

**Minutes of the Southern Area Planning Committee  
of the Test Valley Borough Council**  
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey  
on Tuesday, 26 April 2022 at 5.30 pm

Attendance:

**Councillor M Cooper (Chairman)**

**Councillor M Hatley (Vice-Chairman)**

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

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

575

**Apologies**

Apologies were received from Councillor Warnes.

576

**Public Participation**

In accordance with the Council's scheme of Public Participation, the following spoke on the applications indicated:

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
7	11-44	21/03722/VARS	Mr Hibbert (Objector)
8	45-87	21/01505/FULLS	Mr Davis (Michelmersh and Timsbury Parish Council) Mr Boyle (Objector)
9	88-113	21/03330/FULLS	Mrs Duignan (Objector) Mr Roycroft (Applicant's Agent)
10	114-144	21/00662/FULLS	Mr Horscroft (Applicant)

577

### **Declarations of Interest**

Councillor Hatley wished it to be noted that he knew one of the speakers on application 21/03330/FULLS but that it did not constitute an interest.

578

### **Urgent Items**

There were no urgent items to consider.

579

### **Minutes**

#### **Resolved:**

**That the minutes of the meeting held on 5 April 2022 be confirmed and signed as a correct record.**

580

### **Schedule of Development Applications**

#### **Resolved:**

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

581

### **21/03722/VARS**

<b>APPLICATION NO.</b>	21/03722/VARS
<b>APPLICATION TYPE</b>	VARIATION OF CONDITIONS - SOUTH
<b>REGISTERED</b>	24.02.2022
<b>APPLICANT</b>	Mr Hugh Brennan, Woodington Solar Limited
<b>SITE</b>	Woodington Solar Farm, Woodington Farm, Woodington Road, East Wellow, SO51 6DQ, <b>WELLOW</b>
<b>PROPOSAL</b>	Variation of Condition 2 (Approved plans), 4 (Boundary treatment), 5 (CEMP), 8 (Arboricultural information), 9 (Tree protection), 12 (CMP), 13 (Landscape), 14 (Landscape maintenance), 15 (External materials), and 16 (Noise Mitigation) of Planning Permission 15/02591/FULLS (Installation of a ground mounted solar park to include ancillary equipment, inverters, substation, perimeter fencing, CCTV cameras, access tracks, and associated landscaping) to allow alterations to layout and design of the site that include a reduction in the number of

## AMENDMENTS

solar arrays, re-provision and increased provision of conservation areas, replacement of central inverter with string inverters, alterations to alignment of security fences and permissive paths, rationalisation (reduction) of a number of internal access tracks. Drawing no's received 24<sup>th</sup> Feb 2022 as a result of amended application site red edge to ensure the red edge tallied with that seen on application 15/02591/FULLS which this application seeks to vary:  
H.0357\_01\_G – site location plan  
H.0357\_06\_U – site layout plan  
H.0357\_24\_F – site location plan  
H.0357\_39 Sheet 1 Rev C – landscape proposals  
H.0357\_39 Sheet 2 Rev C – landscape proposals  
H.0357\_39 Sheet 3 Rev C – landscape proposals  
H.0357\_57 Rev B – fence and path changes

As a result of the amended application site red edge the application was re-started with new validation date and publicity period on the 3<sup>rd</sup> March 2022

Further detail received:

Heritage Statement – 07.03.2022

Comparison CEMP – 07.03.2022

Biodiversity net gain information – 8.03.2022

Landscape email – 16.03.2022

Transformer building elevation – 18.03.2022

Drawings received 24<sup>th</sup> March 2022 updating section of route for bridleway

H.0357\_06 V Site layout

H.0357\_39 D – 1 Landscape proposals

H.0357\_39 D – 2 Landscape proposals

H.0357\_39 D – 3 Landscape proposals

H.0357\_57 C fence and path changes

Email received withdrawing condition 17 from proposal – 05.04.2022

## CASE OFFICER

Sarah Barter

### PERMISSION subject to:

1. The development hereby permitted shall be begun within three years from the date of the original permission ref: 15/02591/FULLS dated 4<sup>th</sup> July 2017.

