



Notice of Meeting

Northern Area Planning Committee

Date: Thursday 4 August 2022

Time: 5.30 pm

Venue: Conference Room 1, Beech Hurst, Weyhill Road, Andover, Hampshire, SP10 3AJ

For further information or enquiries please contact:

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Legal and Democratic Service

Test Valley Borough Council,
Beech Hurst, Weyhill Road,
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SP10 3AJ

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The recommendations contained in the Agenda are made by the Officer and these recommendations may or may not be accepted by the Committee.

PUBLIC PARTICIPATION SCHEME

If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.

Membership of Northern Area Planning Committee

MEMBER	WARD
Councillor J Budzynski (Chairman)	Andover St Mary's
Councillor T Burley (Vice-Chairman)	Andover Harroway
Councillor C Borg-Neal	Andover Harroway
Councillor Z Brooks	Andover Millway
Councillor D Coole	Anna
Councillor C Ecclestone	Andover Millway
Councillor V Harber	Andover St Mary's
Councillor L Lashbrook	Charlton & the Pentons
Councillor P Lashbrook	Bellinger
Councillor N Lodge	Andover Downlands
Councillor J Neal	Andover Millway
Councillor K North	Andover Romans
Councillor R Rowles	Andover Winton

Northern Area Planning Committee

Thursday 4 August 2022

AGENDA

**The order of these items may change as a result of members
of the public wishing to speak**

- | | | |
|--|--|----------------|
| 1 | Apologies | |
| 2 | Public Participation | |
| 3 | Declarations of Interest | |
| 4 | Urgent Items | |
| 5 | Minutes of the meeting held on 14 July 2022 | |
| 6 | Information Notes | 4 - 9 |
| 7 | 20/002997/FULLN - 14.02.2022 | 10 - 30 |
|
(OFFICER RECOMMENDATION: PERMISSION) | | |
| SITE: The Firs, Sarson Lane, Weyhill, SP11 8DY, | | |
| AMPORT | | |
| CASE OFFICER: Emma Jones | | |
| 8 | 22/00580/FULLN - 08.03.2022 | 31 - 38 |
|
(OFFICER RECOMMENDATION: PERMISSION) | | |
| SITE: Land Adjoining Broad Meadow, 1 Sarson Barns, | | |
| Monxton Road, Amport, SP11 8AQ, AMPORT | | |
| CASE OFFICER: Katie Nethersole | | |

ITEM 6

TEST VALLEY BOROUGH COUNCIL

NORTHERN AREA PLANNING COMMITTEE

INFORMATION NOTES

Availability of Background Papers

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

Reasons for Committee Consideration

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees and this will happen if any of the following reasons apply:

- (a) Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- (b) Applications (excluding notifications) where a Member requests in writing, with reasons and within the Application Publicity Expiry Date, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (c) Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest, for its own developments except for the approval of minor developments.
- (d) Applications where the Head of Planning and Building Services recommends refusal of an application solely on the basis of failure to achieve nutrient neutrality where a Ward Member requests in writing, with reasons, within 72 hours of notification of the recommendation for refusal that they be submitted to Committee for determination. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (e) To determine applications (excluding applications for advertisement consent, certificates of lawfulness, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights;

Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received within the Application Publicity Expiry Date and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

Public Speaking at the Meeting

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from Democratic Services at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Democratic Services within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors on the Area Committee who have personal interests or where a Member has pre-determined his/her position on the relevant application, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent and relevant Ward Members who are not Committee Members will have a maximum of five minutes. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members and officers in advance of the meeting to allow them time to consider the content.

Content of Officer's Report

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

Status of Officer's Recommendations and Committee's Decisions

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

Conditions and Reasons for Refusal

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

Decisions subject to Completion of a Planning Obligation

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

Deferred Applications

Applications may not be decided at the meeting for a number of reasons as follows:

- * The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.
- * Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- * The Committee may resolve to seek additional information or amendments.
- * The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.

Visual Display of Plans and Photographs

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application on the Council's website. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

Human Rights

The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- * Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- * Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

Natural Environment and Rural Communities Act 2006 (NERC)

The Council has a duty under the Natural Environment and Rural Communities Act 2006 as follows: "*every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity*".

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are conditioned as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved, as far as practically possible, will be considered to have been met.

Other Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016), and 'made' Neighbourhood Plans. Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

On the 19th February 2019 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2018. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan,

but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

ITEM 7

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

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 **INTRODUCTION**

1.1 The application is presented to Northern Area Planning Committee at the request of a member.

2.0 **SITE LOCATION AND DESCRIPTION**

2.1 The site lies in the countryside, between the villages of Weyhill and Amporth. The site is positioned adjacent to the A303 highway, which runs along the northern boundary. There are residential properties to the south of the site, separated by fields and a currently disused railway line.

3.0 **PROPOSAL**

3.1 Use of land for 6 Gypsy Traveller Pitches (from 1 Gypsy Traveller Pitch with 3 caravans).

3.2 The proposal is for the siting of 3 additional caravans on the site to be occupied by gypsies who are related to those that already occupy the site, adding to the three caravans that currently have planning permission to be located on the site to accommodate one gypsy family (see paragraph 4.4 below).

3.3 Additional and amended plans and information have been submitted during the consideration of the application, in respect of the need for the proposed development, as well as in respect of highways, noise and tree impacts.

3.4 A revised ownership certificate has been submitted during the consideration of the application to acknowledge that the applicant is not the sole owner of the site. The application has been re-advertised accordingly, with notice being served on the other relevant owner/s.

4.0 HISTORY

4.1 19/00810/FULLN; Use of land as 6 no. gypsy pitches – Withdrawn - 04.06.2019

4.2 18/01142/FULLN; Demolition/removal of existing caravans and stable block, erection of 3 dwellings with associated garaging, stopping up of existing and construction of access – Withdrawn - 19.07.2018

4.3 09/02081/FULLN; Retrospective application for front access gates and pillars – Permission - 08.12.2009

4.4 05/00705/FULLN; Long stay caravan site for one gypsy family (three caravans) with ancillary utility block and sewage treatment plant and ancillary hardstandings – Permission - 12.12.2005

4.5 TVN.09402; Long stay caravan site for one gypsy family (three caravans) with ancillary utility block and sewage treatment plant and ancillary hardstandings – Refused - 03.08.2005

5.0 CONSULTATIONS

5.1 **Planning Policy;** Comments;

- These comments provide an update to aspects of the Policy consultation response dated 18 December 2020 as a result of additional evidence being submitted. The original Policy consultation response raised an objection on the basis of policy COM13, and thus COM2, of the adopted Local Plan. The additional evidence provided does not overcome the policy objection in itself. However, the consultation response by the Gypsy Liaison Officer includes additional information that may aid the Case Officer in assessing whether all the criteria of policy COM13 are satisfied.

5.2 **Landscape;** Comments. Suggested conditions

5.3 **Trees;** No objection, subject to condition

5.4 **Environmental Protection;** Comments. Suggested conditions

5.5 **Ecology;** No objection, subject to conditions and note

5.6 **Refuse/Recycling;** No objection

5.7 **Highways;** No objection

5.8 **Highways England;** No objection, subject to conditions

5.9 **Gypsy Liaison Officer**; Comments (summarised);

- The question of Romany Gypsy ethnicity is without question with regards to Mr Ayres and his family;
- I am of the considered view that the land would more than accommodate the increase of pitches on the site to facilitate accommodate for direct family members and any question of Gypsy and Traveller ethnicity would be satisfied by the direct family connection and could also be a condition included in any future planning permission.

5.10 **Natural England**; No objection subject to appropriate mitigation being secured

6.0 **REPRESENTATIONS** Expired 07.07.2022

6.1 **Amport Parish Council**; Objection, raising;

- Concerns about the density of the mobile homes on the site which the Parish Council feels is over-development;
- There are added concerns re car parking, outside the site is very close to the west bound A303 and it would be dangerous if parking spilled over from the site.

