

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on Tuesday, 23 November 2021 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)
Councillor G Bailey
Councillor P Bundy
Councillor J Burnage
Councillor A Dowden
Councillor C Dowden
Councillor S Gidley

Councillor M Hatley (Vice-Chairman)
Councillor I Jeffrey
Councillor M Maltby
Councillor J Parker
Councillor A Ward
Councillor A Warnes

313

Apologies

There were no apologies for absence.

314

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 – 22	21/00462/FULLS	Mr Le Bas (Objector)
8	23 – 40	21/01118/FULLS	Mr Le Bas (Chilworth Parish Council) Mr Birch (Applicant's Agent)
9	41 – 51	21/01527/FULLS	Mrs Cooper (Applicant)
11	61 – 71	21/02530/FULLS	Mr Davidson (Applicant)

315

Declarations of Interest

Councillor Bundy wished it to be noted that he knew one of the speakers on applications 21/00462/FULLS and 21/01118/FULLS as a member of Chilworth Parish Council.

316

Urgent Items

There were no urgent items to consider.

317

Minutes of the meeting held on 2 November 2021

Resolved:

That the minutes of the meeting held on 2 November 2021 be confirmed and signed as a correct record.

318

Schedule of Development Applications

Resolved:

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

319

21/00462/FULLS

APPLICATION NO.	21/00462/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	15.02.2021
APPLICANT	Mr and Mrs Hill
SITE	Marlbrook, Julian Close, Chilworth, SO16 7HR, CHILWORTH
PROPOSAL	Proposed loft conversion, to accommodate 2 additional bedrooms
AMENDMENTS	
CASE OFFICER	Mr Gregory Anderson

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:
20055/005P A
20055/003P C
20055/004P D
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 a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
4. **Development shall proceed in accordance with the measures set out in Section 5 'Recommendations' of the Marlbrook, Julian Close, Chilworth, Bat Roost Assessment (Phillips Ecology, July 2021). Thereafter, mitigation and enhancement features shall be permanently maintained and retained in accordance with the approved details, with photographic evidence provided to the Local Planning Authority within 6 months of occupation.
Reason: to ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.**
5. **External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to commencement, a detailed lighting strategy for the construction and operation phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity.
Reason: to prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Revised Test Valley Local Plan DPD.**
6. **No development shall take place (including site clearance and any other preparatory works) until a scheme for the protection of the cedar tree on the frontage to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall demonstrate that all site works, mixing areas, storage areas, remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees. It must also include a plan showing the location and specification of tree protective barriers. Such barriers shall be erected prior to any other site operations and at least three working days notice shall be given to the Local Planning Authority that it has been erected.**

Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with the Local Planning Authority.

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

7. Revised Local Plan policy E2 (2016).

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 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.

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.**

320

21/01118/FULLS

APPLICATION NO.	21/01118/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	29.04.2021
APPLICANT	Mr T Patel and Dr J Patel
SITE	Southerly, The Ring, Chilworth, SO16 7HW, CHILWORTH
PROPOSAL	Replacement and raising of existing roof to form additional living accommodation; render and glass gable to main entrance; two storey side extension with swimming pool and plant room and master suite over; single storey rear extension with flat roof to form roof terrace to first floor.
AMENDMENTS	0226-02-005 A 0226-02-006 A 0226-02-007 C 0226-02-010 A (Received 23.06.2021)
CASE OFFICER	Mr Gregory Anderson

Delegate to the Head of Planning and Building to:

- **Secure the submission of an arboricultural method statement which shall be agreed by the Council Arboricultural Officer and include the following:**
 1. **Provide a specification for tree protective barriers and or ground protection, either in accordance with the above standard or as otherwise agreed in writing with the Local Planning Authority.**
 2. **Confirm timing of erection and dismantling of such tree protective barriers and or ground protection, which must in any case be installed prior to commencement of any demolition or ground works, and be retained and maintained for the full duration of works until onset of final landscape work or as otherwise agreed in writing with the Local Planning Authority.**
 3. **Provide a plan at 1:200 or better, detailing the location of such tree protective barriers and or ground protection, including annotation that such tree protection shall remain in this position for the full duration of works or unless by prior written agreement with the Local Planning Authority.**
 4. **Require a sign to be hung on such tree protective barriers, repeated as necessary, which clearly states 'Tree Root Protection Zone, do not enter, do not move this fence, or such other similar wording as may be agreed in writing with the Local Planning Authority.**
 5. **Provide a plan demonstrating that all trenching, excavation, soakaways, pipe and cable runs required by the development can be installed wholly outside the areas protected by barriers or ground protection (the tree protection zone) as set out in compliance with the above paragraphs.**
 6. **Demonstrate by plan and section drawings that all proposed structures can be built without the construction process impacting upon the retained trees or required tree protection zones.**
 7. **Demonstrate that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees.**
- **Seek advice from the Council's Environment and Health Officer regarding construction working hours, and add an additional Note to Applicant (no.3) of those working hours**

Then PERMISSION subject to:

1. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**
 - 0226-02-001**
 - 0226-02-005 A**
 - 0226-02-006 A**
 - 0226-02-007 C**
 - 0226-02-008**
 - 0226-02-010 A**
 - 0226-02-011**

0226-02-012

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

- 2. The external materials to be used in the construction of all external surfaces of the development hereby permitted shall be in accordance with the details specified on the application form and approved plans.**

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.

- 3. Notwithstanding the details on plan number 0226-02-011 (Proposed side elevations) this permission relates solely to the works stipulated in the description of development and does not include the proposed garage.**

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

- 4. External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to the installation of any external lighting, a detailed lighting strategy for the construction and operation phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Installation and use shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity.**

Reason: to prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Revised Test Valley Local Plan DPD.

