

**Minutes of the Southern Area Planning Committee
of the Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on Tuesday, 20 September 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 J Parker

Councillor A Warnes

Councillor A Johnston

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Apologies

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

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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	11-27	22/01800/VARS	Mr Prince (Objector) Ms Green (Applicant)
8	28-42	20/01947/FULLS	Councillor Swain (Chilworth and Nursling Parish Council) Mr Donohue (Applicant's Agent)
9	43-54	21/01200/FULLS	Mr Sennitt (Applicant's Agent)
10	55-71	21/01542/VARS	Mr Barker (Nursling and Rownhams Parish Council)

11	72-107	22/01682/FULLS	Miss Kent (Lockerley Parish Council) Mr Shone (Objector) Mr Donohue (Applicant's Agent)
12	108-116	22/01722/FULLS	Mrs Rickman (Applicant)

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Declarations of Interest

Councillor Bundy wished it to be noted that he knew the Parish Councillors on applications 20/01947/FULLS and 21/01542/VARS but that it did not constitute an interest.

Councillor Burnage wished it to be noted that she knew someone who is affected by application 22/01722/FULLS but that it did not constitute an interest.

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Urgent Items

There were no urgent items to consider.

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Minutes

Resolved:

That the minutes of the meeting held on 30 August 2022 be confirmed and signed as a correct record.

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Schedule of Development Applications

Resolved:

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

APPLICATION NO.	22/01800/VARS
APPLICATION TYPE	VARIATION OF CONDITIONS - SOUTH
REGISTERED	12.07.2022
APPLICANT	Waitrose Ltd
SITE	Waitrose, 32 Alma Road, Romsey, SO51 8AS, ROMSEY TOWN
PROPOSAL	Variation of condition no. 14 of 05/00494/VARS (following granting of planning permission TVS.07802/14- Demolition of Council depots, Orchard House, SCATS, 32 & 36 Alma Road, existing club buildings, and erection of retail supermarket and new SCATS retail unit with formation of car park, access roads and associated development, retail units, new club for Royal British Legion with access and car parking, relocation of site) - to allow a wider delivery window for HGVs and Ecomm deliveries (home delivery service)
AMENDMENTS	None
CASE OFFICER	Sarah Barter

PERMISSION subject to:

- 1. The proposed ground levels of the development, the boundaries of the site and the height of the ground floor slab and damp proof course shall be carried out in accordance with the details contained in the following drawings, as submitted and approved in relation to TVS.07802/14:**

 - Drawing 98/044/P18 rev A 'Site Levels'
 - Drawing W7833 PL01 E 'Drainage & Levels'.

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Policy LHW4 and E2 of the Test Valley Borough Local Plan.
- 2. The materials to be used in the construction of all external surfaces shall be in accordance with the following details, as submitted and approved in relation to TVS.07802/14:**

 - Draft 5 of the 'Schedule of External Materials'
 - External Materials Photographic Samples Board rev A.

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 Policy E1 of the Test Valley Borough Local Plan.
- 3. Details of any external lighting shall be submitted to and approved in writing by the local planning authority before the use commences or prior to its installation. Development shall be carried out in accordance with the approved details.**

Reason: To safeguard the amenities of the area and/or in the interests of road safety in accordance with Policy E1 and E2 of the Test Valley Borough Local Plan.

4. No goods, plant or materials (other than the storage containers hereby permitted between the periods as stated within Condition 24), shall be deposited or stored in the open (or displayed for sale in the open) on the site (including within the service yard).

Reason: In order to protect the amenities of the area, and/or to maintain adequate parking areas in accordance with Policy E1 of the Test Valley Borough Local Plan.

5. The hard and soft landscaping works shall be carried out in accordance with the details shown on the following drawings and documents, as submitted and approved in relation to TVS.07802/18:

- Drawing 412/08 Urban tree soil pit
- Drawing 412/09 (rev O) Landscape Hard Works
- Drawing 412/15 (rev A) Tree Pit Detail
- Drawing 412/16 (rev A) Tree Planter
- Drawing 412/18 (rev A) Tree Planter Type B
- Drawing 412/19 Paving Sections
- Drawing 412/24 Raised Planter Detail
- Drawing 412/25 (rev B) Raised Planter Detail
- Drawing 412/26 (rev E) Detail Planting Plan
- Drawing 412/27 Studs Demarcation Detail
- Drawing W7833 PLO1 (rev J) Drainage and levels
- Drawing W7833 PLO2 (rev G) External finishes
- Drawing 98.044 P002 (rev L) Site Plan
- Drawing 98.044 P304 Location Plan
- Drawing 5895-EZ-001 (rev C) Car Park Electrical Requirements

or as otherwise agreed in writing by the Local Planning Authority. The landscape works shall be carried out in accordance with the implementation programme.