Additional comments received following the re-advertisement of the application, as follows;

- Layout and density of building- this is a small and already crowded site the introduction of further pitches will constitute overdevelopment of the site;
- Scale and dominance - if allowed this application would double the size of the building over dominating the plot;
- Adequacy of parking/loading/turning and traffic generation– the site already sees many vehicles parking on the roadside causing hazards to other vehicles, introducing more homes will undoubtedly increase the volume of vehicles on site increasing the hazards to other road users. The site is also used as a business premises and business vehicles loading and turning will only exacerbate the problem;
- Highway safety - the site is situated on the corner of Sarsons Lane alongside the main trunk road A303, to access the site vehicles must leave the A303 where there is a very short slip road. The presence of parked vehicles makes this extremely dangerous and road signs in the area are regularly destroyed and, on some occasions, vehicles have crashed into the banks;
- Impact on community and other services - the doubling of people living on the site will double the volume of waste created which will directly impact on the waste removal systems;
- Nature conservation - Further building will impact on the rural nature of the site and could harm the local wildlife and plant life.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Planning Policy for Traveller Sites (PPTS)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

Policy COM2: Settlement Hierarchy
Policy COM13: Gypsies, Travellers and Travelling Showpeople
Policy E1: High Quality Development in the Borough
Policy E2: Protect, Conserve and Enhance the Landscape Character of the Borough
Policy E5: Biodiversity
Policy E7: Water Management
Policy E8: Pollution
Policy LHW4: Amenity
Policy T1: Managing Movement
Policy T2: Parking Standards

7.3 Supplementary Planning Documents (SPD)

Gypsy Traveller Accommodation Assessment 2017

8.0 PLANNING CONSIDERATIONS

8.1 The main planning considerations are:

- The principle of development
- Character and appearance
- Amenity and pollution
- Highways
- Biodiversity

8.2 **The principle of development**

The site lies within the countryside, outside of any settlement boundaries as defined by the RLP inset maps. Policy COM2 of the RLP sets out that development outside the boundaries of settlements will only be permitted if:

- a) it is appropriate in the countryside as set out in other RLP policies; or
- b) it is essential for the proposal to be located in the countryside.

8.3 RLP policy COM13 is one such policy listed by criterion a) of policy COM2, and allows for development to accommodate gypsies, provided that;

- a) it is located where services and facilities are accessible; and
- b) the potential occupants are recognised as gypsies, travellers or travelling showpeople; and
- c) the proposal helps meet the identified need; and
- d) evidence is provided to justify the reason for the proposal to be located in the Borough; and
- e) the site is of sufficient size to provide for accommodation; parking; turning and, where relevant, the servicing and storage of vehicles and equipment.

These criteria are discussed in turn, below.

8.4 *a) it is located where services and facilities are accessible;*

The site is an existing gypsy site, and therefore it is considered to be acceptable in respect of accessing facilities and services, in compliance with criterion a) of RLP policy COM13.

8.5 *b) the potential occupants are recognised as gypsies, travellers or travelling showpeople;*

The submitted Planning Statement sets out that the current occupants of the site are recognized as gypsies, and that the proposal is to divide the existing site so that younger Gypsy Travellers from within the applicant's extended family group can own or rent their own pitches. It is advised that the applicant has discussed the opportunities offered by this site with various members of his extended family living in Test Valley all of whom are Gypsy Travellers, and across the family there are a number of young adults who are keen to establish homes of their own.

8.6 The Hampshire County Council Gypsy Liaison Officer (GLO) was instructed by the Council to assess whether the applicant and the other proposed occupiers of the site would comply with this requirement of RLP policy COM13. The GLO met with the applicant at the application site, and discussed the planning application and the applicant's family history, movements, and cultural heritage. The GLO was advised that the applicant and his partner currently reside in the central mobile home of the three existing mobile homes at the site, with his daughter (and family) on one side and his brother (and family) on the other. The applicant informed the GLO that whilst there is planning permission for the current mobile home accommodation on site, there is now a family need to expand the accommodation on site to facilitate residence for children getting older, and a family member who currently lives off site.

8.7 The GLO has advised that due to the lack of Local Authority alternative suitable accommodation provision, the applicant is keen to establish a more settled permanent home for himself and his immediate family. This is to facilitate a home base from where they can travel for economic purpose conversant with their lifestyle and recognised ethnicity as Romany Gypsies, whilst partners will have the opportunity to establish a more settled and family lifestyle for the children and partners. The GLO ascertained that the applicant's family roots were originally in the west country, and he was born and brought up in the Andover area working predominantly in the local area as a groundworker, but does on occasions travel for economic purpose and stays away for work during the summer months always staying with family members on private land.

8.8 The GLO has advised that they are aware that the Ayres family has strong and traceable Gypsy and Traveller family roots in Hampshire. The GLO established that the applicant and his partner have an aversion to living in bricks and mortar and have resided in touring caravans and mobile homes all their lives. The applicant also informed the GLO that children resident on site attend local schools to obtain an education and tutors also visit to attend to older children

on site. The GLO has advised that since commencing employment with Hampshire County Council in 2005, they have known the Ayres family in general, including various members of the Gypsy and Traveller community who have been related to the Ayres family either directly or by marriage living on permanent residential council sites. Therefore the GLO has confirmed that the question of Romany Gypsy ethnicity is without question with regards to the applicant and his family.

- 8.9 The GLO discussed with the applicant the proposed future plans for the site with regards to the requirement for a further three pitches on the site, and established that they are required to support their family.
- 8.10 The GLO has confirmed that having visited the site, they are of the considered view that the land would more than accommodate the increase of pitches on the site to facilitate accommodation for direct family members, and any question of Gypsy and Traveller ethnicity would be satisfied by the direct family connection and could also be a condition included in any future planning permission.
- 8.11 The proposal is therefore considered to comply with criterion b) of RLP policy COM13. If planning permission were to be granted, then it would be appropriate to impose a condition to ensure that the site is not occupied by any persons other than gypsies and travellers as defined by the PPTS.
- 8.12 *c) the proposal helps meet the identified need;*

The submitted Planning Statement sets out that the proposal is to divide an existing single gypsy traveller site to create 6 pitches with one caravan on each pitch. It is advised that at present the site has consent for one family with 3 caravans, and the proposal is to divide the site into 6 separate pitches to accommodate households of the extended family of the applicant, thereby creating 5 additional pitches limited to 6 caravans in total. The application notes that Test Valley has an identified “need” for Gypsy Traveller pitches through the county based assessment, which identifies fifteen authorised Gypsy sites comprising of fifteen pitches benefitting from permanent planning permission. There was also a temporary permission for a Gypsy site which expired in 2021. The submitted Planning Statement therefore sets out that it is clear that there is a future accommodation need for pitches and plots for gypsies and travelling showpeople, and that there is a high young population of Gypsies or Irish Travellers within the Borough who will need accommodation when they are adult age and starting a family. It is also advised that the bi-annual caravan count shows that there are caravans on unauthorised sites reinforcing the need for provision of transit sites and emergency stopping places. Finally, the application sets out that the Council’s Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2017) identifies a need for 3 additional gypsy or traveller pitches for the period 2016-2036, however there is an issue with 14 households where it was not possible to determine their travelling status, and the report also notes that there is further unknown need from those individuals who did not participate in the survey and the need could therefore increase by at least a further 11 pitches.

The submitted Planning Statement concludes that it is therefore clear that there is a need for additional pitches based on the assessment of need in Test Valley and a failure to deliver a five year supply of pitches.

