

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road
on Tuesday 15 March 2022 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 M Hatley (Vice-Chairman)

Councillor S Gidley

Councillor M Maltby

Councillor J Parker

Councillor A Warnes

Also in attendance

Councillor N Adams-King

502

Apologies

Apologies were received from Councillors Jeffrey and Ward.

503

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>
8	22-54	21/02265/FULLS	Mr Coggon (Awbridge Parish Council) Mr Fry (Objector) Mr O'Brian and Ms Page (Applicant)
9	55-72	22/00121/FULLS	Mr Davis (Michelmersh and Timsbury) Mr Boswell (Applicant's Agent)

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Declarations of Interest

Councillor Bailey wished it to be noted that he knew two of the speakers on applications 22/00121/FULLS and 22/00122/LBWS but that it did not constitute an interest.

Councillor A Dowden wished it to be noted that he knew the applicant on application 22/00121/FULLS but that it did not constitute an interest.

Councillor C Dowden wished it to be noted that she knew the applicant on application 22/00121/FULLS but that it did not constitute an interest.

Councillor Hatley wished it to be noted that he knew one of the speakers on application 22/00121/FULLS but that it did not constitute an interest.

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Urgent Items

There were no urgent items to consider.

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Minutes

Resolved:

That the minutes of the meeting held on 22 February 2022 be confirmed and signed as a correct record.

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Schedule of Development Applications

Resolved:

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

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19/02450/VARS - 22.10.2019

APPLICATION NO.	19/02450/VARS
APPLICATION TYPE	VARIATION OF CONDITIONS - SOUTH
REGISTERED	22.10.2019
APPLICANT	Mr John Drew
SITE	7B Lansdowne Gardens (Formerly Part Of 7A), Romsey, Hampshire, SO51 8FN, ROMSEY TOWN
PROPOSAL	Variation of condition 2 and 7 of 18/00567/FULLS (Erection of two bedroom dwelling) to substitute approved plans to amend placement of dwelling and approve landscaping. Remove condition 4 regarding tree protection
AMENDMENTS	20 November 2019 - Amended site plan received 15 January 2021 – PIA Kingspan bioefficient certificate submitted 12 November 2021 – Additional planning statement and foul drainage management plan submitted
CASE OFFICER	Katie Andrew

Delegated to the Head of Planning and Building subject to the completion of a legal agreement on or before the 4th July 2022, which secures the following:

- 01. A financial contribution towards securing Solent SPA mitigation (nitrates), and**
- 02. Payment of a monitoring fee, and**
- 03. Review mechanism which will allow the applicant to, following ‘real-world testing’, demonstrate the ‘real-world performance’ of the Bio-Ficient 3 STP which has been installed on site and is in operation and a possible refund of financial contributions.**

then PERMISSION subject to conditions and notes:

- 1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: EXW-03-C, EXW-03-E
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 2. The space 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 shall 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**

3. The landscaping and planting shall be carried out before the end of the current or first available planting season following this grant of planning permission. The planting shall be maintained to encourage its establishment for a minimum period of five years following the date of this decision. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.

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.

OR

DELEGATED to the Head of Planning and Building in the event that a legal agreement securing:

• A financial contribution towards securing Solent SPA mitigation (nitrates) has not been completed by 04 July 2022 then REFUSE for the following reasons:

1. 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. In the absence of a completed legal agreement securing the proposed off site mitigation, and monitoring fee, 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).

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21/02265/FULLS - 30.07.2021

APPLICATION NO.	21/02265/FULLS
APPLICATION TYPE REGISTERED	FULL APPLICATION - SOUTH 30.07.2021
APPLICANT SITE	Mr and Miss O'Brien and Page Burbank, Danes Road, Awbridge, SO51 0HL, AWBRIDGE
PROPOSAL	Demolition of existing garage and construction of new dwelling
AMENDMENTS	Received on 03.12.2021: <ul style="list-style-type: none">• Updated nitrate neutrality assessment Received on 01.10.2021: <ul style="list-style-type: none">• Amended Plans and Elevations
CASE OFFICER	Mr Graham Melton

Delegated to the Head of Planning and Building for the following:

- **the completion of a legal agreement to secure the installation and ongoing maintenance of the package treatment plant, 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:**

Site Location Plan (8106/P01 Rev A)

Proposed Site and Block Plan (8106 P03 Rev C)

Proposed Ground Floor Plan (8106 P04 Rev B)

Proposed First Floor Plan (8106 P05 Rev C)

Proposed Roof Plan (8106 P06 Rev D)

Proposed Sections (8106 P10 Rev D)

Proposed Front and Rear Elevations (8106 P07 Rev B)

Proposed Side Elevations (8106 P08 Rev E)

Tree Protection Plan (TM: 836-02)

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

3. **The development hereby permitted shall be undertaken in full accordance with the provisions set out within the TP Marsh Consultancy Arboricultural Impact Appraisal and Method Statement dated June 2021 and its associated tree protection plan (reference TM-863-02).**

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

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

5. **The development hereby permitted 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).

