

**Minutes of the Southern Area Planning Committee
of the Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey, Hampshire, SO51 8GL
on 11 January 2022 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor M Hatley (Vice-Chairman)

Councillor P Bundy
Councillor J Burnage
Councillor A Dowden
Councillor C Dowden
Councillor S Gidley

Councillor I Jeffrey
Councillor J Parker
Councillor A Ward
Councillor A Warnes

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Apologies

Apologies were received from Councillors Bailey and Maltby.

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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	11-49	20/00599/FULLS	Mr Rees (Applicant)
8	50-71	21/00536/FULLS	Mr Chalkley (Objector) Mrs Whalley (Applicant's Agent)
9	72-108	21/01050/FULLS	Mr Oliver (Objector)
10	109-129	21/02575/VARS	Mrs Camilleri (West Tytherley Parish Council) Mr Goulding (Objector) Ms J Lyus (Applicant's Agent)
12	139-145	21/02607/FULLS	Mr Hirst (Objector)

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Declarations of Interest

There were no member interests declared.

373 **Urgent Items**

There were no urgent items to consider.

374 **Minutes of the meeting held on 23 November 2021**

Resolved:

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

375 **Schedule of Development Applications**

Resolved:

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

376 **20/00599/FULLS**

APPLICATION NO.	20/00599/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	06.03.2020
APPLICANT	Alfred Homes And Vivid Homes
SITE	Abbotswood House , Braishfield Road, Romsey, SO51 0PB, ROMSEY EXTRA
PROPOSAL	Erection of 63 residential dwellings, with associated landscaping, parking and reconfiguration of roundabout to form new vehicular access
AMENDMENTS	Amended plans received 10.07.20, 26.01.21, 11.01.21, 23.04.21, 29.04.21, 01.09.21, 08.10.21, 23.11.21 & 09.12.21
CASE OFFICER	Mr Paul Goodman

Delegate to Head of Planning & Building for completion of satisfactory consultation with Ecology Officer and the addition/amendment of relevant conditions, and legal agreement to secure;

- **Removal of nitrate mitigation land from agricultural production**
- **Future management of the nitrate mitigation land, and**
- **New Forest SPA contribution.**
- **Reptile mitigation land**
- **Affordable housing provision**
- **Affordable housing 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. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Arboricultural Impact Appraisal and Method Statement AIA/AMS-KC/AH/ABBOTSWOOD/004 Revision A (Technical Arboriculture, Sept 21) and Tree Protection Plans ref 004A REV B and 004B REV B.**

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; minor artefacts and structures. 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. The details shall also include the provision of a legacy tree to the south of Block B of a species to be agreed with the LPA and suitable tree pits for new tree planting. 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. 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.
10. **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 residential dwellings, and amenity areas in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and LHW4.
11. 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.
12. The drainage system shall be constructed in accordance with the Flood Risk Assessment V1.1 (The Civil Engineering Practice, December 2019). 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.

- 13. No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Planning Authority in order to recognise, characterise and record any archaeological features and deposits that may exist here. The assessment should take the form of trial trenching, with trenches targeted upon the footprints of the proposed houses, garages and access road. If the results of the evaluation are deemed significant enough by Test Valley Borough Council, then a programme of archaeological mitigation of impact, based on the results of the trial trenching, should be carried out in accordance with a further Written Scheme of Investigation that has been submitted to and approved by the Planning Authority. Following the completion of all archaeological fieldwork, a report will be produced in accordance with an approved programme including, where appropriate, a post-excavation assessment consisting of specialist analysis and reports together with a programme of publication and public engagement.**

Reason: In the interest of the heritage of the site in accordance with Test Valley Borough Revised Local Plan policy E9.

- 14. Development shall proceed in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Update Ecological Assessment Report Number: 0207, Issue Number: 04 (Peach Ecology, 8th December 2021) 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.

- 15. 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.