- 8.13 The GTAA was completed in 2017, with a base date of September 2016. It covers the period 2016-2036. This replaces the GTAA referred to in paragraphs 5.132, 5.133 and 5.135 of the RLP. Based on the findings of the GTAA (2017), and taking account of more recent planning applications within the Borough, there remains a need for pitches for gypsies and travellers. At present, however, it is not possible to determine whether those intended to occupy the application site have been considered through the assessment of need within the GTAA and therefore whether this site would go towards meeting an 'identified' need. Assuming that the intended occupants were not considered within this assessment, it would be anticipated that the addition of a further 5 pitches would result in a neutral impact on the identified need for the Borough but nevertheless would still contribute towards meeting a need for gypsy pitches. Therefore, the proposal is not considered to conflict with policy COM13 of the RLP.
- 8.14 *d) evidence is provided to justify the reason for the proposal to be located in the Borough;*
- The submitted Planning Statement sets out the application is to sub divide an existing Gypsy Traveller site, which is established within the Borough and currently houses an extended Gypsy Traveller family. The submitted Planning Statement concludes that the proposal will help meet an unmet need for pitches in the Borough and in doing so will avoid the need to create new sites in other parts of the Borough.
- 8.15 Paragraphs 5.136 and 5.137 in the supporting text to RLP policy COM13 provide clarification as to what factors could be considered to justify the reason for such a proposal to be located in the Borough. This includes both in terms of a need and that there is a reason for wanting to live within the Borough. It is set out that this could include the lack of availability of alternative accommodation, a local connection, or their employment requires them to be at that location.
- 8.16 As set out at paragraphs 8.6 - 8.10 of this report in respect of criteria b) of RLP policy COM13, the GLO has ascertained that the intended occupants of the proposed additional pitches at the site would be extended family members of the applicant, some of whom currently already reside at the site, and one of whom lives elsewhere in Test Valley but due to personal circumstances needs to move from that location with their children. The GLO has also advised of the local connection that the applicant and his extended family have with the Andover area. Furthermore, the GLO has confirmed that Hampshire County Council now has responsibility for only one council site in the north of the county and currently there are no pitches available with four applicants on the waiting list. On the basis of the above, it is considered that the proposals complies with criteria d) of RLP policy COM13.

8.17 e) *the site is of sufficient size to provide for accommodation; parking; turning and, where relevant, the servicing and storage of vehicles and equipment;*

The submitted Planning Statement sets out that the applicant has worked closely with the design team to assess the layout of the site in relation to the requirements of the Gypsy Travellers who will occupy the site, and that the layout also has to meet the requirements of the Caravan Sites Act 1968 (as amended) in respect of distances between units and from the boundaries. It is advised that the layout has additional amenity space having noted that the occupants prefer shared amenity space for play and facilities such as washing lines, and parking and turning is indicated on the site layout, but servicing and storage of vehicles is not relevant to this site since it is for Gypsy Travellers not Travelling Showpeople.

- 8.18 It is considered that the site would be of sufficient size to provide for accommodation, parking and turning and would comply with the policy in this respect. The Highways Authority has raised no objections to the proposals in this respect, as discussed in more detail later in this report.
- 8.19 It is considered that it has been sufficiently demonstrated that the proposal complies with the requirements of RLP policy COM13, and the principle of the development is acceptable.

8.20 **Character and appearance**

The site has no landscape designations but is located within the countryside. The A303 highway runs along the northern boundary of the site, and a railway line runs along the south western boundary. The site is screened on all sides by a mature evergreen hedge, which is an important landscape feature and is proposed to be retained, and the main public view into the site is from the existing access onto Sarson Lane. The site is therefore visually well contained, and is considered to be capable of accommodating further development and indeed would be an efficient use of land that is already in use by a gypsy family. An arboricultural method statement has been submitted with the application detailing how the installation of the proposed acoustic boundary fence would be carried out to avoid impacts to the existing boundary vegetation, which is acceptable and a condition is recommended in respect of this. Due to the retained vegetation, only glimpsed views of the proposed fence would be appreciated from the surrounding highways. Adequate bin provision for waste and recycling is also proposed, which would be screened by the proposed acoustic fence and existing retained vegetation. It is considered that the provision of 3 additional mobile homes and associated infrastructure at the site would not have any adverse impacts on the character and appearance of the area or the landscape, and would accord with RLP policies E1 and E2.

8.21 **Amenity and pollution**

A noise report has been submitted with the application, which includes a review of acoustic standards for living accommodation, a survey of existing noise conditions at the location, a proposed fence to mitigate against noise from road traffic on the A303, and the resulting likely noise levels at the site internally and externally. The proposed 4m high acoustic fence would

significantly reduce noise levels to the site. Noise levels from the A303 highway are such, however, that the recommended internal ambient noise levels would be breached when windows are opened. As such, mechanical ventilation would be required to ensure that future residents can provide themselves with ventilation without having to expose themselves to significant levels of noise by opening windows. It has been confirmed through the submission of additional information that this would be compatible with a mobile home, as well as the proposed specification for double glazing.

- 8.22 The submitted information indicates that the noise levels within the proposed external amenity spaces would be 2 dB above the recommended upper limit for external amenity spaces. British Standard 8233:2014 (section 7.7.3.2) sets out that "*it is recognised that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited*".
- 8.23 In taking into account the demonstrable need for the proposed development in this location, that additional pitches on this site would be an efficient use of land already in use by a gypsy family, and that the site has been occupied for residential purposes for a number of years by the applicant and his family without the benefit of an acoustic fence, it is considered that this exceedance of the recommended noise limit can be accepted.
- 8.24 Overall it is considered that, subject to conditions, the proposal would be acceptable with regards to noise impacts to occupants of the site, in compliance with RLP policy E8.
- 8.25 The submitted indicative site layout/block plans show that the proposed mobile homes could be arranged so as to provide outdoor amenity space for each of the plots, and restrict privacy between windows within each of the mobile homes, and the proposals would accord with RLP policy LHW4.
- 8.26 **Highways**
The Highways Officer has raised no objection in respect of highway safety. The vehicular access to the site from Sarson Lane would remain unchanged, and as such the proposal is considered acceptable in this regard. It is considered that the proposed site layout is sufficient for the safe and efficient manoeuvring of vehicles and no concerns have been raised by the Highways Officer or TVBC Waste and Recycling team in respect of utilising the existing bin collection arrangements for the site. As such, the use of the existing site access to accommodate the proposal and the resultant trip generation is considered to not represent such a level so as to result in any material detrimental impact upon the safety or efficiency of the public highway network.

In addition, there is a traffic regulation order (TRO) in place restricting the width (and by default the size of vehicles) that can pass the site on Sarson Lane. There are also no specific recorded accidents in the location save for a single vehicle accident in 2017. The proposed car parking provision within the site would accord with the Council's adopted standards, as set out at Annex G of the RLP, to serve up to 6 caravans.

- 8.27 With regards to the impacts of the proposals on the A303, Highways England were consulted on the proposed 4m high acoustic fence to ensure that it would not impact on the safe and efficient operation of this highway due to its size, scale and proximity. Following the submission of additional information clarifying the position of the proposed fence relative to the A303, Highways England has raised no objection to the proposals, subject to conditions in respect of the construction methods for the proposed fence.
- 8.28 Overall it is considered that the proposal would not impact adversely on the highway network and would comply with RLP policies T1 and T2.
- 8.29 **Biodiversity**
It is noted that any potential habitats on site are to be retained, however it is possible that hedgerow maintenance would be required, and an informative note is recommended in respect of avoiding disturbance to nesting birds and reptiles. The provision of external lighting at the site has the potential to impact on protected species, in particular bats, and a condition is therefore recommended to require details of any external lighting prior to installation. There would also be opportunities at the site for biodiversity enhancements, and a condition in respect of this is also recommended. Subject to conditions, the proposal is considered to comply with RLP policy E8.
- 8.30 *Nutrient neutrality*
Natural England advises that there are high levels of nitrogen and phosphorus input to the water environment of the Solent region caused by wastewater from existing housing and from agricultural sources and that these nutrients are causing eutrophication at the designated nature conservation sites which includes the Solent Water SPA. This results in dense mats of green algae that are impacting on the Solent's protected habitats and bird species.
- 8.31 Natural England advises that one way to address the uncertainty is to achieve nutrient neutrality whereby an individual scheme would not add to nutrient burdens. In this instance, a nutrient budget calculation was undertaken identifying that the proposed scheme comprising the siting of three additional caravans at the site, in the absence of any mitigation generated, will generate a total additional nitrate output of 9.47kg/N/yr (rounded to 9.5kg/TN/yr).
- 8.32 To address this issue, Test Valley Borough Council has implemented a strategic nitrate offsetting mitigation scheme. This strategic scheme comprises the offsetting of agricultural land previously utilised for the purposes of pig farming, located at Roke Manor Farm, Awbridge.

