Amended Site plan and nitrate budget 08/09/2020- Amended Site plan and nitrate budget 18/02/2021- Visibility site lines and vehicle tracking plans. |
| CASE OFFICER | Mr Mark Staincliffe |

DEFERRED to gather further information on permitted Gypsy sites within the Blackwater Ward.

448

20/01959/FULLS - 02.09.2020

| | |
|-------------------------|--|
| APPLICATION NO. | 20/01959/FULLS |
| APPLICATION TYPE | FULL APPLICATION - SOUTH |
| REGISTERED | 02.09.2020 |
| APPLICANT | Hanslip, Stratland Developments Ltd |
| SITE | Land at Plot 64 Oxlease Meadows, Romsey, Hampshire, SO51 7AB, ROMSEY EXTRA |
| PROPOSAL | Development of four detached dwellings on Plot 64 at Oxlease Meadows |
| AMENDMENTS | Amended plans received 08/10/20, 23/10/20, 05/11/20, 06/11/20, 10/11/20 and 05/01/21. |
| CASE OFFICER | Mr Paul Goodman |

Delegated to Head of Planning & Building for completion of satisfactory consultation with the Ecology Officer, including the addition or amendment of relevant ecology conditions, and s106 legal agreement to secure;

- **Removal of nitrate mitigation land from agricultural production**
- **Future management of the nitrate mitigation land, and**
- **New Forest SPA contribution. * Future management of on-site landscaped and biodiversity enhancement areas outside of residential garden areas for a minimum period of 10 years.**
- **Provision of off-site Ecological Compensation and Enhancement Strategy land and detailed future management plan for a minimum period of 10 years.**

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. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

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.

- 4. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Barrell Treecare Arboricultural Impact Appraisal and Method Statement reference 18315-AA3-DC dated 10 August 2020 and the associated tree protection plan BT3.**

Before the commencement of development of the site, details of new specimen trees (with a plan showing the locations), details of species and size shall be submitted to and agreed by the Local Planning Authority. The new trees shall be planted in the approved positions before the first occupation of the approved dwelling. These must be planted in accordance with the recommendations in BS 8545 (2014) Trees: from nursery to independence in the landscape -Recommendations. If any of proposed trees die following planting, they shall be replaced with similar trees in similar positions within six months of the death of each specimen.

Reason: To ensure the continuation of canopy cover and 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

- 5. 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.

- 6. 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.

- 7. 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; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant.**

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.

- 8. Landscape implementation, management and maintenance for a minimum period of 5 years shall be undertaken in accordance with the specifications on the landscape plan approved under Condition 7. Any plants which die within the first 5 years shall be replaced.**

Implementation, management and maintenance of on-site landscaped and biodiversity enhancement areas outside of residential garden areas shall be undertaken for a for a minimum period of 10 years in accordance with details secured in the associated s106 legal agreement.

Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to 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.

- 9. 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.

- 10. 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.

- 11. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved statement shall include scaled drawings illustrating the provision for –**

- 1) The parking of site operatives and visitors' vehicles.**
- 2) Loading and unloading of plant and materials.**
- 3) Management of construction traffic and access routes.**
- 4) Storage of plant and materials used in constructing the development.**
- 5) Vehicle tracking associated with vehicles utilised during construction.**

**The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.
Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2016 policy T1.**

- 12. 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.**
- 13. 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.**
- 14. The drainage system shall be constructed in accordance with the Detailed Surface Water Drainage Arrangement ref: 08-144/355. Surface water discharge to the existing pond shall be limited to 5.0 l/s. Any changes to the approved documentation must be submitted to and approved in writing by Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations.
Details for the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;
a. Maintenance schedules for each drainage feature type and ownership.
b. Details of protection measures.
Maintenance and protection measures shall be carried out in accordance with the approved details.
Reason: To ensure a satisfactory form of development and in the interest of local amenities in accordance with Test Valley Borough Revised Local Plan 2016 policy E7.**
- 15. Prior to the first occupation of development the condition of the existing pond, which will take surface water from the development site, shall be investigated and a report on its condition, capacity and any required remedial works be submitted to and approved in writing by the Local Planning Authority. If necessary, improvement to its condition as reparation, remediation, restitution and replacement shall be undertaken in accordance with the approved details and evidence of the works submitted and approved in writing by Local Planning Authority.
Reason: To ensure a satisfactory form of development and in the interest of local amenities in accordance with Test Valley Borough Revised Local Plan 2016 policy E7.**

- 16. Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Updated Ecological Assessment (ecosupport, 23rd October 2020) unless otherwise agreed in writing by the Local Planning Authority. Ecological mitigation, compensation and enhancement features shall be created/installed as per ecologists instructions and retained in perpetuity in a condition suited for their intended purpose.
Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policy E5 of the Test Valley Borough Council Adopted Local Plan 2011-2029.**
- 17. 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 in accordance with Test Valley Borough Local Plan policies E8 and LWH4.**
- 18. The development shall be carried out in accordance with the submitted flood risk assessment (ref Aqua Callidus Consulting/20035/09th November 2020) and the following mitigation measures it details: Finished floor levels shall be set no lower than 21.15 metres above Ordnance Datum (AOD), as stated in section 13.4 (page 8).
Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Test Valley Borough Revised Local Plan 2016 policy E7.**
- 19. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**
- D102 I**
 - D103 M**
 - D112 M**
 - D-115J**
 - D-145 C**
 - D-211 E**
 - D-240 E**
 - D-245 E**
 - D-250H**
 - D-303 C**
 - D-310 E**
 - D-315 E**
 - D-320 E**
 - D-325H**
 - D-502 F**
 - D-504 C**
 - 08-144/355**

08-144/354

08-144

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

- 20. No development shall take place unless or until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The construction method statement include full details of the means by which the works will avoid impacts upon the SSSI, and should be consistent with Environment Agency pollution prevention guidelines. All contractors working on site shall be made aware of the designation afforded the SSSI and be provided with a map that clearly shows the defined boundaries in relation to the development site. No equipment, materials or machinery shall be stored within 5m of the water's edge (including any drain or waterbody connected with the canal). No heavy machinery shall be operated within 5m of the water's edge.**

Reason: To protect biodiversity in accordance with the Conservation Regulations 2017, Wildlife & Countryside Act 1981, the NERC Act (2006), NPPF and with Policy E5 of the Test Valley Borough Council Adopted Local Plan 2011-2029.

- 21. Prior to the first occupation of the dwellings hereby permitted details of the physical restrictions to limit the use of the vehicular access from Cupernham Lane to emergency access only and the provision of a pedestrian and cycle link shall be submitted to and approved in writing by the local planning authority. Emergency access restrictions and the pedestrian/cycle link shall be installed in accordance with the approved details and retained in perpetuity.**

Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2016 policy 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.**
- 3. The applicant is advised that the Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:**
 - on or within 8 metres of a main river (16 metres if tidal)**
 - on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)**
 - on or within 16 metres of a sea defence**

- **involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert**
- **in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.**

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or email the EA local PSO team on psohiow@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and they are advised to consult with the EA at the earliest opportunity."

(The meeting terminated at 6.55 pm)