**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 shall not be carried out other than in complete accordance with the approved plans comprising drawings:

H.0357\_01 G – Site location  
H.0357\_06 V – Site layout plan  
H.0357\_24 F – Site location  
H.0357\_39 D 1 – Detailed Landscape Proposals  
H.0357\_39 D 2 – Detailed Landscape Proposals  
H.0357\_39 D 3 – Detailed Landscape Proposals  
H.0357\_57 C – Revised fence and path changes  
H.0357\_11 B – Deer Fence  
drwg 13\_xxx\_05.1\_02 - Detail Framework 6 x4 block  
drwg 13\_xxx\_05.2\_02 - Detail Framework 12x 4 block  
drwg h.0357\_28 - CCTV detail  
drwg H459/4 Rev B - Proposed Construction Access

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

3. The planning permission hereby granted is for a period of 25 years from the date that the development, forming the Solar Farm (reference: 15/02591/FULLS) was first implemented on 22nd June 2020. This planning permission will expire on the same date. This date being 22nd June 2045. Reason: In order that the land is returned to its original condition and use following the expiry of the permission in accordance with policies COM2, E1 and E2 of the Test Valley Borough Revised Local Plan (2016).
4. The development hereby permitted shall proceed in accordance with the 'Outline Method Statement for Works Affecting Dormice' (OMSWAD), as set out in Appendix 3 of the submitted 'Woodington Farm Further Ecological Information' (Avian Ecology, July 2016). In the event a European Protected Species license is issued by Natural England, and insofar as there is a conflict between the OMSWAD and the licence, the development hereby permitted shall proceed in accordance with the terms of the licence.  
Reason: To ensure the favourable conservation status of dormice in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).
5. Development shall be carried out in accordance with the 'Construction Environmental Management Plan', Avian Ecology, dated 20<sup>th</sup> December 2021.  
Reason: To avoid, mitigate and compensate for impacts to biodiversity, including SINC's, notable habitats and notable and protected species, in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).
6. Development shall proceed in accordance with the Biodiversity Management Plan, Avian Ecology, dated 15<sup>th</sup> December 2019, as approved under condition 6 of application 15/02591/FULLS on the 8th June 2020.  
Reason: To conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).
7. Prior to the decommissioning of the site, a detailed decommissioning strategy addressing biodiversity impacts arising from the decommissioning phase, shall be submitted to and approved in writing by the Local Planning Authority. This shall be supported by any necessary updated ecological survey and assessment work and include measures that would ensure that upon decommissioning, there would be

- an overall net gain in biodiversity value at the site from the pre-commencement baseline conditions, as defined by the ecological survey work submitted to support the planning application. Decommissioning works shall proceed in accordance with the approved strategy.  
Reason: To conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Local Plan (2016).
8. The development hereby approved shall be undertaken in full accordance with the provisions set out in the submitted 'Arboricultural Impact Assessment Report' (Barton Hyett Associates) updated December 2021, including the Tree retention/removal/Protection Plan BHA\_531\_02 - Sheets 1 – 4.  
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).
  9. Tree protective measures installed in accordance with condition 7 shall be maintained and retained for the full duration of the works or until such time as agreed in writing by the Local Planning Authority's Arboricultural Officer. No activities nor material storage, nor placement of site huts or other equipment whatsoever shall take place within the fencing  
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).
  10. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective fencing.  
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).
  11. Development shall be carried out in accordance with the Written Scheme of Investigation: Trial Trench Evaluation, Pegasus Group, November 2019 approved under condition 11 of application 15/02591/FULLS on the 21<sup>st</sup> November 2019.  
Reason: The site is potentially of archaeological significance in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
  12. Development shall proceed in accordance with the Construction Management Plan, Ethical Power, December 2019 and plan H.459/07 approved under condition 12 of application 15/02591/FULLS on the 11th June 2020, unless otherwise agreed with the local planning authority.  
Reason: In the interests of highway safety, in accordance with Policy T1 and E8 of the Test Valley Borough Revised Local Plan (2016).
  13. Development shall be carried out in accordance with drawing numbers H.0357\_39 D 1, H.0357\_39 D 2 and H.0357\_39 D 3 showing the detailed landscape proposals.  
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).
  14. Development shall be carried out in accordance with the Landscape Maintenance plan dated December 2021.

- Reason: To ensure that the works undertaken maintain 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).**
- 15. The development shall not be operated otherwise than in compliance with the noise limits as specified in the LF Acoustics report (Noise Assessment 3rd Addendum Report, December 2021).**  
**Reason: To safeguard the amenity of nearby residential properties, in accordance with Policy E8 of the Test Valley Borough Revised Local Plan (2016).**
- 16. Prior to the commencement of the development hereby permitted, full details of the proposed bridleway network shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed routes, means of access/egress to the bridleways, construction and surfacing details, ongoing management and maintenance as well as details of the timetable for the provision of the bridleway network on site. Implementation shall be in accordance with the approved details and shall be maintained for the duration of the lifetime of the solar farm.**  
**Reason: To ensure satisfactory provision, maintenance and retention, in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).**
- 17. There shall be no external lighting erected on the site during the construction or operational phase of the development.**  
**Reason: In the interests of the countryside location and to avoid impacts to ecological interests on the site in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**
- 18. Prior to the commencement of any drainage works hereby permitted, full details of the proposed surface water drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with the approved details.**  
**Reason: To ensure satisfactory drainage provision on site, in accordance with Policy COM15 of the Test Valley Borough Revised Local Plan (2016).**
- 19. Within 3 months of the date of decision a method statement detailing how trees shown on the approved plans to be retained are to be protected has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location for the CCTV cameras with any recommended pruning requirements, location and specification of any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days' notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No development (including site clearance and any other preparatory works) shall take place this detail has been approved by the Local Planning Authority. No activities**

whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.

