

Minutes of the **Northern Area Planning Committee**  
of the **Test Valley Borough Council**  
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover  
on Thursday, 14 July 2022 at 5.30 pm

Attendance:

**Councillor J Budzynski (Chairman)**      **Councillor T Burley (Vice-Chairman)**

Councillor C Borg-Neal  
Councillor Z Brooks  
Councillor D Coole  
Councillor L Lashbrook  
Councillor P Lashbrook

Councillor N Lodge  
Councillor J Neal  
Councillor K North  
Councillor R Rowles

Also in attendance:

Councillor I Andersen

Councillor M Flood

87

**Apologies**

Apologies for absence were received from Councillor Ecclestone.

88

**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 - 21	TPO.TVBC.1239	Mr Alder (Applicant's Agent)
8	22 - 56	21/01749/FULLN	Mr Hartley-Bonds (Applicant)
9	57 - 77	22/00833/FULLN	Mr Olds (Applicant)

89

**Declarations of Interest**

There were no declarations of interest.

90

**Urgent Items**

There were no urgent items to be considered.

91

**Minutes**

**Resolved:**

**That the minutes of the meeting held on 23 June 2022 be confirmed and signed as a correct record.**

92

**Schedule of Development Applications**

**Resolved:**

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

93

**TPO.TVBC.1239**

<b>APPLICATION NO.</b>	TPO.TVBC.1239
<b>SUBJECT TYPE</b>	TREE PRESERVATION ORDER
<b>SITE</b>	Simply Health, Alan Child House, Borden Gates, Andover, SP10 2RT, <b>ANDOVER TOWN (WINTON)</b>
<b>ORDER MADE</b>	11.02.2022
<b>CASE OFFICER</b>	Mark Wadey

**CONFIRMED without modification.**

94

**21/01749/FULLN**

<b>APPLICATION NO.</b>	21/01749/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	09.06.2021
<b>APPLICANT</b>	Low Carbon UK Solar Investment Company Ltd
<b>SITE</b>	Meadow Solar Farm, Land to the South East of Perham Down, SP11 8PQ, <b>THRUXTON / SHIPTON BELLINGER / APPLESHAW / FYFIELD / KIMPTON</b>
<b>PROPOSAL</b>	Construction and operation of a solar photovoltaic farm, battery storage and associated infrastructure, including inverters, batteries, substation compound, mast , security cameras, fencing, access tracks and landscaping

**AMENDMENTS**

Alternative site assessment – 28.06.2021  
Amended Stone Curlew Survey, Cultural Heritage Assessment, Design and Access Statement and LVIA and additional covering letter - 18.08.2021  
Amended and Additional Geophysical Report - 30.09.2021  
Additional Transport Statement and Response to Highways – 05.10.2021  
Swept Path Analysis – 05.11.2021  
Amended Development Zone Plan, Location plan, Site Layout Plan – 05.11.2021  
Amended Transport Statement – 08.11.2021  
Additional Habitat Survey 10/12.11.2021

**CASE OFFICER**

Samantha Owen

**Delegated to the Head of Planning and Building to add a suitably worded additional condition restricting construction and delivery times to the southern part of the site (so as to limit the effect on nearby residential amenities) and subject to satisfactory prior conclusion of a section 106 agreement to secure 6 skylark plots on offsite land and a 2 ha stone curlew plot on offsite land, then PERMISSION subject to:**

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission. This permission shall be for a period of 40 years from the date that the development is first connected to the grid (the "First Export Date"). Two weeks' notice of this first connection shall be given to the Local Planning Authority in writing. The development shall be removed and the land restored to its former condition no later than the date 40 years from the First Export Date or within six months of the development failing to generate electricity for 12 consecutive months, whichever occurs first. All structures and materials, and any associated goods and chattels shall be removed from the site and the land shall be restored to its former condition in accordance with a scheme of decommissioning work and land restoration that shall have first been submitted to and approved in writing by the Local Planning Authority.**

**Reason:** In order that the land is restored to its original condition following the expiry of the period of time whereby electricity is likely to be generated by the proposed development and for which a countryside location has been shown to be essentially required, in accordance with policies COM2 and E2 of the Test Valley Borough Revised Local Plan 2016.

- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans; SD-01; SD-02; SD-04; SD-06: SD-07; SD-08; SD-16;SD-17; SD-20; SD24; SD27; SD-26; DZ 01 REV12; LCS060 SP-01 REV09; LCS060 PLE-01 REV20.**

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

- 3. No development shall start on site until the access, including the footway and/or verge crossing, shall be constructed and provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.**  
**Reason: To provide satisfactory access and in the interests of highway safety.**
- 4. No development shall start on site until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority, which shall include:**

  - a) The provision of long term facilities for contractor parking;**
  - b) The arrangements for deliveries associated with all construction works;**
  - c) Methods and phasing of construction works;**
  - d) Access and egress for plant and machinery;**
  - e) Protection of pedestrian routes and public Rights of Way during construction;**
  - f) Location of temporary site buildings, compounds, construction material and plant storage areas;**
  - g) Traffic routing and construction work shall only take place in accordance with the approved method statement.**
  - h) Measures to control dust, noise and avoidance of light nuisance.**

**The Construction Method Statement shall be implemented as approved for the duration of the construction works.**  
**Reason: In the interest of the amenities of the local area and in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.**
- 5. Prior to commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP), incorporating measures to avoid impacts on the adjacent designated sites, habitats and species shall be submitted to and approved in writing by the Local Planning Authority. This must include all requirements outlined within the report titled 'Meadow Solar Farm Ecological Assessment' undertaken by Landscape Science Consultancy Ltd., August 2021. Development shall subsequently proceed in accordance with any such approved details for the duration of the construction works.**  
**Reason: To protect notable locally designated sites, habitats and species in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.**
- 6. Prior to the commencement of the development hereby permitted, a Biodiversity Management and Enhancement Plan for created and retained habitats on site must be submitted to and approved in writing by the Local Planning Authority. This must include all requirements outlined within the report titled 'Meadow Solar Farm Ecological Assessment' undertaken by Landscape Science Consultancy Ltd, August 2021. The development shall proceed in accordance with any such approved details, with mitigation and enhancement features being maintained for the 40 year life of the solar array as a minimum.**

**Photographic evidence of habitats created on site should be submitted to the Local Planning Authority within 6 months of completion.**

**Reason: To ensure the favourable conservation status of protected species and habitats, and enhance the biodiversity of the site in accordance with Policy E5 of the Test Valley Revised Local Plan**

- 7. Prior to commencement of the development hereby permitted, the results of the updated badger surveys of the site (to be carried out by a qualified ecologist), along with details of any necessary resulting mitigation, including specification and location of mammal gates, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter any agreed mitigation shall be implemented in accordance with the approved details.**

**Reason: To ensure the favourable conservation status of protected species in accordance with the NPPF and Policy E5 of the Test Valley Revised Local Plan 2016.**

- 8. No development shall start on site until details of a scheme to prevent surface water from the site discharging on to the adjacent highway have been submitted to and approved in writing by the Planning Authority. The development works shall be carried out in accordance with the approved details before any part of the development is occupied and shall be retained thereafter.**

**Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.**

- 9. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: PFA Consulting May 2021 has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:**

- A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.**
- Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed and demonstrating the 1m unsaturated zone.**
- Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.**
- Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.**
- Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.**
- Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.**

- Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway in accordance with Policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 10. The construction route to build the solar array shall be in accordance with the amended Transport Statement submitted on 8 November 2021.**
- Reason: In the interest of the amenities of the local area and in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.**
- 11. The proposed hard surfaces shall either be made of porous materials or provision shall be made to direct run-off water from the hard surfaces to a permeable or porous surface within the site. These surfaces shall be retained and maintained for the lifetime of the development.**
- Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the highway in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.**
- 12. Prior to the installation of any external fixed plant or mechanical equipment, an assessment of noise from the operation of the plant or equipment shall be undertaken using the procedures within British Standard BS4142:2014+A1:2019 and a report detailing the results and any noise attenuation measures shall be submitted to and approved in writing by the Local Planning Authority. Any fixed plant, mechanical equipment and associated noise attenuation measures approved pursuant to this condition shall be installed and operated in accordance with the approved details and thereafter permanently retained in that condition.**
- Reason: In the interest of the amenities in the local area in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.**
- 13. The development shall be carried out in accordance with the details, mitigation and maintenance as set out in the Flood Risk and Assessment received on 9 June 2021.**
- Reason: To ensure adequate drainage of the site in accordance with Policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 14. The development shall be carried out in accordance with the Archaeological Mitigation Strategy, Written Scheme of Investigation dated September 2021.**
- Reason: The site is potentially of archaeological significance in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**
- 15. The development shall be carried out in accordance with the Stone Curlew Mitigation Strategy dated November 2021 and updated April 2022.**
- Reason: To protect stone curlews in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.**

