

**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, 6 October 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 C Ecclestone

Councillor L Lashbrook  
Councillor P Lashbrook  
Councillor N Lodge  
Councillor J Neal

Also in attendance  
Councillor D Drew

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**Apologies**

Apologies for absence were received from Councillor K North.

245

**Public Participation**

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

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
8	22 - 37	18/03203/FULLN	Mr Ewer (Chilbolton Parish Council)  Ms Larcombe (Objector on behalf of Chilbolton residents)  Mr Langridge (on behalf of Applicant)  Cllr Drew (Ward Member)
9	38 - 81	21/02241/FULLN	Mr Ewer (Chilbolton Parish Council)  Mrs Eaton (Objector on behalf of Chilbolton residents)  Mr Rees (Applicant)

246 **Declarations of Interest**

There were no declarations of interest.

247 **Urgent Items**

There were no urgent items to consider.

248 **Minutes**

**Resolved:**

**That the minutes of the meeting held on 4 August 2022 be confirmed and signed as a correct record.**

249 **Schedule of Development Applications**

**Resolved:**

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

250 **22/01012/FULLN**

<b>APPLICATION NO.</b>	22/01012/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	12.04.2022
<b>APPLICANT</b>	Test Valley Borough Council - Mr Boyce Jeffery
<b>SITE</b>	Land at Bury Hill, Red Rice Road, Red Rice, <b>UPPER CLATFORD</b>
<b>PROPOSAL</b>	Change of use to public open space and construction of car park
<b>AMENDMENTS</b>	Additional Information received 25 <sup>th</sup> May 2022 re: Car park surface Tree Survey Visibility Splays Heritage Statement Additional Highway Plans received 21.06.2022, 28.07.2022. Traffic Survey Submitted 27 <sup>th</sup> July 2022 Additional Visibility Splay plans received 19.08.2022
<b>CASE OFFICER</b>	Samantha Owen

**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 41010-0; GA\_BH-1001 REV C; GA-BH1002 REVB, Proposed Path Layout; Car Park Surface Section.  
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The development shall not be brought into use until vehicular visibility splays as indicated on drawing GA-BH1002 REVB, 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 maintained and 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.**
- 4. Prior to the approved car park being brought into use, details**
  - of the proposed species and density of planting to fill gaps in the hedgerows present on site and;**
  - the proposed species and density of planting of the approved bund that surrounds the car park****shall be submitted to and approved in writing by the Local Planning Authority. Planting shall be carried out in accordance with the approved details and thereafter retained and maintained for the lifetime of the development.  
Reason: To maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.**
- 5. No development (including groundworks) shall commence on the car park until a plan showing the proposed Tree Protection Fencing has been submitted to and approved in writing by the Local Planning Authority. This agreed Tree Protection Fencing shall be maintained and retained for the duration of the groundworks and construction of the car park.  
Reason: To prevent the loss during development of trees and natural features that are important to landscape features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan 2016.**
- 6. Prior to the approved car park being brought into use a method statement detailing the establishment of the seeded chalk grassland within the Root Protection Areas of the adjacent trees as shown on plan GA\_BH-1001 REV C shall be submitted to and approved by the Local Planning Authority. Seeding shall be carried out in accordance with the agreed Method Statement.**

**Reason: To maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.**

- 7. The site shall be managed in accordance with the Land South of Bury Ring, Upper Clatford Management Plan 2022-2026**

**Reason: To maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E2.**

**Note to applicant:**

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

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**18/03203/FULLN**

<b>APPLICATION NO.</b>	18/03203/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	10.12.2018
<b>APPLICANT</b>	Aster Group
<b>SITE</b>	Land adjacent 12 Branksome Close, Chilbolton, Stockbridge, SO20 6AQ, <b>CHILBOLTON</b>
<b>PROPOSAL AMENDMENTS</b>	Construction of detached chalet bungalow and parking Amended plans received 25 <sup>th</sup> January 2019, 8 <sup>th</sup> April 2019, 13 <sup>th</sup> January 2020, 22 January 2021 and 24 <sup>th</sup> May 2022 Amended plans received 16 <sup>th</sup> December showing a reduction in bedroom space from a 2 bedroom dwelling to a 1 bedroom dwelling. Amended plans received on the 24 <sup>th</sup> May 2022 show the removal of the roof light from the southern elevation and insertion of rooflights into the north-east and south-west elevation.
<b>CASE OFFICER</b>	Samantha Owen