- 8.33 Evidence of this historic land use at Roke has been provided to Natural England and no objection has been raised to this classification. Following the completion of a legal agreement with the landowner, this land is now being removed from agricultural use in accordance with a set timetable set out in the associated management plan. The management plan also includes a schedule of ongoing maintenance, preventing any future agricultural use onsite with Natural England raising no objection to the timetable and ongoing maintenance measures set out in the management plan.
- 8.34 Following the implementation of this strategic offsetting scheme at Roke, a substantial net reduction in nitrate loading within the Solent catchment area would be achieved. This overall net reduction is utilised as nitrate ‘credits’, whereby a tariff of financial contributions is calculated based on the cost of implementing and maintaining the strategic offsetting scheme per kg/TN/yr saved. Currently, the financial contribution is £3,000 per kilogram total nitrogen (and this comprises a “credit”) to be offset, with the methodology of calculating the financial cost monitored and kept under review as well as subject to indexation. In addition, an administration fee of £100, which is also kept under review, is incurred from the monitoring of s106 agreements.

- 8.35 To monitor the purchasing of nitrate credits and to prevent any possibility of credits for the same land being bought twice, Test Valley Borough Council maintains a record of credits purchased such that credits are only made available to applicants where that credit exists. In this instance, sufficient capacity exists to offset the nitrate loading generated by the proposed development subject to the securing of the financial contribution calculated as follows:

$$9.5 \text{ Kg/TN/yr} \times \text{£3,000 per kg} = \text{£28,500}$$

- 8.36 This financial contribution has been secured through the completion of a legal agreement (dated 22 March 2022). The land at Roke that would mitigate this proposal has ceased to be under agricultural use, and it is therefore not considered that a Grampian condition is necessary in addition to the completed legal agreement, which in itself would be sufficient in respect of securing mitigation to ensure that the proposals do not adversely affect the special interest of the Solent and Southampton Water Special Protection Area.
- 8.37 On this basis, an appropriate assessment has been completed concluding that the proposal would achieve nutrient neutrality. Natural England has raised no objections to this, subject to securing the mitigation. As a result, the proposed development would not result in adverse effects on the Solent designated sites through water quality impacts arising from nitrate generation and the application is in accordance with policy E5 of the RLP.

8.38 Other matters

In accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018, notice has been given to the applicant of the Local Planning Authority’s intention to impose pre-commencement conditions in the form of conditions 3 and 4 below.

9.0 CONCLUSION

9.1 The proposed development is, subject to conditions, considered to be acceptable and in accordance with the relevant policies of the Test Valley Borough Revised Local Plan 2016.

10.0 RECOMMENDATION

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.**

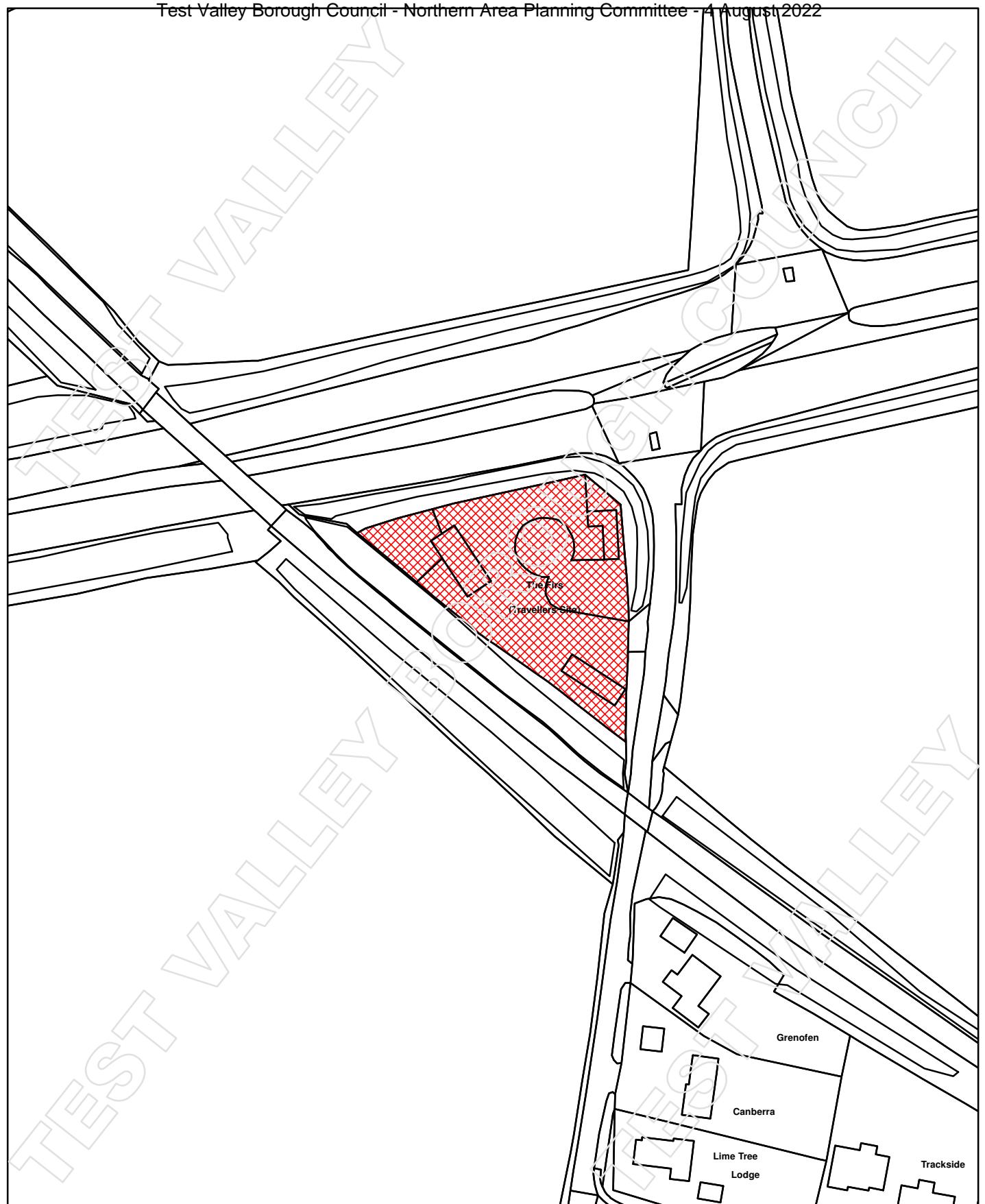
- Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
6. No more than three caravans in total shall be brought onto the site until a detailed scheme 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, Amport, 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' 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 pages 10 - 12 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 accord with the terms of the permission and in the interests of protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

Notes to applicant:

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.

