

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, 4 August 2022 at 5.30 pm

Attendance:

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

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

Councillor N Lodge
Councillor J Neal
Councillor K North

Also in attendance:
Councillor M Flood

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Apologies

Apologies for absence were received from Councillors Brooks, Rowles and Ecclestone.

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Public Participation

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

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	10 - 30	20/02997/FULLN	Mr Matthews (Applicant's Agent)

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Declarations of Interest

There were no declarations of 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 14 July 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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20/002997/FULLN

APPLICATION NO.	20/02997/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	14.02.2022
APPLICANT	Mr Henry Ayres
SITE	The Firs, Sarson Lane, Weyhill, SP11 8DY, AMPORT
PROPOSAL	Use of land for 6 Gypsy Traveller Pitches (from 1 Gypsy Traveller Pitch with 3 caravans)
AMENDMENTS	Additional/amended plans and information submitted; <ul style="list-style-type: none">• 02.02.2021• 11.02.2021• 19.03.2021• 30.03.2021• 16.04.2021• 09.06.2021
CASE OFFICER	Emma Jones

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;
 - TMA/881/P16
 - TMA/881/P15 REV D
 - TMA/881/P50
 - TMA/881/P21 A

- TMA/881/B30
- TMA/881/B40
- TMA/881/B10

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

3. **No development shall take place until geotechnical submissions (in accordance with DMRB Standard CD622) relevant to the construction of the proposed 4m high acoustic fence, which shall be positioned as shown on drawing number TMA/881/P21 Revision A, 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: Details are required prior to the commencement of development in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan policy T1.

4. **No development shall take place until a detailed Construction Method Statement in relation to the proposed acoustic fence has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: Details are required prior to the commencement of development in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan policy T1.

5. **The development hereby permitted shall be carried out in accordance with the provisions set out within the submitted Arboricultural Tree Protection and Method Statement (prepared by Andrew Day Arboricultural Consultancy, reference ad3721, dated 29th March 2021) and the associated fence location 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.

6. **No more than three caravans in total shall be brought onto the site until a detailed scheme of biodiversity enhancements to be incorporated into the development has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details, and any enhancements measures shall be permanently maintained and retained.**

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

7. **No more than three caravans shall be occupied at the site until the proposed acoustic fence has been installed in accordance with the approved plans, the document entitled “How to Install Jakoustic Highway Fencing” (prepared by Jacksons Fencing, issue 04), and as a minimum to the standard given in sections 4.1 and 4.2 of the submitted noise assessment report (entitled “Assessment of a proposal for a development of ‘Park Homes’ residential properties on land at The Firs, Sarson Lane, Ampport, Andover, SP11 8DY”,**

prepared by Sharps Acoustics, dated 29th October 2020). The acoustic fence shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

8. The development hereby permitted 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.
9. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.
Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.
10. No external lighting shall be installed at the site until full details, including a detailed lighting strategy, have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved details.
Note: Any external lighting shall follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK).
Reason: To prevent disturbance to protected species in accordance with Test Valley Borough Revised Local Plan 2016 policy E5.
11. Only caravans built to the standard of 'BS 3632:2015 Residential Park Homes – Specification', including with the provision of mechanical ventilation, shall be occupied at the site, in the configuration and orientation as detailed on approved drawing TMW/881/P16.
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.
12. No caravan shall be occupied at the site unless it is installed with double glazing that meets as a minimum the acoustic standards as detailed on the final three pages of the submitted document entitled "Responses to questions and comments raised by the Environmental Health Officer" (prepared by Sharps Acoustic, dated 10th February 2021).
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.
13. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or any subsequent definition that supersedes that document).

Reason: It is necessary to keep the site available to meet that need in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.

- 14. No more than six caravans (one on each pitch), as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Site Act 1968 as amended, shall be stationed on the site at any one time.**

Reason: To accord with the terms of the application and to ensure satisfactory planning of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.

- 15. No commercial, industrial or business activities shall take place on any part of the site, including the storage of materials and goods.**

Reason: To ensure the protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

- 16. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.**

Reason: To ensure the protection of this countryside location and in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2, T1 and T2.

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. Birds' nests, when occupied or being built, and the widespread species of reptile receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord. Reptile habitat such as compost heaps should be carefully cleared by hand during warmer months as if hibernating reptiles are disturbed they will die. Any reptiles revealed should be moved to adjacent retained rougher / boundary habitat or allowed to move off of their own accord.**

3. **Attention is drawn to the requirements of the Agreement dated 22 March 2022 under Section 106 of the Town and Country Planning Act 1990 which affects this development.**

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22/00580/FULLN

APPLICATION NO.	22/00580/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	08.03.2022
APPLICANT	Mr and Mrs Esdaile
SITE	Land Adjoining Broad Meadow, 1 Sarson Barns, Monxton Road, Ampport, SP11 8AQ, AMPORT
PROPOSAL	Erection of storage building to house a small vehicle for cutting grass and separate areas for the storing of agricultural tools and essential materials
AMENDMENTS	
CASE OFFICER	Katie Nethersole

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 TQRQM22060113052277, NE/11067/001
Reason: For the avoidance of doubt and in the interests of proper planning.**

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.**

(The meeting terminated at 6.04 pm)