

**Minutes of the Northern Area Planning Committee
of the Test Valley Borough Council**
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover
on Thursday, 21 September 2023 at 5.30 pm

Attendance:

Councillor J Budzynski (Chairman) **Councillor Z Brooks (Vice-Chairman)**

Councillor I Andersen
Councillor C Borg-Neal
Councillor C Donnelly
Councillor L Gregori

Councillor L Lashbrook
Councillor P Lashbrook
Councillor J Neal

Also in attendance:

Councillor D Drew

Councillor M Flood

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Apologies

Apologies were received from Councillors Gillies, Lodge, North and Sangster.

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Public Participation

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

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	10 - 43	21/03760/FULLN	Mr Turner (Applicant) Mr Spaven (on behalf of the Applicant) Councillor Flood (Ward Member – 5 minutes)
8	44 - 63	23/01336/FULLN	Mr Hull (Longparish Parish Council) Ms Drew (Applicant's Agent)

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Declarations of Interest

Councillor Budzynski wished it to be noted that on application 21/03760/FULLN he had been a visitor to the site, but that it did not constitute an interest.

Councillor Gregori wished it to be noted that on application 21/03760/FULLN he was a member of the CPRE (The Countryside Charity), but that it did not constitute an interest.

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Urgent Items

There were no urgent items for consideration.

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Minutes of Previous Meetings

Councillor Budzynski proposed and Councillor Brooks seconded the motion that the minutes of the previous meetings were an accurate record. Upon being put to the vote the motion was carried.

Resolved:

That the minutes of the meetings held on 20 July and 1 August 2023 be confirmed and signed as a correct record.

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21/03760/FULLN

APPLICATION NO.	21/03760/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	10.01.2022
APPLICANT	Novus Renewable Services Ltd
SITE	Land at Lains Farm, Cholderton Road, Quarley, AMPORT
PROPOSAL	Installation of a solar farm and associated development
AMENDMENTS	Amended/additional plans and information submitted: <ul style="list-style-type: none">• 28.01.2022• 09.02.2022• 10.02.2022• 01.03.2022• 03.03.2022• 07.04.2022• 11.04.2022• 12.04.2022• 23.05.2022• 19.01.2023• 23.01.2023• 07.03.2023• 14.04.2023• 27.06.2023• 29.06.2023• 24.08.2023• 30.08.2023• 31.08.2023
CASE OFFICER	Emma Jones

REFUSED for the reasons:

- 1. Insufficient information has been provided with the application to demonstrate that the proposal would have no adverse effects on the integrity of the Special Protection Areas at Salisbury Plain and Porton Down. As such, it cannot be concluded that the proposal will not result in a likely harmful significant effect on protected sites and species, in accordance with the requirements of the Conservation of Habitats and Species Regulations. As such, the proposal fails to comply with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**
- 2. Insufficient information has been submitted with the application to demonstrate that the proposed development would not have an unacceptable impact on the safe operation of Thruxton Airfield, in terms of harmful impacts from glint and glare. The proposed development would thereby fail to comply with Test Valley Borough Revised Local Plan 2016 Policy E8. Furthermore, as the 'agent of change', the proposed development has failed to demonstrate (through the provision of appropriate mitigation) that unreasonable restrictions would not be placed on the operation of Thruxton Airfield as a result of the proposed development, contrary to National Planning Policy Framework paragraph 187.**

Note to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

The Officer's recommendation as per the update paper was proposed by Councillor Budzynski and seconded by Councillor Brooks. Upon being put to the vote the motion was carried.