- 2. 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.**
-



Siteplan

Test Valley
Borough Council

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20/02997/FULLN



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drawing
BLOCK PLAN WITH FLOOR PLANS (indicative)

drawing no. **TMA/881/P16** - revision **-** scale **1:250 @ A3**

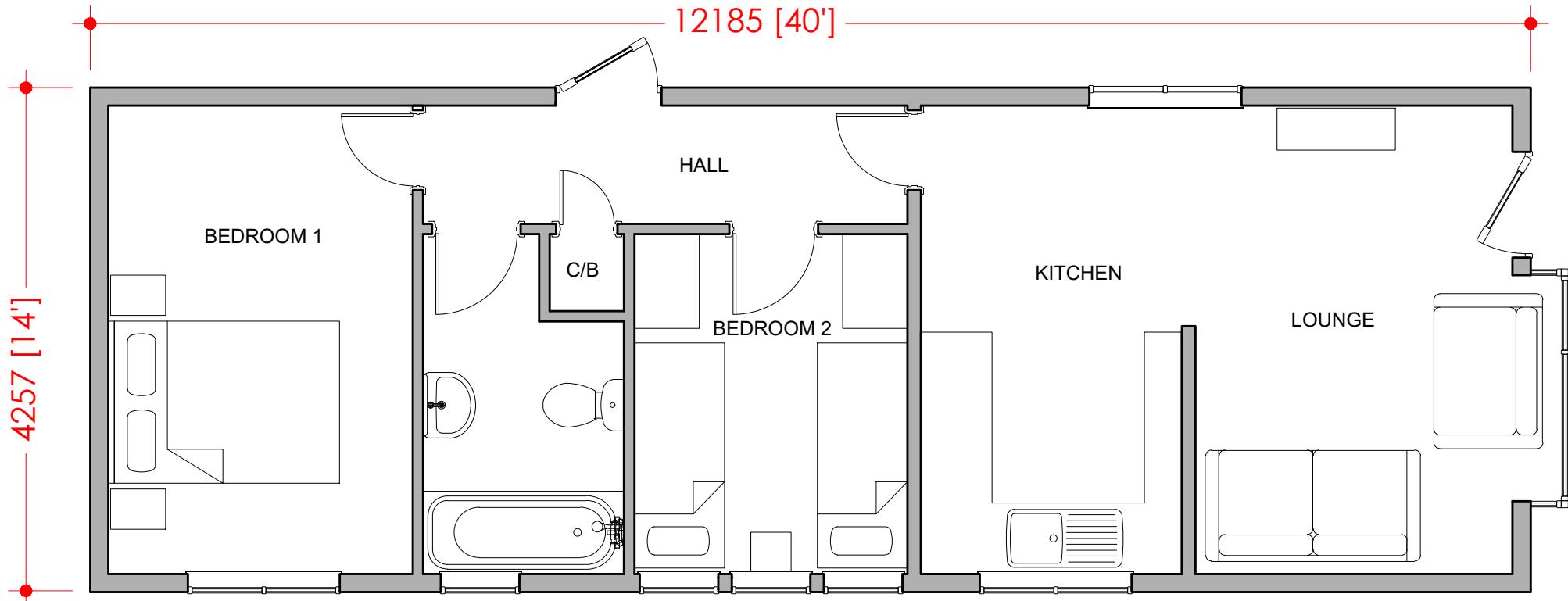
client
MR HENRY AYRES

project
**THE FIRS, SARSON LANE
AMPORT, ANDOVER
SP11 8DY**

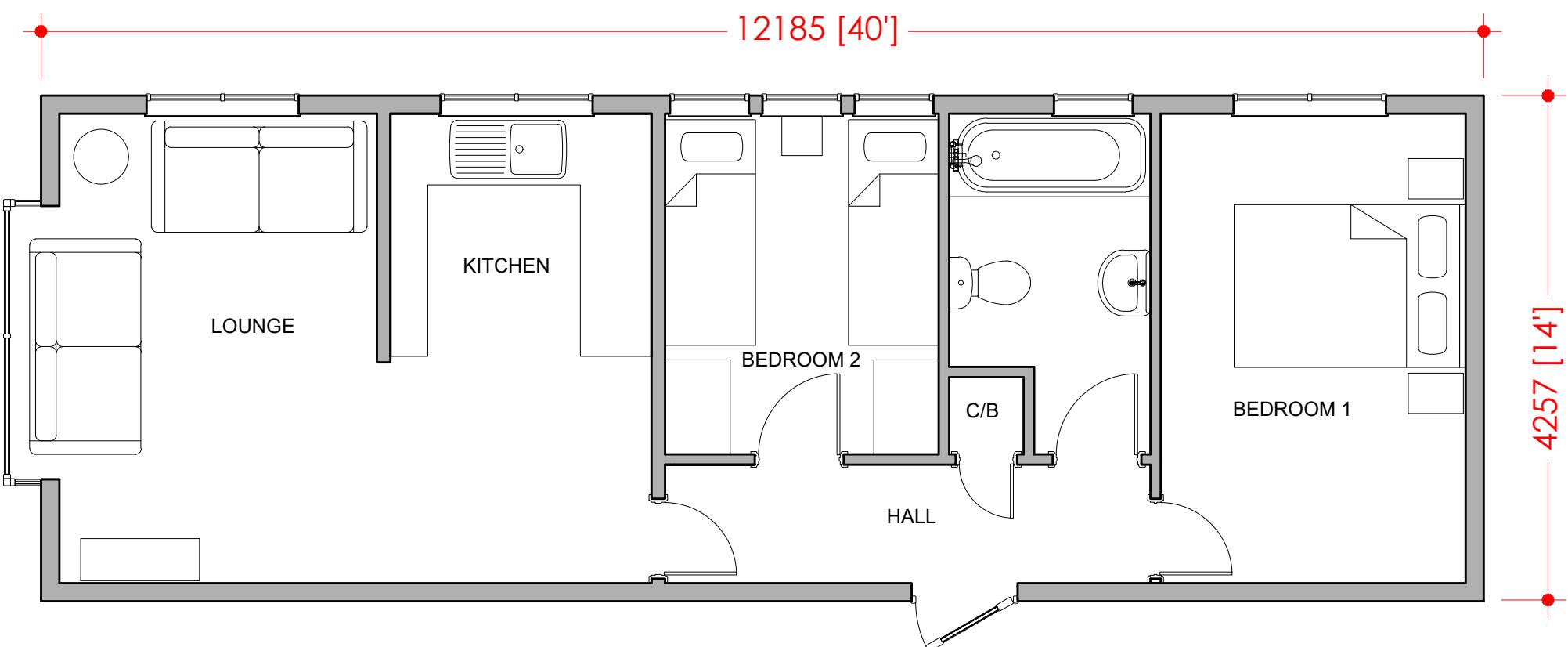
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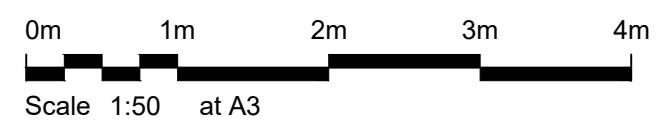
T M A
CHARTERED SURVEYORS • PROPERTY CONSULTANTS
THE GATEHOUSE 116-118 RAINSFORD ROAD
CHELMSFORD ESSEX CM1 2QL
TELEPHONE 01245 210060

