

**Minutes of the Southern Area Planning Committee
of the Test Valley Borough Council**
held in the Main Hall, Crosfield Hall, Broadwater Road, Romsey
on Tuesday, 1 November 2022 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor G Bailey
Councillor P Bundy
Councillor J Burnage
Councillor A Dowden
Councillor S Gidley

Councillor I Jeffrey
Councillor A Johnston
Councillor J Parker
Councillor A Warnes

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Apologies

Apologies for absence were received from Councillors 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	10-60	20/02385/FULLS	Mr Leigh (Sherfield English Parish Council) Mr Arnison-Newgass (Objector) Ms Gooding (Objector) Mr Billett (Supporter) Mr Barry (Applicant's Agent)
8	61-92	22/02176/FULLS	Mr Barratt (Objector) Mr Sherlock (Applicant's Agent)

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Declarations of Interest

Councillor Bailey wished it to be noted that he knew the speakers on application 20/02385/FULLS, but that it did not constitute an interest.

Councillor Cooper declared a prejudicial interest on application 20/02385/FULLS. He left the room whilst the application was discussed and did not speak or vote thereon.

Councillor Johnston wished it to be noted that she knew the applicant on application 20/02385/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 11 October 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.

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20/02385/FULLS

APPLICATION NO.	20/02385/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED APPLICANT SITE	11.12.2020 Mr G Billett, DHI Limited Hill Farm Caravan Park, Branches Lane, Sherfield English, SO51 6FH, SHERFIELD ENGLISH
PROPOSAL	Use land for the siting of holiday lodges (static caravans), access and parking, landscape planting and associated infrastructure; to replace existing touring caravan, camping pitches and caravan storage areas.

AMENDMENTS

Received on 08.10.2021, 02.11.2021 and 19.07.2022:

- Additional information to inform Appropriate Assessment

Received on 09.02.2021 and 14.06.2021:

- Additional landscape plans

Received on 11.12.2020, 18.12.2020, 11.01.2021, 12.01.2021:

- Additional and amended supporting information relating to onsite ecology and drainage matters

Received on 11.12.2020:

- Heritage statement

CASE OFFICER

Graham Melton

REFUSED for the following reasons:

- 1. The proposed development would result in the year round appearance of lodge style units of significantly greater scale, bulk and density than the touring caravans and tents that occupy the existing pitches on a sessional basis. Whilst the proposed planting scheme is noted, it is not considered that this will be sufficient to mitigate the visually intrusive appearance of the lodge style units when viewed from Branches Lane and Doctors Hill, particularly during winter months when vegetation is not in full leaf. As a result, the proposal will result in significant harm to the rural landscape character of the surrounding area contrary to Policy E2 of the Test Valley Borough Revised Local Plan (2016). The short and long term economic benefits of the proposal are acknowledge, but these benefits do not outweigh the real and obvious harm identified above or overcome the conflict with the development plan and NPPF.**
- 2. In the absence of a signed and completed s106 legal agreement to secure the phasing of the development and discontinuation of existing activities there is a possibility that 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. Furthermore the proposed development, without the signed and completed s106 legal agreement could result in increased recreational pressure on the New Forest SPA, which is designated for its conservation importance and the application has failed to secure any 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 proposal is therefore contrary to Policies E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**

22/02176/FULLS

APPLICATION NO.	22/02176/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	25.08.2022
APPLICANT	Mr Stuart Wilson
SITE	109A Winchester Road, Romsey, Hampshire, SO51 8JF, ROMSEY TOWN
PROPOSAL	Erection of 8 dwellings, 3 carports and access road
AMENDMENTS	Drawing 01 W 06 J Received 15 September 2022
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
P 01 W
P 03 G
P 06 J
P 07 D
P 08 D
P 11 B
P27
P29
105
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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; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing where relevant. 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 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.**
- 5. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape 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. 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 buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**

