

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, 27 January 2022 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 N Lodge
Councillor J Neal
Councillor R Rowles

Also in attendance
Councillor Donnelly

Apologies for absence were received from Councillor C Ecclestone, P Lashbrook and K North

425

Apologies

Apologies for absence were received from Councillors Ecclestone, P Lashbrook and K North.

426

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 - 60	19/01485/FULLN	Mr Parker (objector) Ms Holloway (objector) Mr Tarvit (on behalf of Applicant) Councillor Donnelly (Ward Member)

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Declarations of Interest

Councillor Lodge had been advised by the Legal Officer that he was unable to consider application 19/01485/FULLN as it could be construed that he had predetermined the application. He made a statement in accordance with the Public Participation Scheme then left the room whilst the application was considered.

428

Urgent Items

There were no urgent items for consideration.

429

Minutes

Resolved:

That the minutes of the meeting held on 6 January 2022 be confirmed and signed as a correct record.

430

Schedule of Development Applications

Resolved:

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

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19/01485/FULLN

APPLICATION NO.	19/01485/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	13.06.2019
APPLICANT	Wates Developments and David Wilson Homes Southern
SITE	Land at Picket Piece, Ox Drove, Picket Piece, ANDOVER TOWN (DOWNLANDS)
PROPOSAL	Erection of 16 residential dwellings with associated access, parking, open space and landscaping
AMENDMENTS	Amended/additional plans and information received: <ul style="list-style-type: none">• 03.04.2020• 14.07.2020• 09.09.2020• 05.02.2021• 17.02.2021• 03.03.2021

- 04.03.2021
- 20.09.2021
- 09.11.2021

CASE OFFICER Miss Emma Jones

Delegated to the Head of Planning and Building to grant PERMISSION subject to; the submission of (i) An acceptable nitrate mitigation scheme; (ii) The undertaking of an Appropriate Assessment; (iii) The satisfactory conclusion of consultation with Natural England; (iv) The completion of a legal agreement to secure the nitrate mitigation measures; and subject to the completion of a legal agreement to secure obligations in respect of the following:

- **Affordable housing;**
- **Public open space (on site and off site);**
- **Ball stop fencing;**
- **Community facility improvements;**
- **Education improvements, if considered necessary and reasonable following consultation with Hampshire County Council;**

and 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;**

- **P10-010 REV C**
- **A-P13-010**
- **H433---7 13 Rev B**
- **H433---7 14 Rev B**
- **A-P11-131**
- **A-P11-130**
- **H406---7 15**
- **H469--X7 16**
- **H497---7 13**
- **P341--D7 13**
- **T310-D-7 15 Rev 01**
- **T310-E-7 15 Rev 01**
- **SH55---7 11 Rev A**
- **H406---7 16**
- **H469--X7 17 Rev A**
- **H497---7 14**
- **P341--D7 14**
- **T310-D-7 16 Rev 01**
- **T310-E-7 16 Rev 01**
- **HPPJP/LP/01 A**

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

- 3. No development shall take place (including site clearance and any other preparatory works) until a scheme for the protection of trees and vegetation to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall 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: Details are required prior to the commencement of development 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 2016 policy E2.

- 4. No development shall take place (including site clearance and any other preparatory works) until a method of demolition and construction has been submitted to and approved in writing by the Local Planning Authority. The scheme should include suitable dust control measures and details of how noise impacts from any temporary plant, such as generators, will be minimised so as to protect residential amenity. Development shall be carried out in accordance with the approved details.**

Reason: Details are required prior to the commencement of development in the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

- 5. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.**

Reason: Details are required prior to the commencement of development To ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

- 6. Notwithstanding the information submitted, no development shall take place until details of the proposed surface water drainage and means of disposal, based on the principles contained within the submitted Drainage Statement, have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the following:**
- A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment;**
 - Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed;**
 - Updated detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations;**
 - Updated detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change;**
 - Evidence that urban creep has been included within the calculations.**

The drainage details shall also specify the responsibilities of each party for the implementation of the SUDS scheme, and a timetable for implementation. A management and maintenance plan for the lifetime of the development shall also be provided, which should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Development shall be carried out in accordance with the approved details, and no dwelling shall be occupied until all drainage works have been carried out in accordance with such details.