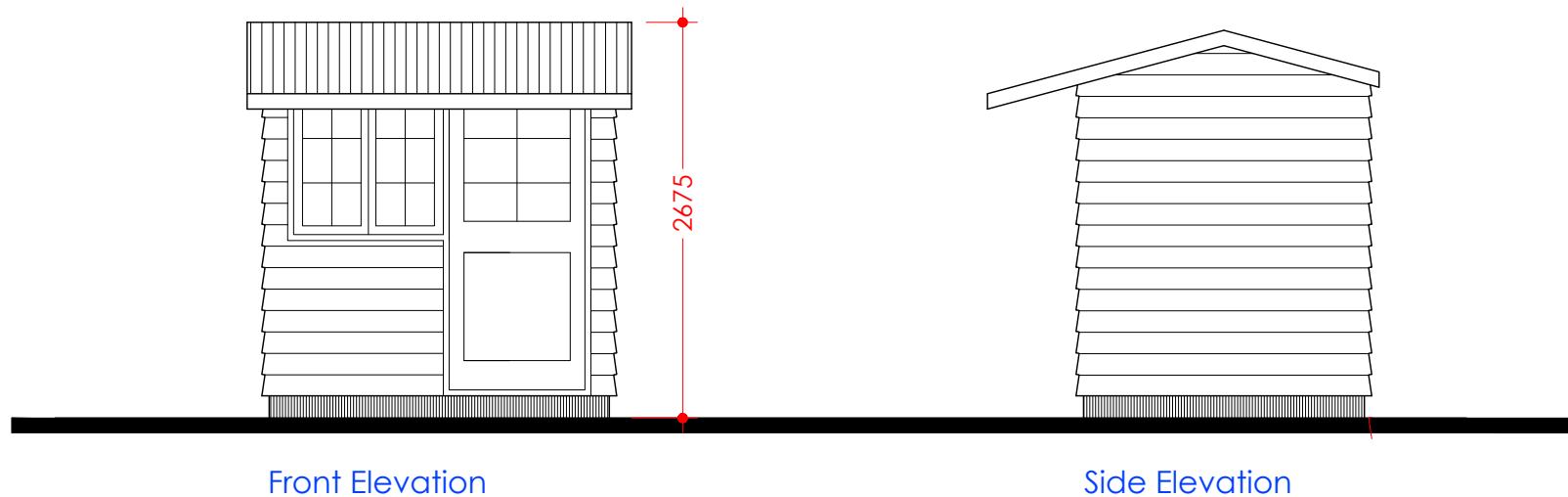


Type A



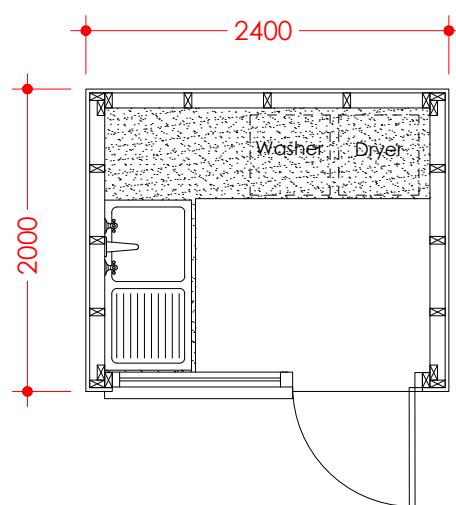
Type B



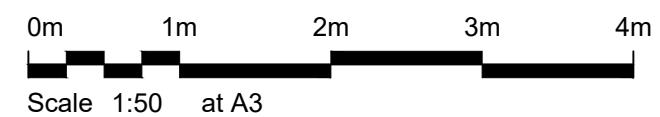


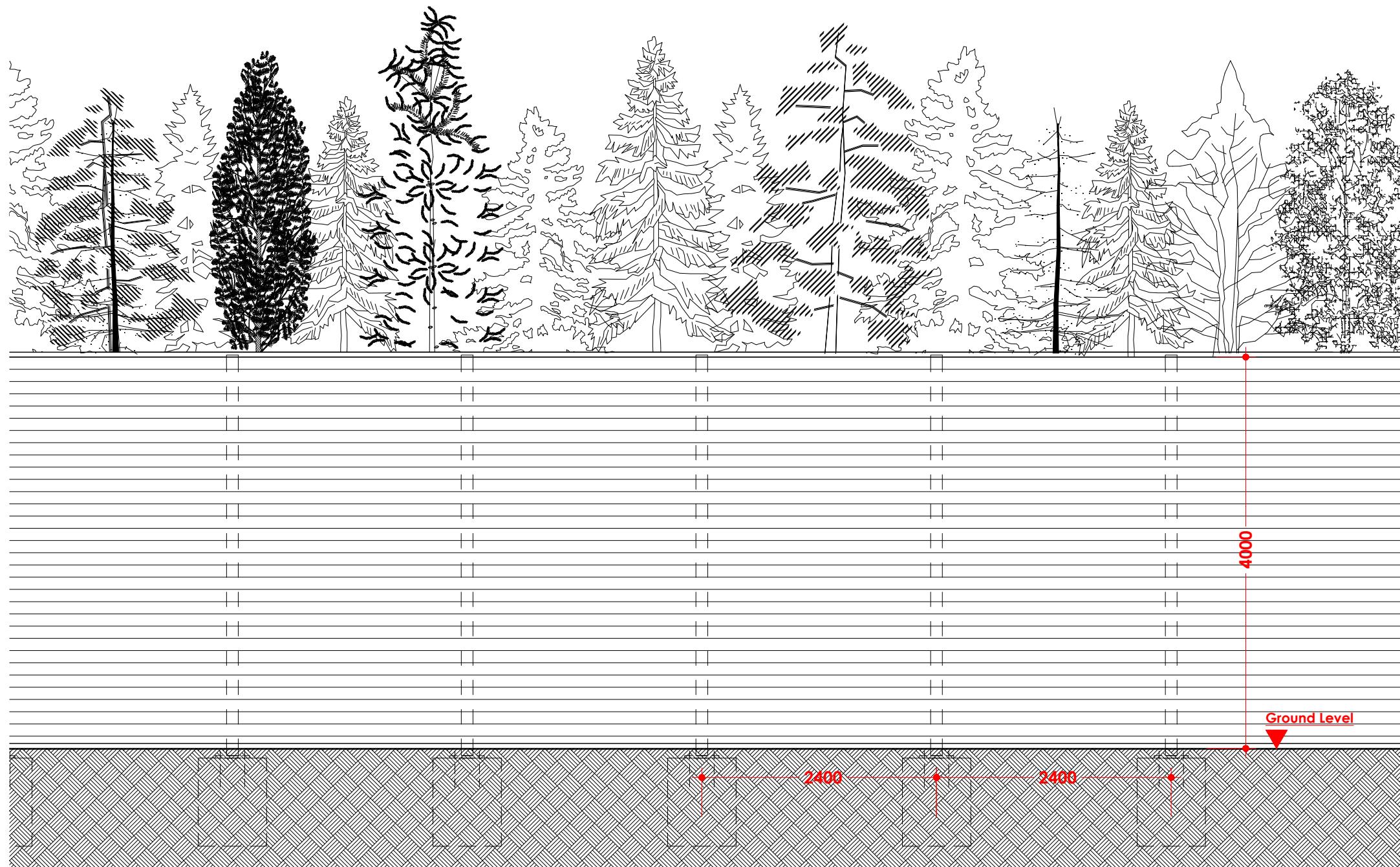
Front Elevation

Side Elevation



Floor Plan





Elevation - Internal face.

0m 1m 2m 3m 4m
Scale 1:50 at A3

drawing
ACOUSTIC FENCE - ELEVATION
drawing no. TMA/881/B30 revision - scale 1:50 @ A3

client
MR HENRY AYRES
project
THE FIRS, SARSON LANE
AMPORT, ANDOVER
SP11 8DY

revisions
- - -

ITEM 8

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, Ampont, 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

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 This application has been called to committee at the request of ward members as it raises issues of more than public interest.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The application site consists of a field adjacent to Broad Meadow and in ownership of the occupants of Broad Meadow. It is currently used for sheep grazing and is managed grass. The site is outside of Flood Zones 2 and 3 and is within Ampont and Monxton Conservation Area.

3.0 PROPOSAL

- 3.1 It is proposed to construct a detached building to provide storage for grass cutting machinery and agricultural tools associated with the agricultural use of the land. It would measure 9 metres by 3.6 metres with a height of 3 metres to the roof pitch. The building would be constructed in wooden cladding and roofing sheets.