7. The first floor bathroom window on the south eastern elevation of plots 1 - 3 shall be fitted with obscured glazing and shall be top hung opening only, and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.
8. 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 south eastern elevations of plot 1 - 3 of 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.
9. Prior to first occupation, a scheme detailing the sound insulation measures to be installed, consistent with Table 4.1 of the Noise and Vibration Assessment from Clarke Saunders Acoustics (report ref: AS12321.220616.NIA), shall be submitted to the Local Planning Authority for approval. The scheme shall include mechanical ventilation to serve, as a minimum, those habitable rooms identified indicated in section 4.18 of the same report. Upon approval, the sound insulation measures shall be implemented in full and thereafter retained
Reason: To protect the amenities of the future occupants in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.
10. In the event that contamination is found at any time during demolition and/or construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing with that contamination has been approved by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.
Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2016 policy E8.
11. Development shall proceed in accordance with the measures set out in Preliminary Ecological Appraisal (Middlemarch Environmental, May 2021), Preliminary Bat Roost Assessment (Middlemarch Environmental, May 2021), Dusk Emergence and Dawn Re-entry Bat Surveys (Middlemarch Environmental, May 2021) and Planning Consultation 10th September 2021 for 109A Winchester Road, Romsey, SO51 8JF (Middlemarch Environmental, November 2021). Thereafter, mitigation and

enhancement measures shall be permanently maintained and retained in accordance with the approved details, with photographic evidence provided to the Local Planning Authority within 6 months of occupation.

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

12. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for –

- 1) The parking of site operatives and visitors' vehicles.
- 2) Loading and unloading of plant and materials.
- 3) Management of construction traffic and access routes.
- 4) Storage of plant and materials used in constructing the development.
- 5) Full swept path vehicle tracking
- 6) Wheel cleaning and chassis of HGVs and delivery vehicles leaving the site
- 7) Means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction.

Development shall be carried out in accordance with the approved detail.

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

13. The development shall be carried out in accordance with the Transport Statement from Milestone Transport Planning dated December 2021 and the addendum dated January 2022 and thereafter maintained as such.

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

14. 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 plans 21064/TK02 E and P 01 W 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.

15. At least the first 4.5 metres of both access tracks 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.

16. 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.

- 17. Prior to first occupation the visibility splays set out on drawing 21064/002 D at the access point shall be provided 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 1metres 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.

- 18. 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 north western elevation of plots 1 and 2 of 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.

- 19. 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 car port(s) and parking spaces 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.

- 20. No development shall take place until a scheme for surface water discharge has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for –**

- 1) Soakaways**
- 2) Attenuation Storage**
- 3) Location of discharge to public sewer**

Development shall be carried out in accordance with the approved detail.

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

Notes 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.**

2. Attention is drawn to the legal agreement dated xx
3. 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.
4. Due to the close proximity of the proposed works to Network Rail's land and the operational railway, Network Rail recommends that the applicant / developer engages with Network Rail's Asset Protection and Optimisation (ASPRO) team via AssetProtectionWessex@networkrail.co.uk prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway. The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise onboard to enable approval of detailed works. More information can also be obtained from our website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>. Where applicable, the applicant / developer must also follow the attached Asset Protection in formatives which are issued to all proposals within close proximity to the railway (compliance with the in formatives does not remove the need to engage with our ASPRO team).

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22/02223/FULLS

APPLICATION NO.	22/02223/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	30.08.2022
APPLICANT	Mr Dan Sheppard
SITE	Campsie Glen, Sandy Lane, Abbotswood, SO51 0PD, ROMSEY EXTRA
PROPOSAL	Single story rear and two storey side extension with window, door and external wall material alterations.
AMENDMENTS	
CASE OFFICER	Katie Savage

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 02.**
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. 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 submitted 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.
- 4. Development shall proceed in accordance with the measures set out in the submitted Bat Report (Roavr, August 2022). Thereafter, the enhancement features shall be permanently maintained and retained in accordance with the approved details.**
Reason: To enhance biodiversity in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

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 8.30 pm)