- 16. Prior to the erection of any solar panels on the site a landscaping scheme in accordance with the approved Plan EDP 6 Landscape and Biodiversity Strategy dated 18.08.2021 as contained within the Landscape and Visual appraisal by EDP dated August 2021 shall first been submitted to and approved in writing by the Local Planning Authority.**

**The scheme shall include:**

- a) Details of the location, number, size and density of plants for all new hedgerows (including specimen trees where proposed) ;**
- b) Details of the location, number, size and density of plants to be used in the infilling of gaps within the existing hedgerows;**
- c) Details of location, number, size and density of plants for all new woodland planting;**
- d) Details of the proposed establishment of the calcareous wildflower swards located under the solar panels;**
- e) Details of the location, number, size and density of plants to be used in the proposed habitat buffer;**
- f) Details of the location, number, size and density of plants to be used in the woodland edge planting areas;**
- g) Details of any gates proposed.**

**All landscaping shall be implemented in accordance with the approved details and shall be completed before the installation is first connected to the grid.**

**Reason: To improve the appearance of the site and enhance the character of the development, and to assist in the development successfully integrating with the landscape, in the interest of visual amenity, and to contribute to the character of the local area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016.**

- 17. Prior to the erection of any solar panels on the site a schedule of landscape maintenance and subsequent landscape management for a period of 40 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include:**

- a) details of agricultural use of the land and associated management practices;**
- b) details of how the success or failure of the initial landscape planting and associated land-management regime is to be monitored and reported to the Local Planning Authority annually for the first 5 years after planting and thereafter on a 5 year basis;**
- c) details of the means by which any failures in landscape planting are to be identified and reasonably remedied over the 40 year life of the development hereby permitted;**
- d) details of responsibilities for maintenance and management of landscaping.**

**Development shall be carried out in accordance with the approved details.**

**Reason: To improve the appearance of the site and enhance the character of the development, and to assist in the development successfully integrating with the landscape, in the interest of visual amenity, and to contribute to the character of the local area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016.**

- 18. Prior to any lighting being installed details of the location, height and lux levels will be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with any approved details.**

**Reason: To retain control over lighting levels within the area to protect existing bat populations within the area in accordance with Policy E5 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. Nothing connected with the development or its future use should have any adverse effect on the rights of way which must remain available for public use at all times.**
- 3. There must be no surface alterations to the Public Rights of Way without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 of the Highways Act 1980.**
- 4. No builders or contractors vehicles, machinery, materials, fencing, spoil or anything associated with the works should be left on or near the public Rights of Way so as to obstruct, hinder or provide a hazard to users.**
- 5. All vehicles accessing the site over a Public Right of Way should give way to the public at all times.**
- 6 Attention is drawn to the requirements of the Agreement dated (in progress) under Section 106 of the Town and Country Planning Act 1990 which affects this development.**



95

**22/00833/FULLN**

<b>APPLICATION NO.</b>	22/00833/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	24.03.2022
<b>APPLICANT</b>	Imperial Homes Southern
<b>SITE</b>	Williams Garage, Salisbury Road, Andover, SP11 7NX, <b>ABBOTTS ANN</b>
<b>PROPOSAL</b>	Demolish existing buildings and erect 3 detached and 2 semi-detached bungalows with parking
<b>AMENDMENTS</b>	Amended Site/Block/Street Scene Plan received 29.04.2022 Amended Site/Block/Street Scene Plan received 25.05.2022
<b>CASE OFFICER</b>	Samantha Owen

**Delegated to the Head of Planning and Building that subject to the completion of a satisfactory legal agreement to secure mitigation land to offset the nitrogen load of the development, 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 9377/501; 9377/502; 9377/503; 9377/504; 9377/506; 9377/500A.  
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Barrell Treecare Arboricultural Impact Appraisal and Method Statement reference 20239-AA2-DC dated 23<sup>rd</sup> March 2022 and its associated tree protection plan.  
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. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.  
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**