- 5. Development shall proceed in accordance with the measures set out in Section 5.0 'Conclusion' of the Southerly, Chilworth, Preliminary ecological assessment and phase 2 bat surveys (David Leach Ecology Ltd., June 2021). Prior to first use or occupation of any extension hereby approved, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details. Thereafter, mitigation and enhancement features shall be provided within 6 months of the first occupation or use of the extension and retained in accordance with the approved details.**

Reason: to ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

- 6. All work shall be undertaken in accordance with the requirements, specifications and timing detailed within the approved arboricultural method statement.**

Reason: To prevent the loss during development of trees and natural features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan 2016.

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. 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.**

321

21/01527/FULLS

APPLICATION NO.	21/01527/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	20.05.2021
APPLICANT	Clare Cooper
SITE	91-93 Bath House, Middlebridge Street, Romsey, SO51 8HJ, ROMSEY TOWN
PROPOSAL	Removal of existing rear conservatory and lean-to structure, rear garden room extension and internal alterations

AMENDMENTS

CASE OFFICER Miss Ash James

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 PL001, PL002, PL003, PL004 PL005, PL006, PL007, PL008 B, PL009 B, PL010 B, PL011 B, PL012 C, PL013 B, PL014 B, PL015 B, PL016 A, PL017, PL018 B and PL019
Reason: For the avoidance of doubt and in the interests of proper planning.**

3. **No development shall commence until large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.
4. **No demolition (including increasing openings) shall take place until a method statement has been submitted to and approved in writing by the Local Planning Authority detailing the methods for the demolition. The works shall be carried out in accordance with the approved details.**
Reason: To ensure adequate safeguards are in place to protect the structure and the works are of a standard appropriate to sustain the significance of the a listed building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9
5. **Prior to being planted, details of the proposed Sedum Mix is to submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.
6. **No development shall take place until full samples and details of the proposed materials are first submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.
7. **The extension hereby approved shall not be erected until full details, including scale drawings, of the junction between the proposed extension and the rear elevation of the host building have submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough 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.**

APPLICATION NO. 21/01528/LBWS
APPLICATION TYPE LISTED BUILDING WORKS - SOUTH
REGISTERED 20.05.2021
APPLICANT Clare Cooper
SITE 91-93 Bath House, Middlebridge Street, Romsey,
SO51 8HJ, **ROMSEY TOWN**
PROPOSAL Removal of existing rear conservatory and lean-to
structure, rear garden room extension and internal
alterations

AMENDMENTS

CASE OFFICER Miss Ash James

CONSENT subject to:

1. **The works hereby consented to 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. **No development shall commence until large scale details of all external joinery including metal-framed glazing (1:5 elevation, 1:2 section) including vertical and horizontal cross-sections through openings to show the positions of joinery within openings, depth of reveal, heads, sills and lintels.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.
3. **No development shall take place until full samples and details of the proposed materials are first submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.
4. **Prior to the first floor opening being created, details how the opening will be made good shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**
Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough Local Plan 2016.
5. **The extension hereby approved shall not be erected until full details, including scale drawings, of the junction between the proposed extension and the rear elevation of the host building have submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.**

Reason: To ensure that the significance of the heritage asset is sustained in accordance with Policy E9 of the Test Valley Borough 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.**

323

21/02530/FULLS

APPLICATION NO. 21/02530/FULLS
APPLICATION TYPE FULL APPLICATION - SOUTH
REGISTERED 27.08.2021
APPLICANT Mr and Mrs Davidson
SITE 20 The Harrage, Romsey, SO51 8AE,
ROMSEY TOWN
PROPOSAL Single storey side extension
AMENDMENTS

CASE OFFICER Mr Gregory Anderson

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:
8111/P01
8111/P05
8111/P06
8111/P07
Tree Protection Plan
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 be in accordance with the details specified on the application form and approved plans.
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.**

4. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Genesis Design Studio Arboricultural Impact Statement and Tree protection plan reference KTML29421 dated August 2021.

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.

5. Within the first planting season following the felling of T1 Birch hereby permitted, a replacement Birch tree, of standard nursery stock size or larger, shall be planted in a location as close as reasonably possible to the stump of T1 as possible.

Reason: In the interests of amenity and the appearance of the locality in accordance with E2 within the Test Valley Borough Revised Local Plan.

6. If any tree planted in discharge of the previous condition, within a period of five years from the date of planting, (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted in the same place, or as may be agreed in writing with the Local Planning Authority.

Reason: In order to perpetuate the level of tree cover of the area.

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.

324

21/02904/FULLS

APPLICATION NO.	21/02904/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	05.10.2021
APPLICANT	Mr and Mrs Savage
SITE	Warblers Cottage, Chapel Lane, Timsbury, SO51 0NW, MICHELMERSH AND TIMSBURY
PROPOSAL	Alterations and single storey extension
AMENDMENTS	None
CASE OFFICER	Ms Kate Levey

The application was WITHDRAWN

325

21/02905/LBWS

APPLICATION NO.	21/02905/LBWS
APPLICATION TYPE	LISTED BUILDING WORKS - SOUTH
REGISTERED	05.10.2021
APPLICANT	Mr and Mrs Savage
SITE	Warblers Cottage, Chapel Lane, Timsbury, SO51 ONW, MICHELMERSH AND TIMSBURY
PROPOSAL	Alterations and single storey extension
AMENDMENTS	None
CASE OFFICER	Ms Kate Levey

This application was WITHDRAWN with written confirmation provided by the agent

(The meeting terminated at 6.45 pm)