Reason: Details are required prior to the commencement of development to ensure the prevention of an increased risk of flooding and to ensure the improvement and protection of water quality, habitat and amenity in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

- 7. No development shall take place (including site clearance and any other preparatory works) until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Construction Traffic Management Plan shall include scaled drawings illustrating the provision for the following;**
- 1) The parking of site operative's and visitor's vehicles;**
 - 2) Loading and unloading of plant and materials;**

- 3) **Proposal for, and management of, construction traffic and access routes for all vehicles associated with the construction phase;**
- 4) **Storage of plant and materials used in constructing the development;**
- 5) **Vehicle tracking plans demonstrating how the largest vehicles associated with the construction phase will access, egress and manoeuvre within the confines of the site in a safe and efficient manner;**
- 6) **Details for the method of cleaning wheels and chassis of all HGV's, plant, delivery and contractor's vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction.**

The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway.

Reason: Details are required prior to the commencement of the development to ensure that construction of the proposed development will be in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 policy T1.

8. **No development shall take place until details of the proposed means of foul sewerage disposal have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, and none of the dwellings shall be occupied until the works for the disposal of sewage have been provided to serve each dwelling.**

Reason: Details are required prior to the commencement of development to make adequate provision for sewage infrastructure having regard to policy E7 of the Test Valley Borough Revised Local Plan 2016.

9. **The development hereby permitted shall be carried out in accordance with the submitted Ecological Compensation and Enhancement Strategy report (prepared by ECOSA, dated February 2020). Photographic evidence of the implemented measures shall be submitted for approval to the Local Planning Authority prior to occupation.**

Reason: To enhance biodiversity in accordance with Test Valley Borough Revised Local Plan 2016 policy E5.

10. **No piling or any other foundation designs using penetrative methods shall be carried out until full details, including method statements, 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: In the interests of amenity in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.

- 11. Notwithstanding the information submitted, no development shall take place above DPC level of any dwelling hereby permitted until samples and details of the materials to be used in the construction of all external surfaces of that dwelling 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.
- 12. No development shall take place above DPC level of the development hereby permitted until full details of the proposed swift bricks to be incorporated into the dwellings, including their locations, 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 enhance biodiversity in accordance with Test Valley Borough Revised Local Plan 2016 policy E5.
- 13. Notwithstanding the details submitted 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 to and approved in writing by the Local Planning Authority. Details shall include: proposed finished levels or contours; means of enclosure; 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.). 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 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.
- 14. A landscape management plan, including long-term design objectives and arrangements for its implementation, including management responsibilities and maintenance schedules (for a minimum ten year period), for all landscape areas other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The landscape management plan shall be carried out as approved.**

Reason: To ensure appropriate maintenance of all non-domestic landscaped areas in the development having regard to policy E2 of the Test Valley Borough Revised Local Plan 2016.

- 15. No dwellings hereby permitted shall be occupied until vehicular access to the public highway to serve each dwelling has been provided in accordance with the approved plans.**
Reason: To ensure a satisfactory and safe means of access to the highway in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
- 16. No dwelling hereby permitted shall be occupied until its associated provision for car parking, including garages where relevant, and manoeuvring has been made in accordance with the approved plans. The car parking and manoeuvring provision shall thereafter be maintained for such purposes at all times.**
Reason: In the interest of highway safety in accordance with the Test Valley Borough Revised Local Plan (2016) Policies T1 and T2.
- 17. No dwelling hereby permitted shall be occupied until its associated provision for cycle parking/storage has been made in accordance with the approved plans. The cycle parking/storage shall be maintained for this purpose at all times.**
Reason: In the interest of providing sufficient safe parking for cyclists in accordance with the Test Valley Borough Revised Local Plan (2016) Policies T1 and T2.
- 18. 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.
- 19. No work relating to the construction of the development hereby approved, including deliveries, collections or works of demolition or preparation prior to operations, shall take place before the hours of 07.30 nor after 18.00 on Mondays to Fridays; before the hours of 08.00 nor after 13.00 on Saturdays; and at all on Sundays and Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.**
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.
- 20. No deliveries of materials or removal of spoil during the construction of the development shall take place before 0730 or after 1800 hours on Mondays to Fridays, or before 0800 or after 1300 hours on Saturdays. There shall be no deliveries of materials or removal of spoil during the construction of the development on Sundays and public holidays.**
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.
- 21. There shall be no burning on site during site clearance and construction.**
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