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23/01336/FULLN

APPLICATION NO.	23/01336/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	24.05.2023
APPLICANT	Mr and Mrs Nelson
SITE	The River Test Distillery Ltd, River Barn Cottage, Southside Road, LONGPARISH
PROPOSAL	Erection of a new distillery, visitor centre to include a masterclass experience room, shop and associated parking

AMENDMENTS
CASE OFFICER

Katie Nethersole

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

(473)2122-GWP-01-XX-DR-A-(PA)-0001 P01,
(473)2122-GWP-01-XX-DR-A-(PA)-0002 P02,
(473)2122-GWP-01-XX-DR-A-(PA)-0003 P02,
(473)2122-GWP-01-GF-DR-A-(PA)-0004 P02,
(473)2122-GWP-01-RF-DR-A-(PA)-0005 P02,
(473)2122-GWP-01-ZZ-DR-A-(PA)-0006 P02,
(473)2122-GWP-01-ZZ-DR-A-(PA)-0007 P03,
(473)2122-GWP-01-ZZ-DR-A-(PA)-0008 P02,
(473)2122-GWP-01-ZZ-DR-A-(PA)-0009 P03,
(473)2122-GWP-01-GF-DR-A-(PA)-0010 P01,
(473)2122-GWP-01-XX-DR-A-(PA)-0011
(473)2122-GWP-01-XX-DR-A-(PA)-0012,
JSL4894_700,
JSL4894_100A

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:

- proposed finished levels or contours;
- means of enclosure;
- car parking layouts;
- other vehicle and pedestrian access and circulation areas;
- hard surfacing materials;
- refuse or other storage units, signs, lighting, etc.);

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. Prior to commencement of work tree protective fencing will be installed in the positions shown and as specified in the RPS tree protection plan job ref JSL 4984 drawing 700 dated June 2023.

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.

7. Tree protective measures installed (in accordance with the tree protection condition) 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 whatsoever 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.
8. **Prior to the commencement of development activities, a Construction Environment Management Plan (CEMP) shall be submitted to and agreed in writing by the local planning authority. This CEMP shall include measures to ensure the protection of the River Test SSSI and any retained boundary habitats on site.**
Reason: To protect biodiversity in accordance with Local Plan policy.
 9. **Prior to commencement, a detailed scheme of biodiversity enhancements to be incorporated in the development shall be submitted for written approval to the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.**
Reason: To enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006.
 10. **Prior to commencement of the development, a Sensitive Lighting Strategy for the operational phase of the development designed to minimise impacts on bats, 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: In order to minimise impacts of lighting on the ecological interests of the site.
 11. **Development shall proceed in accordance with the measures detailed in Section 6 'IMPACT ASSESSMENT' of the Ecological Impact Assessment by Darwin Ecology Ltd (November 2022).**
Reason: To ensure designated sites, notable habitats and protected species are adequately safeguarded.
 12. **The distillery shall only be open to members of the public through pre-booked tours as detailed within the submitted Transport Assessment by Nick Culhane received 24 May 2023 and as per the details in paragraph 6, page 5 of the report, no more than 20 people shall be booked per tour, and no more than 3 tours shall occur on weekends.**
Reason: To restrict vehicle movements to and from the site in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.
 13. **No development shall commence until such time as a scheme to dispose of foul water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented in accordance with the design and timetable agreed as part of the approved scheme.**
Reason: The site is partially located in a Source protection zone 2 for a public water supply abstraction and the entire site is above the chalk principal aquifer, and to ensure the development does not harm groundwater resources in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

- 14. No development shall commence until details, including plans and cross sections, have been 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) Policies E1 and E2.**
- 15. 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) the building and land hereby approved shall only be used as a gin distillery as described within the application and the total floor area used for retail sales within the site shall not exceed 45 square metres as shown in the approved plans.
Reason: To protect the amenity of neighbouring residential properties in accordance with policy LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016.**

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. The applicant is advised that they will need to apply to the Highways Authority to create the proposed access and this would require the application for both a Section 184 and Section 171 Licence. The final decision rests with the Highways Operation Centre and the granting of the licence is not guaranteed.**
- 3. The applicant is advised that if you intend to abstract more than 20 cubic metres of water per day from a surface water source, e.g. a stream or from underground strata (via borehole or well) for any particular purpose then you will need an abstraction licence from the Environment Agency. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. If you abstract water for potable purposes, then this should be registered as a private water supply abstraction with the Local Authority. This will help ensure that the abstraction is appropriately monitored and help ensure that it is granted appropriate protection status.**

The Officer's recommendation as per the agenda and the update paper was proposed by Councillor Budzynski and seconded by Councillor Brooks. Upon being put to the vote the motion was carried.

(The meeting terminated at 6.44 pm)