

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey, Hampshire, SO51 8GL
on Tuesday 19 July 2022 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor G Bailey

Councillor P Bundy

Councillor J Burnage

Councillor S Gidley

Councillor I Jeffrey

Councillor M Maltby

Councillor J Parker

Councillor A Warnes

97

Apologies

Apologies were received from Councillors A Dowden, C Dowden, Hatley and Ward.

98

Public Participation

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

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	11-49	21/02635/FULLS	Mr Knappett (Applicant's Agent)
9	73-110	21/03600/FULLS	Mr Barrett (Objector) Mr Sherlock (Applicant's Agent)

99

Declarations of Interest

There were no declarations of interest.

100

Urgent Items

There were no urgent items to consider.

101

Minutes

Resolved:

That the minutes of the meeting held on 7 June 2022 be confirmed and signed as a correct record.

102 Schedule of Development Applications

Resolved:

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

103 21/02635/FULLS

APPLICATION NO.	21/02635/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	08.09.2021
APPLICANT	LandQuest UK (Southern) Ltd
SITE	Oxlease House, Cupernham Lane, Romsey, SO51 7LE, ROMSEY EXTRA
PROPOSAL	Erection of 35 dwellings with associated parking and use of the vehicular ingress and egress onto Cupernham Lane following the demolition of the existing dwelling and other outbuildings.
AMENDMENTS	17.11.21 (Drainage, Ecology), 23.02.22 (Trees), 03.03.22 (Drainage), 21.04.22 (Trees), (Landscape & Ecology) & 27.06.22 (Nitrates)
CASE OFFICER	Paul Goodman

Delegate to Head of Planning & Building to:

- **Allow completion of satisfactory consultation with Local Lead Flood Authority and Natural England**
- **Impose any reasonable additional or amended conditions considered necessary following that process, to adequately deal with drainage, then**
- **Secure a legal agreement to require;**
- **Removal of nitrate mitigation land from agricultural production**
- **Future management of the nitrate mitigation land.**
- **Nitrate mitigation monitoring fee**
- **Future management of landscaped and biodiversity enhancement areas outside of residential garden areas.**
- **New Forest SPA contribution.**
- **Offsite affordable housing contribution.**
- **s106 monitoring fee**

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. **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.

3. The development hereby approved shall be undertaken in full accordance with the provisions set out within the eco urban Arboricultural Implications Assessment and Method Statement ref 201311 - AIA (17 August 2021), amended Tree Details Plan ref 190076 32 A and additional Eco 7 Tree Protection Plan received 12th April 2022.

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

4. Tree protective measures installed (in accordance with the tree protection condition 3) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

5. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

6. No development shall take place above DPC level until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures. 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 soft landscape proposals shall include details of soft boundary treatments to the outside edges of the site. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

7. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation

and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule.

Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and 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 E1 and E2.

- 8. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**

Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

- 9. Any gates shall be set back at least 4.5 metres from the edge of the carriageway of the adjoining highway.**

Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

- 10. There shall be no construction or demolition works, no machinery shall be operated, no processes carried out and no deliveries received or dispatched outside the following times: 07:30 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. In addition, no such activities shall take place on Sundays, Bank or Public holidays.**

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

- 11. No development shall take place unless or until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Environmental Management Plan shall cover the control of noise, dust and spoil during the demolition, site preparation and construction phases of development. The Environmental Management Plan shall include the provision of wheel washing, and any other suitable facility, to avoid the deposit of spoil onto the highway network. Work shall be undertaken in accordance with the approved Environmental Management Plan.**

Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.

- 12. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent residential dwellings, and amenity areas in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and LHW4.

- 13. 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.

14. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.

Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2016 policy T1.

15. Development shall proceed in accordance with the measures set out in the Bat Surveys & Mitigation Strategy (Ecosupport, November 2021), the Biodiversity Enhancement & Mitigation Strategy (Ecosupport, April 2022), the Preliminary Ecological Appraisal (Ecosupport, November 2021) and the GCN Mitigation Strategy (Ecosupport 2021), unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details. The results of the compliance checks, outlined within Section of the report shall be submitted to the local planning authority within 6 months of completion.

Reason: to ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

16. Prior to commencement, an Environmental Management Plan (EMP), incorporating measures to avoid impacts on protected species and retained habitats during construction works shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

Reason: To protect notable locally designated sites in accordance with Policy E5 of the Revised Test Valley Local Plan DPD.

17. Prior to commencement, a long term ecological management strategy, covering a period of at least 10 years, as well as a detailed planting scheme to be incorporated into the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details, with photographic evidence provided to the Local Planning Authority within 6 months of occupation.

Reason: To enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006 and with Policy E5 of the Test Valley Revised Local Plan DPD 2011-2029.

18. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**

5572 / 208

1611 L90-200 G

190076 01

190076 02 A

190076 03 B

190076 05

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

104

19/02450/VARS

APPLICATION NO.	19/02450/VARS
APPLICATION TYPE	VARIATION OF CONDITIONS - SOUTH
REGISTERED	22.10.2019
APPLICANT	Mr John Drew
SITE	7B Lansdowne Gardens (Formerly Part Of 7A), Romsey, Hampshire, SO51 8FN, ROMSEY TOWN
PROPOSAL	Variation of condition 2 and 7 of 18/00567/FULLS (Erection of two bedroom dwelling) to substitute approved plans to amend placement of dwelling and approve landscaping. Remove condition 4 regarding tree protection
AMENDMENTS	20 th November 2019 - Amended site plan received 15 th January 2021 – PIA Kingspan bioefficent certificate submitted 12 th November 2021 – Additional planning statement and foul drainage management plan submitted 8 th June 2022 – amended nitrate neutrality information received 15 th June 2022 – site location plan received
CASE OFFICER	Kate Levey

PERMISSION subject to:

- 1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: Site location plan, EXW-03-C, EXW-03-E
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 2. The space 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 shall 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**
- 3. The landscaping and planting shall be carried out before the end of the current or first available planting season following this grant of planning permission. The planting shall be maintained to encourage its establishment for a minimum period of five years following the date of this decision. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.
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.**
- 4. The proposed Klargester Bioefficient package treatment plants shall be installed to serve both dwellings (both 7A and 7B Lansdowne Gardens) within three months of the date of planning permission being granted. The treatment plants shall be retained and maintained in accordance with the foul drainage management plan dated 12th November 2021, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to avoid adverse impact on the Solent and Southampton Water SPA by way of additional nitrates emanating from the development in accordance with the Conservation of Habitats and Species Regulations 2017 and Policy E5 of the Test Valley Borough Revised Local Plan (2016).**
- 5. In the event that either of the approved Klargester Bioefficient treatment plants are replaced, the replacement package treatment plant/s shall achieve a performance output of 17.6mg/l nitrogen or less, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to avoid adverse impact on the Solent and Southampton Water SPA by way of additional nitrates emanating from the development in accordance with the Conservation of Habitats and Species Regulations 2017 and Policy E5 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.

105

21/03600/FULLS

APPLICATION NO.	21/03600/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	09.12.2021
APPLICANT	Mr Stuart Wilson
SITE	109A Winchester Road, Romsey, SO51 8JF, ROMSEY TOWN
PROPOSAL	Erection of 8 dwellings and access road
AMENDMENTS	FRA – 16.12.2021 Drawings with design changes – 12.01.2022 03 F 09 A 08 D 01 T Transport Statement addendum – 07.03.2022
CASE OFFICER	Sarah Barter

REFUSED for the reasons:

- 1. The proposed development at Plots 1-3, by reason of their height, siting and scale would result in an unacceptable enclosing and overbearing impact on Numbers 10, 12, 18, 20 & 22 Tadfield Road when viewed from their gardens and habitable rooms. The benefits of the scheme advanced by the applicant are acknowledged, however, the Council can currently demonstrate a 5 year housing land supply and there is therefore no pressing need to allow further housing. Furthermore, the economic benefits are generic and could be delivered on other sites that do not result in conflict with the development plan and the proposal offers no meaningful bio diversity net gain. The benefits advanced do not outweigh the real and severe harm identified to the residential amenities of the properties listed above. As a consequence, the proposed development does not sufficiently provide for the amenity of these neighbouring properties, contrary to Policies LHW4 and COM2 of the Test Valley Borough Revised Local Plan (2016).**
- 2. In the absence of a legal agreement to secure and monitor the proposed mitigation measures enabling the achievement of nitrate neutrality, the proposed development by means of its nature, location and scale could have likely significant affects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. Consequently, the application has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**

3. **The site lies within close proximity to the New Forest SPA which is designated for its conservation importance. In the absence of a legal agreement, the application has failed to secure the required mitigation measures, in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework'. As such, it is not possible to conclude that the development would not have an in-combination likely significant effect on the interest features of this designated site, as a result of increased recreational pressure. The proposed development is therefore contrary to the Council's adopted 'New Forest SPA Mitigation - Interim Framework', Policy E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**

106

22/01151/FULLS

APPLICATION NO.	22/01151/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	27.04.2022
APPLICANT	Mr Sean Knowlson
SITE	Cobra Lodge , Upton Lane, Nursling, SO16 0YB, NURSLING AND ROWNHAMS
PROPOSAL	Construction of kennels with an associated store room and an accessible toilet
AMENDMENTS	None
CASE OFFICER	Sarah Barter

PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
block plan existing
block plan proposed
drainage layout
North and West elevation
South and East Elevation
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1**
- 4. The activities hereby approved shall only take place between the hours**

of: - 08:00 hours and 18:00 hours Monday to Friday; 08:00 hours and 17:00 hours on Saturday; 08:00 hours and 14:00 on Sundays.

Reason: In order that the Local Planning Authority can exercise control in the locality In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E8 and LHW4.

- 5. The kennels in the building, the subject of this planning permission, shall be used for the day care of dogs only. All dogs using the kennels in this building shall be removed off-site outside of the hours set out in condition 4, and the building shall not be used for overnight boarding kennels.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of local amenity and to protect the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) policies E2 and LHW4.

- 6. A maximum of 5 dogs shall use the five kennels provided within the new building hereby approved.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of local amenity and to protect the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) policies E2 and LHW4

- 7. No more than a maximum of 12 dogs shall be brought onto the site at any one time to use the training facilities hereby approved.**

Reason: In the interest of local amenity and to ensure no detrimental impact on the landscape character in compliance with Test Valley Borough Revised Local Plan policies LHW4 and E2.

Note to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**

(The meeting terminated at 7.10 pm)