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

20. Prior to the installation of the transformer structure hereby permitted, full details of the transformer including proposed siting, elevations, materials and finished colour shall be submitted to and approved in writing by the Local Planning Authority. Implementation shall be in accordance with the approved details.

Reason: To safeguard the visual amenities of the area in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

Notes to applicant:

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.
2. Attention is drawn to Esso Petroleum Co Ltd apparatus situated near the proposed works and the 'Special Requirements for Safe Working' booklet and the covenants contained in the Deed of Grant.

582

### **21/01505/FULLS**

<b>APPLICATION NO.</b>	21/01505/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	26.05.2021
<b>APPLICANT</b>	Mr P Turner
<b>SITE</b>	Smallberry Hill, Haccups Lane, Michelmersh, SO51 ONP, <b>MICHELMERSH AND TIMSBURY</b>
<b>PROPOSAL</b>	Construction of 3 dwellings
<b>AMENDMENTS</b>	Nitrate report and calculator – 16.08.2021 Revised plans – 19.08.2021
<b>CASE OFFICER</b>	Sarah Barter

Delegated to the Head of Planning and Building to:

- Secure the receipt of satisfactory nitrate neutrality calculation from the applicant
- Secure the receipt of a satisfactory response from Natural England in respect of the revised nitrate neutrality information
- Complete a legal agreement to secure any off site mitigation if found to be required as a result of the revised calculations

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**

**7882 F 100 M**

**7882 D 102 C**

**7882 D 300 J**

**7882 D 303 F**

**7882 D 304 F**

**7882 D 101 C**

**7882 D 201 E**

**7882 D 200 G**

**7882 D 202 A**

**7882 D 203 C**

**7882 D 301 F**

**7882 D 302 B**

**7882 D 403 D**

**7882 D 400 F**

**7882 E 01**

**7882 E02**

**7882 D 401 E**

**7882 D 402**

**7882 L01**

**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. Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; 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. TIE IN ECOLOGY**

- 5. 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.**

**Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain 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 E1 and E2.**

- 6. Prior to commencement of any works to provide the retaining/gabion walls full details including engineering details, section drawings, a method statement for the building and implementation of the walls and any planting within the walls shall be submitted to approved by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.**

**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. 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 buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1**

- 8. The development hereby approved shall be undertaken in full accordance with the provisions set out within the AJ Monk Consulting Tree Protection plan and method statement April 2021.**
- Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 9. 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.

10. 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.

11. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for -

- 1) The parking of site operatives and visitors' vehicles.
- 2) Loading and unloading of plant and materials.
- 3) Management of construction traffic and access routes.
- 4) Storage of plant and materials used in constructing the development.
- 5) Full swept path vehicle tracking
- 6) Wheel cleaning and chassis of HGVs and delivery vehicles leaving the site
- 7) Means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction.

Development shall be carried out in accordance with the approved detail.

Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1

12. 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

13. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to the occupation of any dwelling. Development shall be carried out and maintained in accordance with the approved details and no additional external lighting shall be provided thereafter.

Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5 and LHW4

14. 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: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2006 policy HAZ04.

15. At least the first 4.5 metres of both access tracks measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.

Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1

16. The land to the south east of plots 1 and 3 shall be used for the access into plot 3 and biodiversity and orchard areas only as shown on drawing 7882 D 100 Rev M and shall not be used for any residential, business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area in accordance with Test Valley Revised Borough Local Plan 2016 policy COM2.

17. Prior to commencement of any works to provide the landscaping mound full details including engineering details, section drawings, a method statement for the building and implementation of the mound and any planting shall be submitted to and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved plans.

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.

18. Development shall be undertaken in accordance with the mitigation, compensation and enhancement measures sets out in the Eco support document dated 3<sup>rd</sup> November 2021 unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the enhancements shall be permanently maintained and retained in accordance with the approved details.

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

19. Notwithstanding the information secured in the Eco support document dated 3<sup>rd</sup> November 2021, if during the course of the works Great Crested Newts should be found mitigation measures including the proposed timing of works, location of exclusion fencing, replacement terrestrial habitat proposed, proposed planting schemes, construction of the pond and the location of the translocation areas for reptiles and amphibians identified within the proposed application shall be submitted to and

approved by the Local Planning Authority unless varied by a European Protected Species (EPS) license issued by Natural England. The measures shall be provided within a strategy for the site together with an annotated site plan. Development shall be undertaken in accordance with the approved details.