4.0 HISTORY

- 4.1 None relevant

5.0 CONSULTATIONS

- 5.1 **Environment Agency** – No response received

5.2 Highways – No objection

5.3 Conservation – No objection

The proposed building would be agrarian in style and would be seen in context of an agricultural field, therefore it should not look out of place. It is not unduly large in relation to nearby buildings, and it would be sited at some distance from any roads or public rights of way. Distance views of it might be possible

from the land used for seating at the front of The Hawk, but it is not considered it would be prominent from here. It is not considered that the building would have an adverse effect on the character and appearance of the conservation area, or any of the listed buildings therein. A condition for materials is recommended.

5.4 Reading Agricultural Consultants – Comment

The field, which is sown to grass, is let by the applicant to a local farmer who uses it for sheep grazing. However, it is the applicant's and her partner's intention to take more control of its management, and in the medium term (3-5 years) keep their own sheep. They advised they do not wish to run a commercial farming enterprise but would like to keep a few sheep for their personal pleasure. The applicant's partner intends to purchase a small tractor and topper (grass cutter) so he can maintain the field himself. He explained he wished to avoid the local farmer having to cross his garden with large machinery, which included difficulties manoeuvring vehicles through the ten-foot gates. The applicant seeks planning consent for a storage building. The proposed design is similar to classic timber horse stables, being built on a concrete slab, timber sides and an overhanging roof at the front. The building would be divided into three sections to allow for separate storage of small tools, farm machinery, and a hay storage area. The proposed size is 9.1 m x 3.6 m with a 3 m high ridge.

A grass field of this size will require cutting and maintaining if it is to provide suitable grazing for livestock. Such operations would be best carried out with the use of a tractor and topper. If the applicant's partner is to undertake the work himself, then his proposal to purchase a small tractor and associated machinery would be necessary and reasonable. It would then be appropriate to store these within a building for weather protection and security. The proposed building would be a suitable size for this equipment. The proposed building also has an area set aside for hay storage. Details of how much hay is to be stored has not been provided nor how many sheep are to be kept. However, for low-level amenity use the size is likely to be adequate. Providing under cover storage for hay would be beneficial.

The applicant and her partner wish to take on the management of the field themselves and the proposed building's size and design is appropriate for the equipment required and hay stored. However, these needs relate primarily for an amenity use rather than for a commercial agricultural use.

6.0 REPRESENTATIONS Expired 19.04.2022

6.1 1 letter from an occupier of an unknown address objecting for the following reason:

- The proposed building would spoil views of the surrounding fields

6.2 Amport Parish Council – Objection

The proposed building is very large and the scale and dominance would amount to over development of the site. Concerns were also raised on the impact of the conservation area.

7.0 POLICY

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2: Settlement Hierarchy

E1: High Quality Development in the Borough

E2: Protect, Conserve and Enhance the Landscape Character of the Borough

E7: Water Management

E9: Heritage

T1: Managing Movement

7.3 Supplementary Planning Documents (SPD)

Amport Village Design Statement

Amport, Monxton and East Cholderton Conservation Area Character Appraisal

8.0 PLANNING CONSIDERATIONS

8.1 The main planning considerations are:

- Principle of Development
- Impact on the Character and Appearance of the Area
- Water Management
- Highways and Parking

8.2 Principle of Development

The application site is located outside of the settlement boundary of Amport and therefore development is only permitted if:

- a) It is appropriate in the countryside as set out in Revised Local Plan policy COM8 – COM14, LE10, LE16 – LE18; or
- b) It is essential for the proposal to be located in the countryside

8.3 There are no specific policies relevant in part a) and so the consideration is whether it is essential for the proposal to be located in the countryside. The applicant has provided information on what the building would be used for. The central bay would be used to store a tractor with the smaller adjoining section to be used to house hand tools, equipment and stock fencing. The other bay would be used to store animal feed and other equipment associated with sheep husbandry. As the building would be used for storage of machinery, tools and equipment in connection with the management of the agricultural land it is considered necessary for it to be located in the countryside. The proposal complies with policy COM2 criterion b).

8.4 Impact on the Character and Appearance of the Area

Policy E1 of the RLP seeks to ensure that development is of high quality and respects, complements and enhances the character of the area. Policy E2 requires development to protect, conserve and enhance the landscape character of the Borough and should not have a detrimental impact on the appearance of the immediate area.

- 8.5 The proposed building would be set close to the boundary of the field and tucked in the corner where the land is at its lowest level meaning that its overall impact in the wider landscape would be minimal. It is considered that the scale of the building is appropriate to the site and would not have a detrimental impact on the landscape character.
- 8.6 The design and use of materials is considered to be appropriate and would respect the semi-rural character of the area. It is noted that there is a third party representation concerned about the impact that the building would have on the wider views of the fields. As the building would be located in the corner of the field and on the lowest part of the site it is considered that its impact would be minimal and would not obscure views of the surrounding fields when appreciated from the public realm. There would be minimal and glimpsed views from Monxton Road from the car park associated with The Hawk Inn.
- 8.7 As the site is located within the Amport Conservation Area it is important to consider the impact of the proposal on this heritage asset. Policy E9 seeks to ensure that development does not have an adverse impact on the setting of designated assets. Due to the scale and design of the building it is not considered that it would harm the wider setting of the conservation area in accordance with policy E9. It is noted that Amport Parish Council have raised concerns about the potential impact of the proposal on the character and appearance of the conservation area. The siting of the building, being on the lowest part of the site, as well as the use of natural materials would mean that it would fit in with the surrounding backdrop of fields and agricultural activities and would not dominate in views from the conservation area. The Amport Conservation Area Character Appraisal notes that the rural character of the village is important and this is reinforced by the presence of sheep grazing. The proposed building would help facilitate the continued use of the land for sheep grazing by providing the necessary storage in connection with this use.
- 8.8 In conclusion it is considered that the proposal would accord with the requirements of policies E1, E2 and E9.
- 8.9 **Water Management**
Policy E7 seeks to ensure that development does not result in an increase risk in flooding. The site is partially in Flood Zone 2, however the proposed development is classed as less vulnerable and therefore is appropriate in this location. It is considered that the proposed building would not result in any increase in the risk of flooding.
- 8.10 **Highways and Parking**
Policy T1 of the RLP seeks to ensure that development does not have an adverse impact on the function, safety or character of the local highway network. The Highways Officer has raised no objection in highway safety terms with regards to this proposal. The proposed building would be accessed direct from the driveway that serves Broad Meadow and there is an existing field gate from there which provides access to the field. It is not considered that the proposal would give rise to any adverse impact on highway safety. There is no extra demand for parking in association with the proposal and therefore this does not need to be considered during the determination of this application.

9.0 CONCLUSION

9.1 In conclusion it is considered that the proposed development would accord with policies E1, E2, E7, E9 and T1 in terms of its impact on the character and appearance of the area, water management and highway safety and is therefore considered acceptable.

