

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on 9 August 2022 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor P Bundy

Councillor J Burnage

Councillor A Dowden

Councillor C Dowden

Councillor S Gidley

Councillor M Hatley (Vice-Chairman)

Councillor M Maltby

Councillor J Parker

Councillor A Ward

Councillor A Warnes

124

Apologies

Apologies were received from Councillor Bailey.

125

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	10-43	21/03491/FULLS	Mr Sennitt (Applicant's Agent)
8	44-75	21/00662/FULLS	Ms Cutts (Applicant's Agent)

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Declarations of Interest

Councillor Parker declared a personal interest in application 21/03491/FULLS as he was the Chairman of the Trustees of King John's House which is adjacent to the application. He made a statement then left the room whilst the application was considered.

127

Urgent Items

There were no urgent items to consider.

128

Minutes

Resolved:

That the minutes of the meeting held on 19 July 2022 be confirmed and signed as a correct record.

129

Schedule of Development Applications

Resolved:

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

130

21/03491/FULLS - 10.12.2021

APPLICATION NO.	21/03491/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	10.12.2021
APPLICANT	Mr Tim Lincoln
SITE	The Abbey Hotel , 11 Church Street, Romsey, SO51 8BT, ROMSEY TOWN
PROPOSAL	Erection of two detached dwellings
AMENDMENTS	Amended Plans received 31.03.22 (Plans & Elevations) and 11.07.22 (Plans & Elevations).
CASE OFFICER	Mr Paul Goodman

REFUSED for the following reason to:

1. **By virtue of the scale, bulk and design of the proposal, in addition to the loss of the mature sycamore tree, the development would be detrimental to the special architectural and historic importance of the King Johns House heritage asset and its setting. The development would result in less than substantial harm to the significance of this designated heritage asset and the conservation area in which it sits. The public benefits arising from the development would not outweigh this harm. The loss of the important sycamore tree would result in significant harm to the public domain, particularly when viewed from public vantage points, including public footpaths around the site, but in particular the public right of way footpath behind the White Horse Hotel. As such, the proposal is considered to be contrary to Policies E2(a), E9 and COM2 of the Test Valley Borough Revised Local Plan (2016), in addition to paragraph 202 & 131 of the National Planning Policy Framework.**

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21/00662/FULLS - 08.04.2021

APPLICATION NO.	21/00662/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	08.04.2021
APPLICANT	Mr and Mrs M Horscroft
SITE	Hillview, Romsey Road, King's Somborne, SO20 6PR, KING'S SOMBORNE
PROPOSAL	Erection of dwelling with parking, access, garage, and terrace
AMENDMENTS	8 th April 2021 - Heritage statement received 5 th May 2021 – preliminary ecological appraisal received 10 th May 2021 – nitrate neutrality calculations received 14 th May 2021 – Highways visibility splays received 12 th July 2021 – amended plans received 11 th August 2021 - Additional ecology information received 17 th November 2021 – amended ecology details received 27 th May 2022 – amended plans received 1 st July 2022 – amended landscape strategy and planting plan received
CASE OFFICER	Kate Levey

Delegate to Head of Planning & Building for completion of a legal agreement to secure;

- **Removal of nitrate mitigation land from agricultural production;**
- **Future management of the nitrate mitigation land;**
- **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. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**

PL100B, PL 101B, PL 102B, PL 103B, PL 104B, PL 110B, PL 120B, PL 121B, PL 122B, PL 123B, L165/BC01 A, L165/BC02 B, PL200 A

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 within the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation and mitigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The submitted brief and specification shall include details of how the park pale embankment will be protected for the duration of the development period.**

Reason: The site is of archaeological significance and further investigation and mitigation works are required in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

- 5. No development shall take place within the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological recording in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority.**

Reason: The site is of archaeological significance and further investigation and mitigation works are required in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

- 6. Development shall proceed in accordance with the measures set out in Section 7 'Recommendations' of the Hillview, Romsey Road, Kings Somborne, Preliminary Bat Roost Assessment (Middlemarch Environmental, April 2021), and the submitted landscape survey (submitted 17th November 2021). Thereafter, mitigation features shall be permanently maintained and retained in accordance with the approved details.**

Reason: To ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.

- 7. Lighting will 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). Prior to installation of any external lighting, a detailed lighting strategy for the construction and operation phase of 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 the approved lighting strategy maintained in perpetuity.**

Reason: To prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Revised Test Valley Local Plan 2016.

- 8. The development hereby permitted shall not be carried out except in complete accordance with the landscaping details shown on the approved plans L165/BC01 A and L165/BC02 B. Additionally, the development hereby permitted shall be implemented and maintained in complete accordance with the landscaping details within the submitted landscape management recommendations document, reference L165 R01 dated August 2022, with the exception of the hedge heights contained**

therein. Notwithstanding the details within the landscape management recommendations document, reference L165 R01 dated August 2022, the hedge heights shall be maintained and retained at the heights as shown on the approved plan L165/B01A. The landscaping shall be maintained as such in perpetuity. 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 enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

9. Prior to the commencement of development the access shall be constructed with the visibility splays of 43 metres x 2.4 metres to the east and west and maintained as such at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 600mm above the level of the existing carriageway at any time.

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

10. At least the first 6 metres of the access track measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.

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

11. Prior to the first occupation of the development hereby permitted, space shall be 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 PL-101B 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) Policies T1 and T2.

12. 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.

13. Prior to the commencement of development full details of the layout for the parking and manoeuvring on site of contractors' and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. Additionally, details of vehicle wheel washing shall be submitted and approved by the Local Planning Authority, as to minimise mud and other material being deposited onto the highway. 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 Revised Local Plan (2016) Policy T1.

- 14. 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 building, structure, walls or fences of any kind shall be erected without the prior written consent of the Local Planning Authority.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and T2.

- 15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garage hereby approved shall at all times be available for the parking of vehicles.**

Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.

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. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
- 3. The proposed development may require scheduled monument consent and it is advised that Historic England are contacted about this.**

(The meeting terminated at 8.02 pm)