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 Policies E1 and E2 of the Test Valley Borough Local Plan.

6. The management of the landscaped areas shall be carried out in accordance with the details contained in the following drawings and documents, as submitted and approved in relation to TVS.07802/14:

- Drawing 412/17 'Maintenance responsibility zones' received 1.7.02
- 'Landscape Maintenance & Management Plan - January 2002 - revision A' received 25.2.02

Planting and works shall be carried out in accordance with the approved schedule.

Reason: To ensure that the works undertaken maintain 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 Policy E1 of the Test Valley Borough Local Plan.

7. The positions, design, materials and type of boundary treatment including gates (where appropriate) to be erected shall be carried out in accordance with the details contained in the following drawings and documents, as submitted and approved in relation to TVS.07802/14:

- 98/044/13.1003 rev C 'Site boundary wall external elevations sheet 1 of 2' - except in relation to access to 11 Albany Road
- 98/044/13.1004 rev C 'Site boundary wall external elevations sheet 2 of 2' - except in relation to access to 20 Alma Road
- Drawing 98/044/12.1009 rev A 'Site boundary wall sections'
- Drawing 98044/SK59 rev E 'Boundary walls'
- Drawing 98.044 SK154 rev B 'Vehicular crossover and boundary wall to no. 11 Albany Road'
- Drawing 98.044 SK161 rev B 'Vehicular crossover and boundary wall to no. 20 Alma Road'
- Draft 5 of the 'Schedule of External Materials'
- External Materials Photographic Samples Board rev A.

The boundary treatment shall be carried out in accordance with the approved details and completed before the store opens to the public.

Reason: To ensure that the works undertaken maintain 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 Policy E1 of the Test Valley Borough Local Plan.

8. The boundary wall to the retail service yard shall be a minimum height of 3.5m.

Reason: In the interest of residential amenity in accordance with Policy LHW4 of the Test Valley Borough Local Plan.

9. All fixed refrigeration plant, ventilation plant or other permanently located noise emitting plant or machinery shall be so designed, constructed or enclosed as to ensure that at the boundary of the development site there is an increase of no more than 5dB(A) Leq as measured in accordance with BS4142:1997, fully controlling tonal or impulsive character noise. Where the equipment is likely to be in use when background noise levels fall below 30dB(A) specific details of the noise control should be agreed in writing with the local planning authority prior to the installation or commissioning of the plant or equipment.

Reason: In the interest of residential amenity in accordance with Policy LHW4 of the Test Valley Borough Local Plan.

10. All work in relation to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 07:30 and 20:00 Monday to Friday and 07:30 and 13:00 Saturdays and at no time on Sundays or Public Holidays, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect the amenities of the adjoining occupiers during the construction period in accordance with Policy LHW4 of the Test Valley Borough Local Plan.

11. The retail store premises shall be used for Class A1 (convenience goods) and for no other purpose, including any purpose in Class A1 of the Schedule of the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: In the interest of the local amenities and the character of the area in accordance with Policies E1 and LHW4 of the Test Valley Borough Local Plan.

12. The retail use hereby permitted shall not open to customers except between the following times 08:00 and 20:00 Monday to Saturday, including public holidays, but allowing Friday to trade between the times of 08:00 and 21:00, and between 09:00 to 17:00 on Sundays other than on the 21st, 22nd and 23rd of December where the retail use shall not be open to customers except between 08:00 and 22:00 hours except where these dates fall on a Sunday.

Reason: In the interest of the local amenities and the character of the area in accordance with Policies E1 and LHW4 of the Test Valley Borough Local Plan.

13. Deliveries by HGVS shall only be taken at or despatched from the service yard between the hours of:
- 0700 to 2100 - Mondays to Saturdays (only 1 HGV allowed during 1700 - 2100),
 - 0900 to 2000 - Sundays (only 1 HGV allowed during 1700 - 2000),
 - 0800 to 2000 - Bank and Public Holidays (an extension of 3 hours, only 1 HGV allowed during 1700 - 2000).

No deliveries by ecommerce vehicles shall be taken at or despatched from the site except between the hours of and at the following locations:

Monday - Saturday (including bank and public holidays)

- 0600 - 0800hrs - Front of store
- 0800 - 2100hrs – Service yard
- 2100 - 2300hrs - Front of store

Sunday

- 0600 - 0930hrs - Front of store
- 0930 - 1630hrs – Service yard
- 1630 - 2300hrs - Front of Store

Reason: To maintain the character and amenities of the surrounding local area in accordance with Policy LHW4 of the Test Valley Revised Borough Local Plan 2016.

