

Notice of Meeting

Northern Area Planning Committee

Date: Thursday 12 October 2023

Time: 5.30 pm

Venue: Conference Room 1, Beech Hurst, Weyhill Road, Andover,
Hampshire, SP10 3AJ

For further information or enquiries please contact:

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Legal and Democratic Service

Test Valley Borough Council,
Beech Hurst, Weyhill Road,
Andover, Hampshire,
SP10 3AJ

www.testvalley.gov.uk

The recommendations contained in the Agenda are made by the Officer and these recommendations may or may not be accepted by the Committee.

PUBLIC PARTICIPATION SCHEME

If members of the public wish to address the meeting they should notify the Legal and Democratic Service at the Council's Beech Hurst office by noon on the working day before the meeting.

Membership of Northern Area Planning Committee

MEMBER	WARD
Councillor J Budzynski (Chairman)	Andover St Mary's
Councillor Z Brooks (Vice-Chairman)	Andover Millway
Councillor I Andersen	Andover St Mary's
Councillor C Borg-Neal	Andover Harroway
Councillor C Donnelly	Andover Downlands
Councillor A Gillies	Andover Winton
Councillor L Gregori	Andover Harroway
Councillor L Lashbrook	Charlton & the Pentons
Councillor P Lashbrook	Bellinger
Councillor N Lodge	Andover Downlands
Councillor J Neal	Andover Millway
Councillor K North	Andover Romans
Councillor J Sangster	Andover Romans

Northern Area Planning Committee

Thursday 12 October 2023

AGENDA

The order of these items may change as a result of members of the public wishing to speak

- 1 Apologies
- 2 Public Participation
- 3 Declarations of Interest
- 4 Urgent Items
- 5 Minutes of the previous meeting 5 - 11

To approve as a correct record the minutes of the meeting held on 21 September 2023.
- 6 Information Notes 12 - 17
- 7 21/02304/FULLN - 03.08.2021 18 - 60

(OFFICER RECOMMENDATION: PERMISSION)
SITE: Amport House , Furzedown Lane, Amport, SP11 8BG **AMPORT**
CASE OFFICER: Samantha Owen
- 8 23/00932/FULLN - 05.04.2023 61 - 70

(OFFICER RECOMMENDATION: PERMISSION)
SITE: Pure Cremation Group Ltd, Units 1 to 5 Threadster Park, 33B West Way, SP10 5JG **ANDOVER TOWN (DOWNLANDS)**
CASE OFFICER: Emma Jones

9 23/02043/FULLN - 08.08.2023

71 - 79

(OFFICER RECOMMENDATION: PERMISSION)

SITE: Tuxford House, Village Street, Chilbolton, SO20

6BE CHILBOLTON

CASE OFFICER: Claudia Hurlock

ITEM 5 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)
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 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.

- 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)

ITEM 6

TEST VALLEY BOROUGH COUNCIL NORTHERN AREA PLANNING COMMITTEE INFORMATION NOTES

Availability of Background Papers

Background papers may be inspected up to five working days before the date of the Committee meeting and for four years thereafter. Requests to inspect the background papers, most of which will be on the application file, should be made to the case officer named in the report or to the Development Manager. Although there is no legal provision for inspection of the application file before the report is placed on the agenda for the meeting, an earlier inspection may be agreed on application to the Head of Planning and Building.

Reasons for Committee Consideration

The majority of applications are determined by the Head of Planning and Building in accordance with the Council's Scheme of Delegation which is set out in the Council's Constitution. However, some applications are determined at the Area Planning Committees and this will happen if any of the following reasons apply:

- (a) Applications which are contrary to the provisions of an approved or draft development plan or other statement of approved planning policy where adverse representations have been received and which is recommended for approval.
- (b) Applications (excluding notifications) where a Member requests in writing, with reasons and within the Application Publicity Expiry Date, that they be submitted to Committee. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (c) Applications submitted by or on behalf of the Council, or any company in which the Council holds an interest, for its own developments except for the approval of minor developments.
- (d) Applications where the Head of Planning and Building Services recommends refusal of an application solely on the basis of failure to achieve nutrient neutrality where a Ward Member requests in writing, with reasons, within 72 hours of notification of the recommendation for refusal that they be submitted to Committee for determination. A Member can withdraw this request at any time prior to the determination of the application to enable its determination under delegated powers.
- (e) To determine applications (excluding applications for advertisement consent, certificates of lawfulness, listed building consent, and applications resulting from the withdrawal by condition of domestic permitted development rights;

Schedule 2, Part 1, Classes B, C, D, E, F, G, and H of the Town and Country Planning (General Permitted Development) (England) Order 2015 or as amended) on which a material planning objection(s) has been received within the Application Publicity Expiry Date and which cannot be resolved by negotiation or through the imposition of conditions and where the officer's recommendation is for approval, following consultation with the Ward Members, the latter having the right to request that the application be reported to Committee for decision.