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

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no building, structure, walls or fences of any kind shall be erected without the prior written consent of the Local Planning Authority.

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. 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.

583

### **21/03330/FULLS**

<b>APPLICATION NO.</b>	21/03330/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	15.11.2021
<b>APPLICANT</b>	Mr and Mrs Phillip and Joanna Moxey
<b>SITE</b>	Butlers Barn, Mount Lane, Lockerley, SO51 0JS, <b>LOCKERLEY</b>
<b>PROPOSAL</b>	Demolition of the existing agricultural building and associated structures, erect 1 x detached dwelling house with associated garage, parking, access and hard and soft landscaping
<b>AMENDMENTS</b>	Received on 15.03.2022: <ul style="list-style-type: none"><li>• Additional visibility splay diagram</li><li>• Additional traffic survey</li></ul>

Received on 07.02.2022:

- Amended Proposed Floor Plan and Elevations
- Amended Landscape masterplan

Received on 05.01.2022:

- Agent rebuttal to third party representations

**CASE OFFICER**

Mr Graham Melton

**Delegated to the Head of Planning and Building to secure:**

- Confirmation from Natural England that the proposed mitigation measures are sufficient.
- Completion of a legal agreement securing the installation and ongoing maintenance of the package treatment plant; removal of nitrate mitigation land from agricultural production; and future management of the nitrate mitigation 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:  
Site Location and Block Plan (001 P1)  
Proposed Site Plan (020 P1)  
Proposed Floor Plans (025 P2)  
Proposed Elevations (030 P1)  
Landscape Masterplan (998-MP-03)  
Landscape Plan (998-MP-01 Rev A)  
Visibility Splay (41106 - 035\_A)  
Reason: For the avoidance of doubt and in the interests of proper planning.
3. 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).
4. The development hereby permitted shall proceed in accordance with the measures set out in Section 5.0 of the Butler's Barn, Mount Lane, Lockerley, Ecological Impact Assessment (ECOSA, March 2019) and in the Evaluation and recommendation section of Kingfisher 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).

5. The development hereby permitted shall not be occupied until the access has been constructed with the visibility splays of 2.4m by 34.5m to the north and 2.4m by 41.8m to the south, in accordance with the approved Visibility Splay drawing reference (41106 - 035\_A). Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 1 metre above the level of the existing carriageway at any time.

Reason: In the interest of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).

6. 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).

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

The landscape works shall be carried out in accordance with the approved details and the implementation programme.

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).

8. 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 shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The landscaping shall be maintained 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).**

- 9. 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).**

- 10. 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).**

- 11. On the day on which the dwelling hereby permitted is first occupied for residential purposes, all buildings and structures, other than the dwelling shown on plan number 020 P1 shall cease to be used for any purpose, and shall be demolished and the resultant materials cleared from the site. Reason: The site lies in an area where new dwelling units are not normally permitted. Only one dwelling would be permissible in this location and two dwellings would be contrary to the Test Valley Borough Revised Local Plan (2016).**

- 12. 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.**

584

**21/00662/FULLS**

<b>APPLICATION NO.</b>	21/00662/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED APPLICANT SITE</b>	08.04.2021 Mr and Mrs M Horscroft Hillview, Romsey Road, Kings Somborne, SO20 6PR, <b>KINGS SOMBORNE</b>
<b>PROPOSAL</b>	Erection of dwelling with parking, access, garage, and terrace
<b>AMENDMENTS</b>	8 <sup>th</sup> April 2021 - Heritage statement received 5 <sup>th</sup> May 2021 – preliminary ecological appraisal received 10 <sup>th</sup> May 2021 – nitrate neutrality calculations received 14 <sup>th</sup> May 2021 – Highways visibility splays received 12 <sup>th</sup> July 2021 – amended plans received 11 <sup>th</sup> August 2021 - Additional ecology information received 17 <sup>th</sup> November 2021 – amended ecology details received
<b>CASE OFFICER</b>	Kate Levey

**DEFERRED for the following reasons:**

- 1. To allow discussion between officers and the applicant to agree a detailed and comprehensive landscaping scheme. The landscaping scheme shall adequately demonstrate that the development, if granted planning permission, would integrate into the landscape setting of the area without resulting in harm.**

- 2. To allow discussion between officers and the applicant to agree revisions to the proposed development to ensure that the proposal is truly high quality and to ensure that it integrates with the character and appearance of the area.**

(The meeting terminated at 8.17 pm)