14. The parking and manoeuvring onsite of contractor's delivery vehicles during the construction period shall be in accordance with the details contained in the following documents, as submitted and approved in relation to TVS.07802/14:
- Statement by Kier Regional 'Details of contractors manoeuvring/routing statement' revision A, dated 25 July 2002 received 26.7.02

The approved scheme shall be implemented for the duration of the construction period.

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

15. The archaeological work shall be carried out in accordance with the details in the following documents as submitted and approved in relation to TVS.07802/14:
- Specification for Archaeological Evaluation Works by LP Archaeology
 - Report on Archaeological Evaluation dated March 2002 by Wessex Archaeology

In addition the watching brief final report shall be submitted and approved by the Local Planning Authority, prior to the occupation of the building.

Reason: The site is potentially of archaeological significance in accordance with Policy E9 of the Test Valley Borough Local Plan.

- 16. No work on site (including site clearance) shall take place until a detailed design and method statement for the extent and design of all foundation and groundwork has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only take place in accordance with the detailed scheme agreed pursuant to this condition.**

Reason: The site is potentially of archaeological significance and to ensure landscape works can be satisfactorily accommodated in accordance with Policy E9 of the Test Valley Borough Local Plan.

- 17. Provision shall be made for all groups of people (including disabled, parents and children) to gain access to the building(s) in accordance with the details in the following drawing, as submitted and approved in relation to TVS.07802/14:**

- **Drawing 98044/PO17 rev A, as amended by letter dated 25.7.02 from LSH Architects**

The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason: To ensure suitable access to buildings is provided in accordance with Policy T1 of the Test Valley Borough Local Plan.

- 18. Measures to control trolley's leaving the site shall be provided in accordance with the details contained in the following drawings and documents, as submitted and approved in relation to TVS.07802/14:**

- **Drawing 98.044 SK57 revision A**
- **Radford 'Radlock' brochure details**

The measures shall be installed and in operation before the store opens for trading. When installing the control measures the structures to be located immediately to the west of SCATS shall be positioned so as to restrict the width of the passageway leading onto the path to the rear of the properties on Station Road. In restricting the width of this passageway, a clear passage of 2.5m in width should be maintained. All such measures shall be retained at all times.

Reason: To ensure store equipment is retained within the site and in the interest of visual amenity in accordance with Policy T1 of the Test Valley Borough Local Plan.

- 19. The scheme for extract ventilation (including details of the external appearance of equipment) as approved on 30th March 2005 under TVS.07802/20 and detailed in drawings:**

- **D6/61605/M/1000 (rev B) Ground Floor Ventilation Layout**
- **D6/61605/M/1001 Mezzanine Level Ventilation Layout**
- **D6/61605/M/4000 Ventilation Schematic**

shall be installed as approved and shall be in full working order prior to the commencement of the use; as long as the use continues it shall be operated and maintained in such a manner as to effectively suppress the emission of fumes and smells; and shall include such equipment (including grease filters and odour neutralising plant) as may be specified to meet this requirement.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Policy LHW4 of the Test Valley Borough Local Plan.

20. Any external compactor shall only be used between the hours of 09:00 and 18:00 Monday to Saturday and 09:00 and 17:00 Sundays and Public Holidays.

Reason: In the interest of residential amenity in accordance with Policy LHW4 of the Test Valley Borough Local Plan.

21. The scheme for air quality shall be carried out in accordance with the details contained in the following documents, as submitted and approved in relation to TVS.07802/14:

- Fax from Stranger Sciences & Environment to GL Hearn dated 5.11.01, which accompanied a fax from John Lewis Partnership to TVBC Environment & Health dated 30.1.02
- Letter from LSH to TVBC dated 4.7.02

The monitoring shall be undertaken in accordance with the approved scheme, including regular reports.

Reason: In the interest of local amenities in accordance with Policy LHW4 of the Test Valley Borough Local Plan.

22. The proposals for the sustainable disposal of foul and surface water and any trade effluent shall be provided in accordance with the details contained in the following drawings and documents, as submitted and approved in relation to TVS.07802/14:

- Written Statement for Planning Condition 30 - revision A - by D.L. Friend of Jubb Consulting Engineers Limited dated 20 June 2002
- Letter from Ray Stibbs, Jubb Consulting Engineers Ltd to Laura Edmunds of Lyons+Sleeman+hoare dated 1.8.02
- W7833 H111 revision A 'Phase 1. Sections 111-01 to 03'
- W7833 H112 revision A 'Phase 1. Section 112- 01 to 03'
- ML200784/500 revision D 'Development Access Road General Arrangement'.

and the following plan submitted and approved under TVS.07802/18:

- W7833 PL01 revision J 'Drainage & Levels'

The agreed details shall be fully implemented before the use commences/occupation of the building.