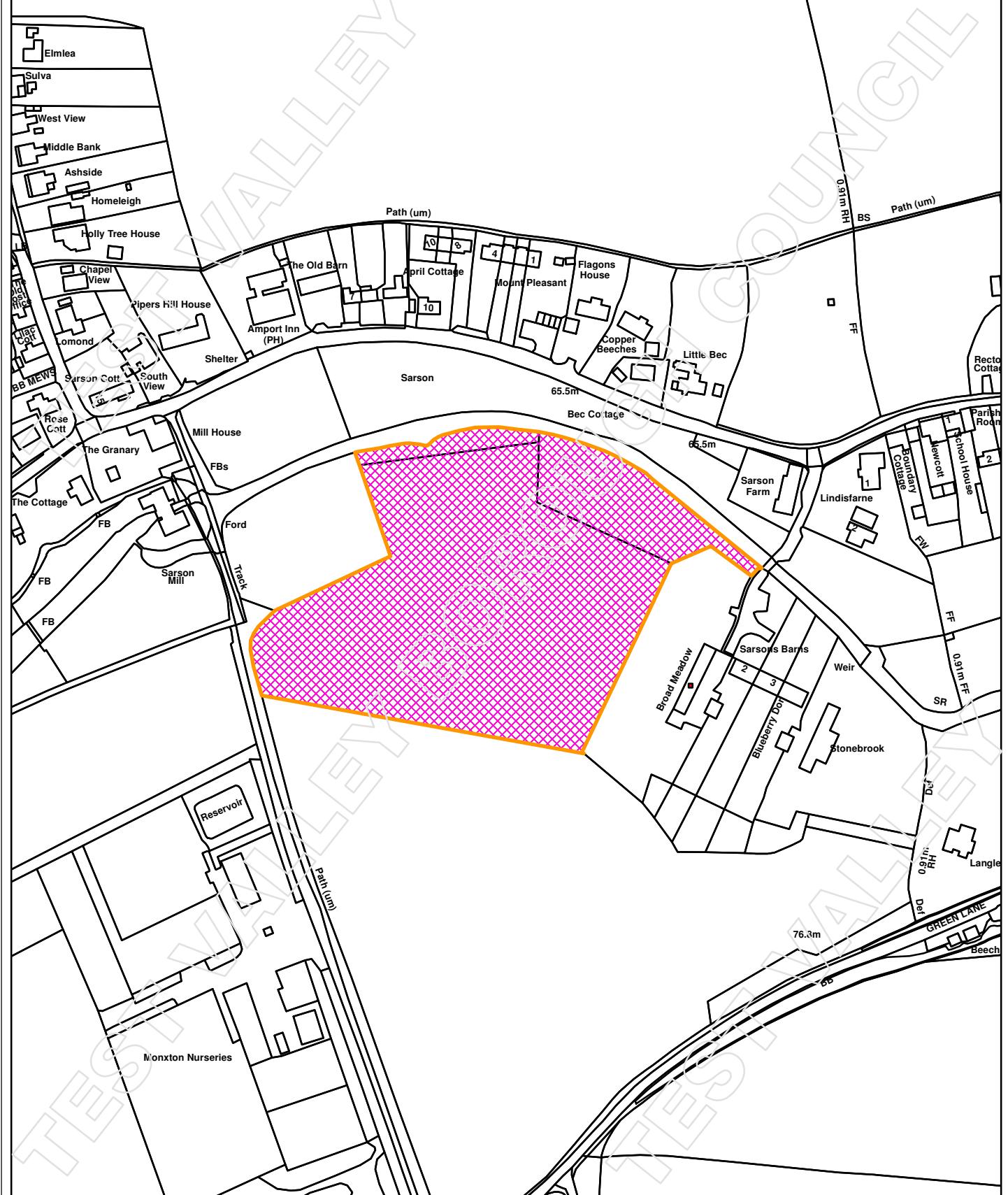
10.0 RECOMMENDATION

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.
- 3. The building hereby approved shall only be used for the storage of machinery and hay in connection with the maintenance and management of the field and for no commercial farming activities.**
Reason: In the interests of proper planning and in accordance with policy COM2 of the Test Valley Borough Revised 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.**

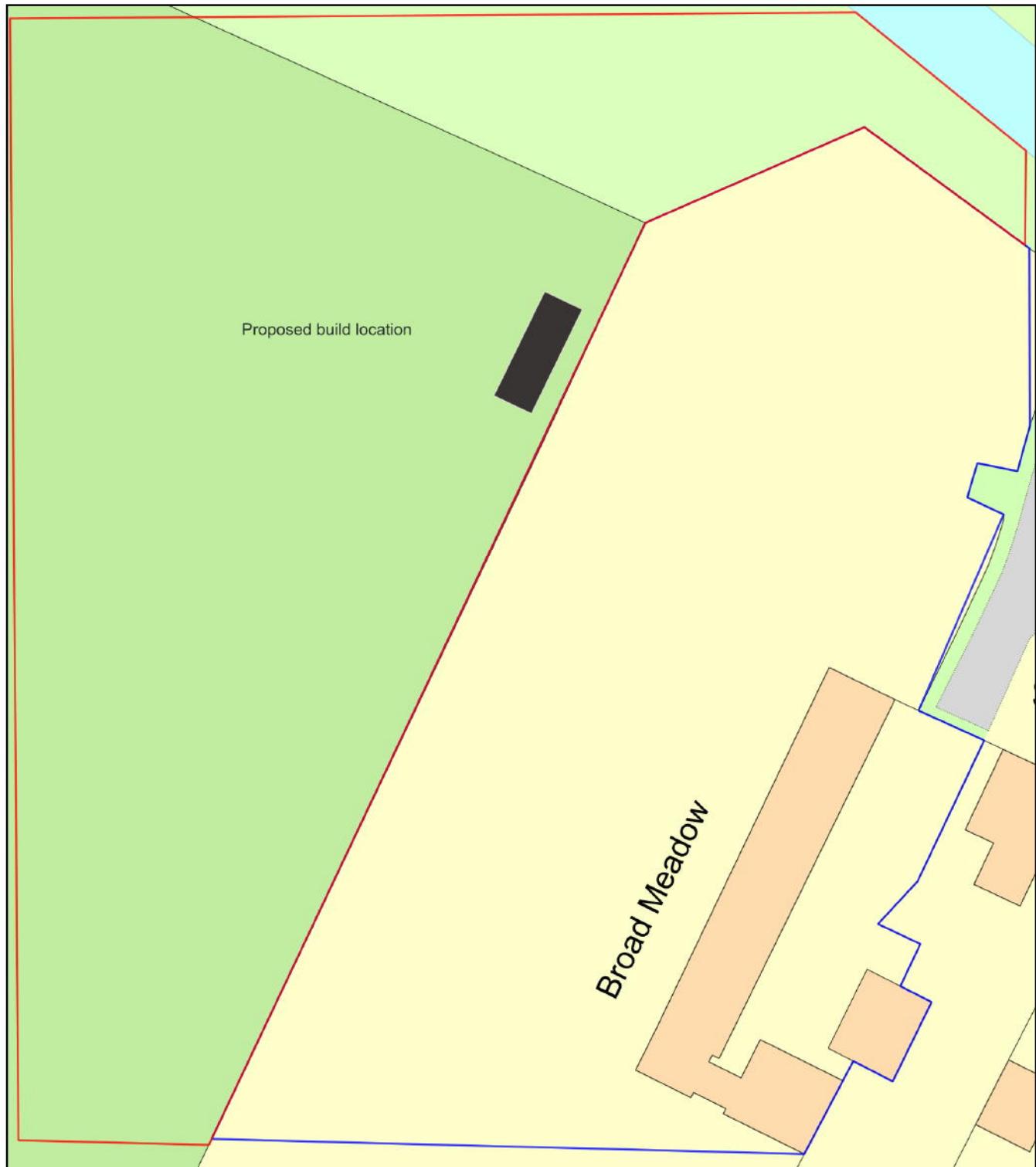


Siteplan

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22/00580/FULLN



0 20
Metres



Plan Produced for: Esdaile

Date Produced: 01 Mar 2022

Plan Reference Number: TQRQM22060113052277

Scale: 1:500 @ A4

THE STABLE AND SHED COMPANY Royland Romsey Road Broughton Hampshire SO20 8DB	Test Valley Borough Council - Northern Area Planning Committee - 4 August 2022		
Client: Mrs Esdale			
Project: Elevation drawings			
Date: 2 February 2022	Scale: 1:50@A3		
Reference: NE/11067/001	Revision: 000		
Revision:			

Notes:

Framework and cladding to be tanalised softwood
 Building to sit on single course of engineer bricks
 Roof to be black Coroline sheets and ridges
 Base to be slightly raised to prevent ingress of surface water