- 6. The development hereby permitted shall proceed in accordance with the measures set out in Section 4.0 'Discussion' of the Halfcote, Danes Road, Awbridge, Ecological Impact Assessment (4 Woods Ecology, July 2021), unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details. Reason: To ensure the favourable conservation status of bats and other protected species in accordance with Policy E5 of the Test Valley Revised Local Plan (2016).**
- 7. Prior to the commencement of development plans and cross sections of the existing and proposed ground levels of the development and boundaries of the application site, including details of the height of the ground floor slab and damp proof course level, shall be submitted to and approved by the Local Planning Authority. Development shall be undertaken in accordance with the approved details. Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**
- 8. 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 would integrate, respect and complement the character of the area in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).**
- 9. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include:**

 - (i) planting plans;**
 - (ii) written specifications (including cultivation and other operations associated with plant and grass establishment);**
 - (iii) schedules of plants, noting species, plant sizes and proposed numbers/densities;**
 - (iv) hard surfacing materials.**

The landscape works shall be carried out in accordance with the approved details. Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).
- 10. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise.**

Development shall be carried out in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

- 11. The development hereby approved shall not be occupied until 3 car and 2 cycle parking spaces and the associated driveway area, have been provided in accordance with the approved plans. The areas of land so provided shall be retained at all times for this purpose.**

Reason: To ensure sufficient off-street parking has been provided in accordance with Policy T2 of the Test Valley Borough Revised Local Plan (2016) and in the interest of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).

- 12. Prior to occupation of the development hereby approved, specification details of air source heat pump to be installed and acoustic measures to be installed as mitigation for its shall be submitted to and approved in writing by the Local Planning Authority. Any measures required by the Local Planning Authority to reduce noise from the package treatment plant shall be completed prior to the plant being brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To protect the amenity of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

- 13. Prior to occupation of the development hereby approved, details of the acoustic measures to be installed as mitigation for the operation of the package treatment plant and shall be submitted to and approved in writing by the Local Planning Authority. Any measures required by the local planning authority to reduce noise from the package treatment plant shall be completed prior to the plant being brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To protect the amenity of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

- 14. No external lighting shall be installed until details 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. The external lighting shall be installed in accordance with the approved details.**

Reason: To ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).

15. **The first floor windows on the side (north) elevation of the development hereby permitted shall be fitted with obscure glazing and shall be non-opening, unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the room that the windows serve. The windows shall thereafter be retained as such at all times unless otherwise agreed in writing by the Local Planning Authority.**
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.
16. **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/roof lights in the north elevation of the dwelling 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.
17. **No development shall commence on site (including any works of demolition), until a Construction and Demolition Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include the following:**
- i) the parking of vehicles of site operatives and visitors;**
 - ii) loading and unloading of plant and materials;**
 - iii) storage of plant and materials used in constructing the development;**
 - iv) hours of construction, including deliveries;**
 - v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
 - vi) wheel washing facilities;**
 - vii) measures to control the emission of dust and dirt during demolition and construction;**
 - viii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
 - ix) measures for the protection of the natural environment**
- The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.**
Reason: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase having regard to Policy E8 of the Test Valley Borough Revised 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.**

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22/00121/FULLS - 17.01.2022

APPLICATION NO.	22/00121/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	17.01.2022
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	Kate Levey

DELEGATE to the Head of Planning and Building for the following:

- The imposition of appropriate conditions and notes**

then PERMISSION for the reason:

The proposed extension is modern and distinctly different in the terms of its design and proposed materials when viewed against the principal listed building and would be read as such. Such a contrast would clearly show the evolution of the building through time. As set out in paragraph 8.14 of the officer's report- the proposal will not result in the loss of any historic fabric and the link to the listed building has a neutral impact on it and its setting. In this instance the extension is set back from the rear elevation of the property but follows the linear characteristics of the existing dwelling and frames, both when viewed from the front and rear of the site, the original 17th Century part of the dwelling. On balance the proposal is considered to have a neutral impact on the setting form and character of the heritage asset.

Taking into consideration the matters outlined above and having carefully considered the content of the recently dismissed planning appeal, it is considered that the proposal would not result in any harm to and would preserve the character, appearance and setting of the asset. The proposal is considered to comply with policy E9 of the RLP, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 & Paragraphs 197 & 199 of the NPPF.

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22/00122/LBWS - 17.01.2022

APPLICATION NO.	22/00122/LBWS
APPLICATION TYPE	LISTED BUILDING WORKS - SOUTH
REGISTERED	17.01.2022
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	Kate Levey

DELEGATE to the Head of Planning and Building for the following:

- **The imposition of appropriate conditions and notes**

then CONSENT for the reason:

REASON:

The proposed extension is modern and distinctly different in the terms of its design and proposed materials when viewed against the principal listed building and would be read as such. Such a contrast would clearly show the evolution of the building through time. As set out in paragraph 8.14 of the officer's report- the proposal will not result in the loss of any historic fabric and the link to the listed building has a neutral impact on it and its setting. In this instance the extension is set back from the rear elevation of the property but follows the linear characteristics of the existing dwelling and frames, both when viewed from the front and rear of the site, the original 17th Century part of the dwelling. On balance the proposal is considered to have a neutral impact on the setting form and character of the heritage asset.

Taking into consideration the matters outlined above and having carefully considered the content of the recently dismissed planning appeal, it is considered that the proposal would not result in any harm to and would preserve the character, appearance and setting of the asset. The proposal is considered to comply with policy E9 of the RLP, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 & Paragraphs 197 & 199 of the NPPF.

(The meeting terminated at 8.00 pm)