Reason: To ensure a satisfactory form of development and in the interest of local amenities in accordance with Policy LHW4 of the Test Valley Borough Local Plan.

23. The staff cycle parking shall be provided in a secure, covered, lockable enclosure, details of which shall be submitted to and approved in writing by Local Planning Authority.

Reason: To encourage use of modes of transport other than the private car in accordance with Policy T1 of the Test Valley Borough Local Plan.

24. The containers hereby permitted shall only be sited within the service yard between 01 September and 31st January, with the siting of the chilled container not to occur before December 1st unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring residential properties in accordance with Policy LHW4 of the Borough Local Plan.

25. Notwithstanding the details shown on the submitted plan of drawing number J01547/2, within one month of the date of this permission, an amended plan shall be submitted to and approved in writing by the Local Planning Authority to illustrate the positioning of Container A whereby no

part of the unit shall project forward of the boundary wall of the service yard into the vehicular opening of that yard. Development shall be carried out in accordance with the approved plan.

Reason: In the interests of the character and appearance of the area in accordance with Policy LHW4 of the Test Valley Borough Local Plan.

26. No movements to and from the containers using the caged trolleys shall occur outside of the hours of 07:00 to 20:00 Monday to Saturday, 09:00 to 17:00 on Sundays or 08:00 to 17:00 hours on Bank Holidays.

Reason: To maintain the amenities of the local area in accordance with Policy LHW4 of the Test Valley Borough Local Plan.

27. Deliveries shall be undertaken in accordance with the Waitrose Quiet Delivery Procedures – Service and Delivery Management Plan dated July 2022.

Reason: To maintain the character and amenities of the surrounding local area in accordance with Policy LHW4 of the Test Valley Revised Borough Local Plan 2016.

Note to applicant:

1. The decision to grant planning permission has been taken because the proposed extension of opening hours is considered to be acceptable as it would not significantly add to the general level of disturbance to local amenities that is already anticipated from the scheme as a whole, due to the limited number of public holidays in the year. This informative is only intended as a summary of the reason for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Service.

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20/01947/FULLS

APPLICATION NO.	20/01947/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	17.08.2020
APPLICANT	Mr I Grummitt
SITE	Willbox, Crescent Estate, Station Road, SO16 0YD, NURSLING AND ROWNHAMS
PROPOSAL	Erection of floodlights (retrospective)
AMENDMENTS	Received on 21.04.2021, 12.11.2021, 28.03.2021: <ul style="list-style-type: none">• Additional and amended lighting assessments Received on 01.12.2021: <ul style="list-style-type: none">• Additional information relating to the security of the application site
CASE OFFICER	Graham Melton

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:
Site Location Plan (TV-NM-719.01)
Proposed Elevations (TV-NM-719.03)
Amended Lightspill Plan (1568-DfL-LSD-001 Rev F)
Reason: For the avoidance of doubt and in the interests of proper planning.

2. Within 3 months of the permission hereby issued, the floodlights hereby approved shall be altered in accordance with the recommendations set out in the DFL Technical Lighting Addendum dated 24th March 2022 and shown on the approved plan reference Amended Lightspill Plan (1568-DfL-LSD-001 Rev F) and retained thereafter.

Reason: In the interest of the amenities of the local area in accordance with Policy E8 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.

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21/01200/FULLS

APPLICATION NO.	21/01200/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	22.04.2021
APPLICANT	R Rymer, Rymer Commercials Ltd
SITE	Shootash Garage, Salisbury Road, Shootash, SO51 6GA, WELLOW / AWBRIDGE
PROPOSAL	Erection of building for use as dog kennels. (Part retrospective)
AMENDMENTS	Received on 25.05.2022: <ul style="list-style-type: none"> • Additional noise management plan
CASE OFFICER	Graham Melton

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: **Composite Plan (10/524/12B)**
Reason: For the avoidance of doubt and in the interests of proper planning.
2. When the occupation of the dwelling house known as Woodlands is no longer occupied by the applicant or any direct relatives, the use of the development hereby permitted shall cease.
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Policies E8 and LHW4 of the Test Valley Borough Revised Local Plan (2016).
3. The building the subject of this permission shall be used only for purposes incidental to the enjoyment of the dwelling house known as Woodlands and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area in accordance with Policies E8 and LHW4 of the Test Valley Borough Revised Local Plan (2016).

