

**Minutes of the Northern Area Planning Committee  
of the Test Valley Borough Council**  
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover  
on 27 October 2022 at 5.30 pm

Attendance:

<p><b>Councillor J Budzynski (Chairman)</b> Councillor C Borg-Neal Councillor Z Brooks Councillor L Lashbrook</p>	<p><b>Councillor T Burley (Vice-Chairman)</b> Councillor P Lashbrook Councillor N Lodge Councillor J Neal</p>
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279 **Apologies**

Apologies for absence were received from Councillors Coole and K North.

280 **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>
7	10 - 52	18/03203/FULLN	<p>Ms Larcombe (Chilbolton Parish Council)</p> <p>Mr Langridge (on behalf of Applicant)</p>

281 **Declarations of Interest**

There were no declarations of interest.

282 **Urgent Items**

There were no urgent items to consider.

283 **Minutes of the meeting held on 6 October 2022**

**Resolved:**

That the minutes of the meeting held on 6 October 2022 be confirmed and signed as a correct record.

284 **Schedule of Development Applications**

**Resolved:**

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

285 **18/03203/FULLN - 10.12.2018**

<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 to 12 Branksome Close, Chilbolton, Stockbridge, SO20 6AQ, <b>CHILBOLTON</b>
<b>PROPOSAL</b>	Construction of detached chalet bungalow and parking
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Samantha Owen

Delegate to the Head of Planning and Building that subject to the completion of a S106 legal agreement to secure Nutrient Neutrality then PERMISSION subject to:

1. The development hereby permitted shall be begun within three years from the date of this permission.

Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 36146 01B, 36146 02O, 36146 03L, 36146 05D, 36146 06C, 36146 07I, 36146 08D.

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

3. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

- 4. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: means of enclosure; hard surfacing materials;  
Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities.  
The landscape works shall be carried out in accordance with implementation programme and in accordance with the management plan.  
Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**
- 5. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation, management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.  
Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**
- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no additional buildings, extensions, windows or dormer windows, other than those shown on the approved plans, shall be constructed within the site.  
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of privacy and local amenities, in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4 and E1.**
- 7. The development hereby permitted shall not be occupied until provision for the manoeuvring and parking of cars has been made, in accordance with the approved plans. The areas of land so provided shall thereafter be maintained at all times for solely these purposes.  
Reason: In the interest of highway safety and in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 8. 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.**

9. **The roof lights in the north-east and south-west elevations of the development hereby permitted shall be fitted with obscured glazing and shall be non-opening, and thereafter retained as such.**  
**Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.**
10. **The dwelling hereby permitted shall not be used other than as a one bedroom dwelling.**  
**Reason: In order to ensure appropriate on-site parking provision is provided in accordance with policy HD5 of the Chilbolton Neighbourhood Development Plan.**

**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 6.05 pm)