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

Site Layout - SL.01 F

Location Plan - LP.01 A

Boundary and Dwelling Material Layout - BDML.01 D

Parking Allocation Layout - PAL.01 D
Affordable Housing Layout - AHL.01 D
Refuse Storage and Collection Layout - RL.01 D
Coloured Street Elevations - CSE.01 C
House Type 2B4P - Elevations - HT.2B4P.e Rev C
House Type 2B4P - Floor Plans - HT.2B4P.p Rev C
House Type 3B5P - Elevations - HT.3B5P.e Rev C
House Type 3B5P - Floor Plans - HT.3B5P.p Rev C
House Type B - Elevations - HT.B.e Rev B
House Type B - Floor Plans - HT.B.p Rev B
House Type C - Elevations - HT.C.e Rev B
House Type C - Floor Plans - HT.C.p Rev B
House Type D1 - Elevations - Option 1 (Sheet 1 of 2) - HT.D1-1.e1 Rev C
House Type D1 - Elevations - Option 1 (Sheet 2 of 2) - HT.D1-1.e2 Rev C
House Type D1 - Elevations - Option 2 (Sheet 1 of 2) - HT.D1-2.e1 Rev B
House Type D1 - Elevations - Option 2 (Sheet 2 of 2) - HT.D1-2.e2 Rev B
House Type D1 - Floor Plans - HT.D1.p Rev C
House Type E - Elevations - Option 1 - HT.E-1.e Rev B
House Type E - Elevations - Option 2 - HT.E-2.e Rev B
House Type E - Floor Plans - HT.E.p Rev B
House Type F1 - Elevations (Sheet 1 of 2) - HT.F1.e1 Rev B
House Type F1 - Elevations (Sheet 2 of 2) - HT.F1.e2 Rev B
House Type F1 - Floor Plans - HT.F1.p Rev B
House Type F2 - Option 1 - Elevations (Sheet 1 of 2) - HT.F2-1.e1 Rev B
House Type F2 - Option 1 - Elevations (Sheet 2 of 2) - HT.F2-1.e2 Rev B
House Type F2 - Option 2 - Elevations (Sheet 1 of 2) - HT.F2-2.e1 Rev B
House Type F2 - Option 2 - Elevations (Sheet 2 of 2) - HT.F2-2.e2 Rev B
House Type F2 - Floor Plans - HT.F2.p Rev B
House Type G - Elevations - HT.G.e Rev B
House Type G - Floor Plans - HT.G.p Rev B
House Type H - Elevations (Sheet 1 of 2) - HT.H.e1 Rev B
House Type H - Elevations (Sheet 2 of 2) - HT.H.e2 Rev B
House Type H - Floor Plans - HT.H.p Rev B
House Type J - Elevations - HT.J.e Rev B
House Type J - Floor Plans - HT.J.p Rev B
House Type 4B7P - Floor Plans - HT.4B7P.p Rev B
House Type 4B7P - Elevations - HT.4B7P.e Rev B
Flat Block A- Elevations - FB A.e A Rev A
Flat Block A- Floor Plans - FB A.p A Rev A
Flat Block B- Elevations - FB A.e A Rev A
Flat Block B- Floor Plans - FB A.p A Rev A
Tree Protection Plan - Ref TCP-KC/ABBOTSWOOD/004a Rev B Nov

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Tree Protection Plan - Ref TCP-KC/ABBOTSWOOD/004b Rev B Nov

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A275 GA01 REV G

A275 GA02 REV G

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

17. 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. Lighting shall 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). Development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the area and to prevent disturbance to protected species in accordance with Test Valley Borough Revised Local Plan (2016) Policies E8 and E5.

18. Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development, and long term ecological management plan for retained, enhanced and created habitats on site, including the buffer areas, shall be submitted to and approved in writing by the Local Planning Authority. This should include details of fencing, planting plans, landscape plan and a long-term management plan (minimum 10 years). Development shall subsequently proceed in accordance with the approved details.

Reason: To enhance biodiversity and ensure protection of the adjacent woodland in accordance with NPPF and the Natural Environment and Rural Communities Act 2006 and with Policies E2 and E5 of the Test Valley Revised Local Plan DPD 2011-2029.