**DEFERRED to allow officers to present further information to the Committee on the appeal decision relating to Martins Lodge which is opposite the application site.**

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**21/02241/FULLN**

<b>APPLICATION NO.</b>	21/02241/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	28.07.2021
<b>APPLICANT</b>	Mr Chris Rees
<b>SITE</b>	Test Valley Farm, Little Drove Road, Chilbolton, SO20 6AN, <b>CHILBOLTON</b>
<b>PROPOSAL</b>	Demolish building and erect seven residential dwellings with associated access, landscape, and parking
<b>AMENDMENTS</b>	Amended/additional plans and information received: <ul style="list-style-type: none"><li>• 10.03.2022</li><li>• 15.03.2022</li></ul>
<b>CASE OFFICER</b>	Emma Jones

**REFUSED for the reasons:**

- 1. The amount of development proposed, together with its layout, appearance and scale, would be cramped and intensive and would not integrate, respect or complement the character of the area, and it would have a detrimental impact on the appearance of the immediate area and the landscape character of the area. In addition, the proposed development has not been designed or located to ensure that the health and future retention of important landscape features including protected trees would not be prejudiced, there is limited scope for the provision of new landscape features to enable the proposed development to positively integrate into the landscape character of the area, and arrangements for the long term management and maintenance of the existing and proposed landscaping have not been secured. The proposed development would be contrary to Policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016 and Policies EN2 and HD4 of the Chilbolton Neighbourhood Development Plan.**
- 2. The proposed development would result in the loss of habitats at the site, with no satisfactory justification or suitable mitigation measures being provided. Furthermore, insufficient information has been submitted to demonstrate that the proposals would not impact adversely on roosting or foraging bats at the site, or on ecological linkages with the nearby West Down Nature Reserve. The proposed development would not conserve, restore, or enhance biodiversity, and would not satisfy the three tests required to be considered in respect of protected species and the requirements of the Conservation of Habitats and Species Regulations (as amended). The proposed development would fail to comply with Policy E5 of the Test Valley Borough Revised Local Plan (2016) and Policy HD4 of the Chilbolton Neighbourhood Development Plan.**
- 3. Insufficient information has been provided with the application to demonstrate that the proposal can achieve nutrient neutrality. As such, it cannot be concluded that the proposal will not result in a likely harmful significant effect on the internationally designated nature conservation sites in the Solent, in accordance with the requirements of the Conservation of**

**Habitats and Species Regulations 2017 (as amended) and as advised within guidance from Natural England (updated March 2022). As such, the proposal fails to comply with Policies E5 and E8 of the Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**

- 4. It has not been demonstrated that refuse vehicles would be able to safely and efficiently manoeuvre within the site without conflicts arising with the proposed buildings and/or landscaping. The proposed internal layout of the development would therefore not be safe, functional or accessible for all users, and the proposal would be contrary to Policy T1 of the Test Valley Borough Revised Local Plan 2016.**
- 5. The car parking provision for proposed plot 1 would not be appropriately located so as to be convenient to users, and would encourage parking in locations that could lead to impacts on highway safety, contrary to Policies T1 and T2 of the Test Valley Borough Revised Local Plan 2016 and Policy HD5 of the Chilbolton Neighbourhood Development Plan.**
- 6. The proposed development, by virtue of the potentially limited boundary treatments separating proposed plot 1 from the adjacent public right of way, would not provide for the privacy and amenity of the occupants of this plot, contrary to Policy LHW4 of the Test Valley Borough Revised Local Plan 2016 and Policy HD4 of the Chilbolton Neighbourhood Development Plan.**
- 7. In the absence of a legal agreement to secure a financial contribution towards off site new affordable housing to meet the needs of the borough, the proposal is contrary to Policy COM7 of the Test Valley Borough Revised Local Plan 2016.**

**Note to applicant:**

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

(The meeting terminated at 7.05 pm)