4. The development hereby permitted shall only be used in accordance with the measures set out in the Noise management plan, unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenity of the area in accordance with Policies E8 and LHW4 of the Test Valley Borough Revised Local Plan (2016).
5. Within 3 months of the date of this decision, a scheme of onsite biodiversity enhancement features shall be submitted in writing to the Local Planning Authority. Within 3 months of the Local Planning Authority issuing approval, the enhancement features shall be installed onsite in accordance with the approved details and retained thereafter.
Reason: To enhance the biodiversity of the site in accordance with requirements under the National Planning Policy Framework and Policy E5 the Test Valley Borough Revised Local Plan (2016).
6. No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires. The external lighting shall be installed in accordance with the approved details and thereafter 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 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.

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21/01542/VARS

APPLICATION NO.	21/01542/VARS
APPLICATION TYPE	VARIATION OF CONDITIONS - SOUTH
REGISTERED	20.05.2021
APPLICANT	Mr D Spiteri
SITE	1 Upton Crescent, Nursling, SO16 8AA, NURSLING AND ROWNHAMS
PROPOSAL	Vary condition 9 of 19/02582/FULLS (Demolition of existing detached double garage and erection of 2 bed dwelling) - substitute drawings to allow for changes to windows and entryway
AMENDMENTS	31 st July 2021 – amended plans received 2 nd August 2022 – amended plans received
CASE OFFICER	Kate Levey

Delegated to Head of Planning and Building for completion of satisfactory legal agreement (Deed of Variation) relating to the completed S106 agreement of the original permission 19/02582/FULLS to secure:

- Removal of nitrate mitigation land from agricultural production**
- Future management of the nitrate mitigation land; and**
- New Forest SPA contribution**

Then PERMISSION subject to:

- 1. The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on the approved plans.
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.**
- 2. 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.**
- 3. 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) Policy E1.**
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows in the proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.
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) Policy LHW4.**
- 5. 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.**
- 6. No works pursuant to the development hereby permitted shall be undertaken outside of 08.00-18.00 hours Monday to Friday and 08.00-13.00hours on Saturdays or at any time on Sundays, Public and Bank Holidays.
Reason: To maintain the character and amenities of the surrounding local area in accordance with Test Valley Borough Local Plan 2016 policies LHW4 and E8.**

7. The development hereby approved shall be undertaken in full accordance with the provisions set out within the KJF Consultancy Ltd Tree Report to BS 5837: 2012 Trees in relation to design, demolition and construction – Recommendations reference TR.1.UC.N.S dated 01.09.19. Tree protection shall be installed on site prior to the commencement of development and retained for the duration of construction works.
Reason: To prevent the loss during development of trees and natural 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.
8. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number 311 F.
Reason: For the avoidance of doubt and in the interests of proper planning.

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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22/01682/FULLS

APPLICATION NO.	22/01682/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	28.06.2022
APPLICANT	Mr M Blackledge
SITE	Erlcombe, Butts Green, Lockerley, SO51 0JG, LOCKERLEY
PROPOSAL	Erection of a 4 bedroom dwelling with sewage treatment plant and associated soft and hard landscaping
AMENDMENTS	None.
CASE OFFICER	Graham Melton

REFUSED for the reasons:

1. Notwithstanding the amendments undertaken, including the repositioning of the proposed dwelling and the alterations to red clay tiles and a hipped roof form, the proposed development would still, by virtue of the proximity of the blank, two storey gable end of the proposed dwelling in relation to the relatively short rear garden of “Bowmans”, result in an unacceptable feeling of enclosure that would have an overbearing impact to occupiers of that property. The proposal would therefore result in an adverse effect on the living conditions of the occupiers of “Bowmans” contrary to Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

2. The proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. In the absence of information relating to the development achieving nutrient neutrality or onsite/off site mitigation, the applicant 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', 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).

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22/01722/FULLS

APPLICATION NO.	22/01722/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	01.07.2022
APPLICANT	Mrs Carol Rickman
SITE	2 Grays Close, Romsey, Hampshire, SO51 5PG, ROMSEY TOWN
PROPOSAL	Single storey rear extension, loft conversion, garage conversion with rear dormer and associated alterations
AMENDMENTS	None
CASE OFFICER	Sacha Coen

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:
Location Plan
Block Plan
Proposed floor plans and elevations -2022040/002

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 accord with the details specified on the application form and approved plans.**

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

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.**

(The meeting terminated at 9.10 pm)