- 22. In the event that contamination (that was not previously identified) is found at any time during 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 submitted to and approved in writing 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 Revised Local Plan 2016 policy E8.
- 23. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular or pedestrian accesses, other than those shown on the approved plan(s), shall be formed to the site, including during the construction of the development hereby permitted and any associated site clearance or preparation.**
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
- 24. No development shall take place until details, including plans and cross sections, have been submitted to and approved in writing 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 carried out in accordance with the approved details.**
Reason: Details are required prior to the commencement of the development to ensure a satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and LHW4.

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. Attention is drawn to the requirements of the two Agreements dated XXXXXX under Section 106 of the Town and Country Planning Act 1990 which affects this development.**

3. A formal application for connection to the public sewerage system and the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119 or www.southernwater.co.uk). Please read the New Connections Services Charging Arrangements documents which has now been published and is available to read via the following link <https://beta.southernwater.co.uk/infrastructure-charges>

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19/02639/FULLN

APPLICATION NO.	19/02639/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	04.11.2019
APPLICANT	Mr Lunn and Mr Hicks
SITE	18 Nestor Close, Andover, Hampshire, SP10 3JX, ANDOVER TOWN (HARROWAY)
PROPOSAL	Erection of a 3 bedroom dwelling
AMENDMENTS	Amended plans submitted: <ul style="list-style-type: none">• 22.06.2021• 14.07.2021• 12.10.2021• 15.10.2021• 02.11.2021• 18.11.2021
CASE OFFICER	Miss Emma Jones

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, numbers;
15112.01 D
15112.02 C
15112.03 B
15112.04 B
15112.05 B
15122.20 A
Reason: For the avoidance of doubt and in the interests of proper planning.

- 3. Notwithstanding the details submitted, no development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**
Reason: Details are required prior to the commencement of development in the interests of highway safety during the construction of the development in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
- 4. 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.
- 5. The development hereby permitted shall not be occupied until space, to serve both the existing and proposed dwellings, 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. This space shall also be surfaced in a non-migratory material and retained as such at all times.**
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
- 6. The hard and soft landscaping of the site shall be implemented and maintained in accordance with the details contained within the submitted "Hard and Soft Landscaping Proposals" document (reference MWA 15112 Supplementary Information September 2016 Issue 1). The soft landscaping shall be planted in the first available planting season following the commencement of the development hereby permitted.**
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan 2016 policy E2.
- 7. 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.

8. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification no extensions shall be erected within the curtilage of the new dwelling hereby permitted other than those expressly authorised by this permission.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Policy E2 of the Revised Local Plan 2016.

9. **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 that contamination can be dealt with appropriately and to ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution from contamination sources at the development site in accordance with Policy E8 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. **Attention is drawn to the requirements of the Agreement dated XXXXXX under Section 106 of the Town and Country Planning Act 1990 which affects this development.**
3. **In respect of the Public Right of Way (Footpath 47) the applicant is advised of the following;**
 - **Nothing connected with the development or its future use should have an adverse effect on the Public Right of Way, which must remain available for public use at all times;**
 - **There must be no surface alterations to a public Right of Way without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980;**

- **No builders or contractor's vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the Public Right of Way so as to obstruct, hinder or provide a hazard to users.**
4. **This decision does not relate to the proposed extension to the rear of 18 Nestor Close, which is shown on the submitted plans and which may require planning permission. Please ensure that the necessary permission has been granted prior to the commencement of any such development.**

(The meeting terminated at 7.50 pm)