5. **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.**

6. **Prior to construction of the proposed residential development, a scheme for insulating the occupants against road traffic noise shall be submitted for approval by the Local Planning Authority. The scheme shall include an environmental noise survey and the necessary mitigation (including mechanical ventilation in circumstances where the following standards will not be met with windows open) to demonstrate that the following is achieved:**

	<b>07:00 to 23:00</b>	<b>23:00 to 07:00</b>
<b>Bedrooms</b>	<b>35 dB LAeq, 16 hour</b>	<b>30 dB LAeq, 8 hour</b>

**45 dB LAmax,F exceeded not more than 10 times a night**

**External amenity areas 50 dB LAeq, 16 hour**

**The approved scheme shall be implemented prior to first occupation of the proposed development and shall thereafter be retained.**

**Reason: In the interest of the amenities of occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**

7. **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 an 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. In accordance with the Ground and Water Ltd Phase 1 Desk Study report dated October 2020 which accompanied the planning application, the assessment shall comprise a site investigation in accordance with the recommendations of that report. In the event that contamination is found or is considered likely the scheme shall contain remediation proposal 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. Should additional (i.e. previously unidentified) contamination be found during development works after the remediation scheme has been agreed and which was no anticipated as part of the approved**

**remediation scheme with suitable remediation arrangements in place, then additional remediation proposals shall be submitted to and approved in writing by the Local Planning Authority. The site shall not be brought into use until a verification report for the purpose of certifying adherence to the approved remediation scheme and documenting how any previously unidentified contamination has been dealt with has been submitted to an approved in writing by the Local Planning Authority.**

**Reason: To ensure a safe living/working environment in accordance with Policy E8 of the Test Valley Borough Revised Local Plan.**

- 8. 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.**
- 9. Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. These measures should be in accordance with section 5.0 'Requirements and Recommendations' in the William Sawyers Subaru & Pinchbecks Garages, Old Salisbury Road, Little Ann, Preliminary Ecological Appraisal and Phase 2 Bat Survey (Peach Ecology, July 2021). Development shall subsequently proceed in accordance with any such approved details, with photographic evidence provided to the Local Planning Authority within 6 months of occupation.**

**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 DPD 2011-2029.**
- 10. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby, mud clay or other deleterious materials shall be deposited on the public highway.**

**Reason: In the interests of highway safety and to accord with Policy T1 of the Test valley Borough Revised Local Plan 2016.**

11. 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.
12. 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:-
- The parking of site operatives and visitor vehicles
  - Loading and unloading of plant and materials
  - Management of construction traffic and access routes
  - Storage of plant and materials used in constructing the development
  - Vehicle tracking in regard to points above.
- Reason: In the interests of highway safety and to accord with Policy T1 of the Test valley Borough Revised Local Plan 2016.
13. The development shall not be brought into use until vehicular visibility splays as indicated on drawing number 9377/500 Rev B in which there should be no obstruction to visibility exceeding 1 metre in height above the adjacent carriageway channel line have been completed. Such visibility splays shall thereafter be retained for the lifetime of the development.  
Reason: In the interests of highway safety and to accord with Policy T1 of the Test valley Borough Revised Local Plan 2016.
14. 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.
15. 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;
- means of enclosure
  - 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.

- 16. 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.**
- 17. External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to commencement, a detailed lighting strategy for the construction and operation phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity. Reason: to prevent disturbance to protected species in accordance with the National Planning Policy Framework and Policy E5 of the Revised Test Valley Revised Local Plan.**
- 18. 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 or structure, 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) Policy LHW4.**
- 19. 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 shall be constructed in the north-west elevations of the proposed dwellings hereby permitted. 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 the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
- 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**

96

**22/01147/FULLN**

<b>APPLICATION NO.</b>	22/01147/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	26.04.2022
<b>APPLICANT</b>	Mr Allan Shipway
<b>SITE</b>	Land North East of Homelea, Andover Road, <b>ABBOTTS ANN / MONXTON</b>
<b>PROPOSAL</b>	Erection of a general purpose agricultural building to replace two existing end of life buildings
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Lucy Bensaid

**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  
Block Plan received 26.04.2022  
Proposed Floor plan received 26.04.2022  
Proposed elevations received 26.04.2022  
Reason: For the avoidance of doubt and in the interests of proper planning.**

**Notes to Applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
- 2. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 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.**

(The meeting terminated at 7.11 pm)