19. **No construction of any dwelling hereby approved shall commence in a Development Parcel until an Employment and Skills Plan has first been submitted to and approved by the Local Planning Authority for that Parcel. The Plan shall be based on the CITB Client Based Approach (or such other standard as may supersede it) and shall include the requirements of the CITB schedule for residential development that applies to the value of the development at the time the Plan is submitted. Development shall proceed in accordance with the approved details.**

Reason: To ensure that the development contributes to construction skills training having regard to policy ST1 of the Test Valley Borough Revised Local Plan 2016.

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. 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 2010 (as amended). 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.
4. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.
5. The applicant is advised that a formal application for connection to the public sewerage system is required in order to service this development, New Connections Services Charging Arrangements are published and available on the Southern Water website via the following link southernwater.co.uk/infrastructure-charges

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21/00536/FULLS

APPLICATION NO.	21/00536/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	19.02.2021
APPLICANT	Mr Simon and Edward Parsons
SITE	Friars Orchard, Rectory Hill, West Dean, SP5 1JL, WEST TYTHERLEY AND FRENCHMOOR
PROPOSAL	Change of use of agricultural barn to dwelling, with associated parking, landscaping and access
AMENDMENTS	12 th April 2021 – countryside stewardship form submitted 11 th May 2021 – Nitrate mitigation management plan submitted
CASE OFFICER	Kate Levey

Delegate to Head of Planning and Building for the following:

- **The completion of a legal agreement to secure the offsetting land to ensure the scheme is nitrate neutral, does not result in harm to Special Protection Areas and thus is in full compliance with the Habitats**

Regulations in perpetuity and management of the land

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
0202-02-02-001 C, 0202-02-02-002 A, 0202-02-02-003 A, 0202-02-02-004 C, 0202-02-03-001 A, 0202-02-04-001 A, 0202-02-05-001 C, 0202-02-05-002 B
Reason: For the avoidance of doubt and in the interests of proper planning.
3. 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.
4. 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. Hard landscape details shall include: means of enclosure and 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 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.
5. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.
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.

- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows or roof lights [other than those expressly authorised by this permission] shall be installed or constructed in/on the dwelling hereby permitted.**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of residential amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.
- 7. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles in accordance with plan number 0202-02-02 004C dated 19th February 2021. 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. 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 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 Revised Local Plan 2016 policy E8.
- 9. Development shall proceed in accordance with mitigation and enhancement measures outlined within Section 5.3 'Recommendations' of the Friars Orchard, West Dean, Salisbury, Wiltshire, Bat and Barn Owl Survey (David Leach Ecology Ltd., August 2020). Biodiversity enhancement measures shall be retained and maintained in perpetuity.**
Reason: To enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006 and with Policy E5 of the Test Valley Revised Local Plan (2016).
- 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. 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 and a light spread diagram. All lighting shall be implemented in accordance with approved details and retained and maintained as such in perpetuity.**

Reason: In the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, and additionally to ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.

- 12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates, walls or other means of enclosure shall be erected within the curtilage of the dwelling house forward of any wall of the dwelling house which fronts onto the public footpath.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

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. No builders or contractor's vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to users.**
- 3. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times in perpetuity.**
- 4. All vehicles would be accessing the site via a public footpath and should give way to public users at all times.**

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21/01050/FULLS

APPLICATION NO.	21/01050/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	21.05.2021
APPLICANT	Planning Base Ltd
SITE	Land Adjacent 5 Riverside Green, Kings Somborne, Stockbridge, SO20 6NG, KINGS SOMBORNE
PROPOSAL	Erection of one dwelling
AMENDMENTS	10.05.2021 – 2037-01 Rev A received 07.07.2021 – vehicle tracking plan received 22.07.2021 – nitrate neutrality calculations received
CASE OFFICER	Katie Andrew

Had the Local Planning Authority been in a position to determine the application the formal decision of the Council would have been REFUSE for the following reasons:

Delegated to officers to form the exact wording of additional reasons for

refusal to reflect the view of the committee

- 1. The site lies within close proximity to the New Forest SPA which is designated for its conservation importance. In the absence of a legal agreement, the application has failed to secure the required mitigation measures, in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework'. As such, it is not possible to conclude that the development would not have an in-combination likely significant effect on the interest features of this designated site, as a result of increased recreational pressure. The proposed development is therefore contrary to the Council's adopted 'New Forest SPA Mitigation - Interim Framework', Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**
- 2. The proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. Insufficient information has been submitted with the application to allow the Council to reasonably carry out an appropriate assessment of the application as required under Regulation 63 of the Habitats Regulations. In the absence of information relating to the development achieving nutrient neutrality or onsite/off site mitigation, the applicant has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**
- 3. The proposed development, despite an indication on the submitted first floor plans to the contrary, is considered to nevertheless represent a 2-bed dwelling and as such the Local Planning Authority considers that it appropriate to consider the merits of the proposal on this basis. The work necessary to enable the provision of a second bedroom at first floor level to enable what is an unusually large bedroom, en-suite and family bathroom (as shown on the plans) into a second bedroom would be both minimal and include operations that would not constitute “development” for the purposes of Section 55 of the Act. In addition the Local planning Authority considers that the planning history of the site indicates a clear intention to develop a new dwelling of multiple bedrooms in this location. In view of these circumstances, and in accordance with the adopted parking standards in the Test Valley Revised Local plan (2016) the proposed dwelling requires two on-site car parking spaces to be provided. These parking spaces cannot however be provided without taking up more of the limited private garden area to serve the dwelling, and in this respect there would be insufficient and an inappropriate quality of private amenity space to serve the needs of future occupants to the detriment of their living conditions. In this respect the proposal is contrary to Policy LHW4 of the Test Valley Borough Revised Local Plan (2016)**

4. **The proposed development, by virtue of its size, scale and siting (orientation), lack of fenestration and articulation on its large principal elevation (North East Elevation) fronting onto Riverside Green, will have an adverse impact on the character and appearance of the area as it fails to respect the prevailing character of the area which consists of well designed, high quality dwellings with active frontages and well-articulated front elevations set behind open and attractive soft landscaping. The proposal therefore fails to preserve or enhance the character and appearance of the Conservation Area in which it sits, or reflect the distinct characteristics of Riverside Green when seen as a whole; in conflict with Policy E1 and E9 of the of the adopted Test Valley Borough Revised Local Plan (2016), section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 & section 12 of the NPPF 2021.**

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.**

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21/02575/VARS

APPLICATION NO.	21/02575/VARS
APPLICATION TYPE	VARIATION OF CONDITIONS - SOUTH
REGISTERED	16.09.2021
APPLICANT	Mr David Hemsley
SITE	The Black Horse , West Tytherley, Salisbury, SP5 1NF, WEST TYTHERLEY AND FRENCHMOOR
PROPOSAL	Variation of condition 2 and 10 of planning permission 16/02056/FULLS (Erection of 3 bedroom chalet bungalow) to amend approved plans to include raised foundation height, raised height of ground floor windows, replacement of two windows on eastern elevation with french doors and to decrease the pitch of the roof, amend details of landscaping
AMENDMENTS	<u>16th September 2021</u> <ul style="list-style-type: none">• PTAD/130821/05 Shadow diagram• Updated proposal wording• Design and Access Statement
CASE OFFICER	Sarah Barter

PERMISSION subject to:

1. **The development hereby permitted shall not be carried out except in accordance with the details shown on the following submitted plans: Location Plan - drawing TV/157-LP Rev A**

Block Plan - drawing PTAD/130821/02
Landscape proposals – drawing BH DLP 01
Elevation section – drawing PTAD/130821/04
Parking Section - drawing PTAD/110816/7
Photo viewpoint – drawing PTAD/130821/06
Proposed plans – drawing PTAD/130821/03
Revised shadow diagram PTAD/130821/05
Section North boundary BH DLP-02

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

- 2. The development hereby permitted shall be undertaken in full accordance with the provisions set out in the submitted 'Arboricultural Tree Survey' (T P Marsh, Jan 2015) and the accompanying tree protection plan, drawing TM.871/02.**

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction process, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

- 3. The tree protection measures installed in accordance with Condition 2 shall be maintained and retained for the full duration of the works or until such time as otherwise agreed in writing with the Local Planning Authority. No activities, materials storage, placement or site huts or any other equipment shall take place within the barriers.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

- 4. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protection barriers.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

- 5. The rooflights shown in the northern and southern roof slopes shall be obscure glazed and must be maintained in that condition in perpetuity.**
Reason: To protect the amenities of the neighbouring residential properties, in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

- 6. 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.

