

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey,
on Tuesday 20 July 2021 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor G Bailey
Councillor J Burnage
Councillor A Dowden
Councillor C Dowden

Councillor S Gidley
Councillor I Jeffrey
Councillor J Parker
Councillor A Ward

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Apologies

Apologies were received from Councillors Bundy, Hatley, Maltby and Warnes.

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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	11-21	21/00348/FULLS	Ms Gooding (Objector) Mr Hull (Applicant's Agent)

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Declarations of Interest

Councillor Bailey wished it to be noted that he knew one of the speakers on application 21/00348/FULLS but that it did not constitute an interest.

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Urgent Items

There were no urgent items.

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Minutes

Resolved:

That the minutes of the meeting held on 29 June 2021 be confirmed and signed as a correct record.

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Schedule of Development Applications

Resolved:

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

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21/00348/FULLS - 04.02.2021

APPLICATION NO.	21/00348/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	04.02.2021
APPLICANT	Mr W Webb
SITE	Sandhill Farm, Newtown Road, Sherfield English, SHERFIELD ENGLISH
PROPOSAL	Use of part of site for replacement of a residential mobile home
AMENDMENTS	None
CASE OFFICER	Katie Andrew

Delegated to the Head of Planning and Building to:

The completion of a legal agreement to formally secure an undertaking to restrict the positioning of an additional mobile home within the site identified by the CLE in order to prevent a net increase in the number of dwellings at the site, and thus ensuring that the proposal is in full compliance with Policy COM2 of the Test Valley Borough Revised Local Plan (2016)

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, block plan, proposed site plan
Reason: For the avoidance of doubt and in the interests of proper planning.**

- 3. No development shall take place until full details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Details shall include: proposed finished levels or contours; means of enclosure; car parking layouts and hard surfacing materials, implementation plan & management plan. 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. The existing hedgerow on the east boundary of the site shall be retained and maintained at a minimum height of 2 metres and any plants which die within a five year period shall be replaced unless otherwise agreed in writing by the Local Planning Authority.**
Reason: To ensure maintenance of screening to the site and to protect the appearance and character of the area and in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).
- 5. No more than one caravan, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Site Act 1968 as amended, shall be stationed on the site at any one time.**
Reason: To accord with the terms of the application, for the avoidance of doubt and in the interest of proper planning.
- 6. No external lighting shall be installed unless in accordance with details that have been submitted to and approved in writing by the local planning authority. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires, including a light spread diagram.**
Reason: To safeguard the amenities of the area and avoid harm to protected species in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E5 & E8.

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 6.35 pm)