- 7. The development hereby permitted shall be constructed in accordance with the details approved on the 25th July 2018.**

Roof: Michelmersh Antique Red

Walls: Michelmersh Hampshire Stock Dark Multi

Timber cladding: Sadolin Supadec Satin

Joinery: Painted Softwood

Windows: velux conservation black

Rainwater goods: black

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).

8. **No part of the development hereby permitted shall be brought into use or occupied until the approved parking provision has been laid out and provided for use in accordance with the approved plan and this space(s) shall thereafter be reserved for such purposes at all times.**

Reason: In the interests of highway safety in accordance with Policy T2 of the Test Valley Borough Revised Local Plan (2016).

- 9 **Notwithstanding the detail submitted in drawing no BH DLP 01 prior to the occupation of the dwelling hereby permitted full details of hard and soft landscape works including planting plans for the entire site shall be provided including written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and an implementation programme shall be submitted to and approved in writing by the Local Planning Authority. These details shall also include; proposed finished levels or contours; means of enclosure, retaining structures and hard surfacing materials (where appropriate). The landscape works shall be carried out in accordance with the implementation programme., and any landscaping work shall be maintained for a period of 5 years and any plants that shall die in that period shall be replaced.**

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 Policy E2 of the Test Valley Borough Revised Local Plan (2016).

10. **Development shall be provided in accordance with the drainage detail approved on the 25th July 2018:**

Building Control Specification Notes V3 July 2018

Drawing no: PTAD/090318/03 - 20.07.2018

Reason: To ensure satisfactory drainage provision and the protection of retained trees on site, in accordance with Policies E2 and COM15 of the Test Valley Borough Revised Local Plan (2016).

11. **Development shall be provided in accordance with the parking and pathway information approved on the 25th July 2018:**

PTAD/090318/03 – 20.07.2018

Reason: To ensure the protection of the retained tree, the listed building and adequate parking provision on site, in accordance with Policies E2, E9 and T2 of the Test Valley Borough Revised Local Plan (2016).

12. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows in the northern and southern elevations of the proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4

Notes 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.
2. All native reptile species receive legal protection under the Wildlife and Countryside Protection Act 1981 (as amended. It is highly advisable to undertake clearance of mature garden sites outside the reptile hibernation period (typically October-March). Clearance of garden reptile habitat such as compost heaps, piles of garden waste, general debris and rough vegetation should then take place in a careful and sensitive manner, by hand, to allow any reptiles present to leave the area of their own accord.

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21/03093/FULLS

APPLICATION NO.	21/03093/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	21.10.2021
APPLICANT	Miss Wiltshire And Mr Mason
SITE	Little Beeches , Braishfield Road, Crookhill, SO51 0QB, BRAISHFIELD
PROPOSAL	Retention of rear outbuilding
AMENDMENTS	
CASE OFFICER	Miss Ash James

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; 20073-PL-009 Rev A
Reason: For the avoidance of doubt and in the interests of proper planning.
2. The building the subject of this permission shall be used only for purposes incidental to the enjoyment of the dwelling house.
Reason: In the interests of the amenity of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies COM2 and COM11.

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.

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21/02607/FULLS

APPLICATION NO.	21/02607/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.09.2021
APPLICANT	Mr Mark Weeks
SITE	14 Fairview Close, Romsey, SO51 7LS, ROMSEY TOWN
PROPOSAL	Change of use of amenity land to residential garden - (Retrospective)
AMENDMENTS	None
CASE OFFICER	Kate Levey

DEFERRED for the reason:

- 1. To enable an opportunity for Hampshire County Council as the Highway Authority to review and determine the necessary Highway Extinguishment application.**

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Rule 9.2

Resolved:

That as the business was unlikely to be concluded by 9.30pm the meeting be extended by 30 minutes under the provision of Rule 9.2.

(The meeting terminated at 9.45 pm)