Public Speaking at the Meeting

The Council has a public participation scheme, which invites members of the public, Parish Council representatives and applicants to address the Committee on applications. Full details of the scheme are available from Planning and Building Services or from Democratic Services at the Council Offices, Beech Hurst, Weyhill Road, Andover. Copies are usually sent to all those who have made representations. Anyone wishing to speak must book with the Democratic Services within the stipulated time period otherwise they will not be allowed to address the Committee.

Speakers are limited to a total of three minutes per item for Councillors on the Area Committee who have personal interests or where a Member has pre-determined his/her position on the relevant application, three minutes for the Parish Council, three minutes for all objectors, three minutes for all supporters and three minutes for the applicant/agent and relevant Ward Members who are not Committee Members will have a maximum of five minutes. Where there are multiple supporters or multiple objectors wishing to speak the Chairman may limit individual speakers to less than three minutes with a view to accommodating multiple speakers within the three minute time limit. Speakers may be asked questions by the Members of the Committee, but are not permitted to ask questions of others or to join in the debate. Speakers are not permitted to circulate or display plans, photographs, illustrations or textual material during the Committee meeting as any such material should be sent to the Members *and* officers in advance of the meeting to allow them time to consider the content.

Content of Officer's Report

It should be noted that the Officer's report will endeavour to include a summary of the relevant site characteristics, site history, policy issues, consultations carried out with both internal and external consultees and the public and then seek to make a professional judgement as to whether permission should be granted. However, the officer's report will usually summarise many of the issues, particularly consultations received from consultees and the public, and anyone wishing to see the full response must ask to consult the application file.

Status of Officer's Recommendations and Committee's Decisions

The recommendations contained in this report are made by the officers at the time the report was prepared. A different recommendation may be made at the meeting should circumstances change and the officer's recommendations may not be accepted by the Committee.

In order to facilitate debate in relation to an application, the Chairman will move the officer's recommendations in the report, which will be seconded by the Vice Chairman. Motions are debated by the Committee in accordance with the Council's Rules of Procedure. A binding decision is made only when the Committee has formally considered and voted in favour of a motion in relation to the application and, pursuant to that resolution, the decision notice has subsequently been issued by the Council.

Conditions and Reasons for Refusal

Suggested reasons for refusal and any conditions are set out in full in the officer's recommendation.

Officers or the Committee may add further reasons for refusal or conditions during the Committee meeting and Members may choose to refuse an application recommended for permission by the Officers or to permit an application recommended for refusal. In all cases, clear reasons will be given, by whoever is promoting the new condition or reason for refusal, to explain why the change is being made.

Decisions subject to Completion of a Planning Obligation

For some applications, a resolution is passed to grant planning permission subject to the completion of an appropriate planning obligation (often referred to as a Section 106 agreement). The obligation can restrict development or the use of the land, require operations or activities to be carried out, require the land to be used in a specified way or require payments to be made to the authority.

New developments will usually be required to contribute towards the infrastructure required to serve a site and to cater for additional demand created by any new development and its future occupants. Typically, such requirements include contributions to community facilities, village halls, parks and play areas, playing fields and improvements to roads, footpaths, cycleways and public transport.

Upon completion of the obligation, the Head of Planning and Building is delegated to grant permission subject to the listed conditions. However, it should be noted that the obligation usually has to be completed sufficiently in advance of the planning application determination date to allow the application to be issued. If this does not happen, the application may be refused for not resolving the issues required within the timescale set to deal with the application.

Deferred Applications

Applications may not be decided at the meeting for a number of reasons as follows:

- * The applicant may choose to withdraw the application. No further action would be taken on that proposal and the file is closed.
- * Officers may recommend deferral because the information requested or amended plans have not been approved or there is insufficient time for consultation on amendments.
- * The Committee may resolve to seek additional information or amendments.
- * The Committee may resolve to visit the site to assess the effect of the proposal on matters that are not clear from the plans or from the report. These site visits are not public meetings.

Visual Display of Plans and Photographs

Plans are included in the officers' reports in order to identify the site and its surroundings. The location plan will normally be the most up-to-date available from Ordnance Survey and to scale. The other plans are not a complete copy of the application plans and may not be to scale, particularly when they have been reduced from large size paper plans. If further information is needed or these plans are unclear please refer to the submitted application on the Council's website. Plans displayed at the meeting to assist the Members may include material additional to the written reports.

Photographs are used to illustrate particular points on most of the items and the officers usually take these. Photographs submitted in advance by applicants or objectors may be used at the discretion of the officers.

Human Rights

The European Convention on Human Rights" ("ECHR") was brought into English Law, via the Human Rights Act 1998 ("HRA"), as from October 2000.

The HRA introduces an obligation on the Council to act consistently with the ECHR.

There are 2 Convention Rights likely to be most relevant to Planning Decisions:

- * Article 1 of the 1st Protocol - The Right to the Enjoyment of Property.
- * Article 8 - Right for Respect for Home, Privacy and Family Life.

It is important to note that these types of right are not unlimited - although in accordance with the EU concept of "proportionality", any interference with these rights must be sanctioned by Law (e.g. by the Town & Country Planning Acts) and must go no further than necessary.

Essentially, private interests must be weighed against the wider public interest and against competing private interests. Such a balancing exercise is already implicit in the decision making processes of the Committee. However, Members must specifically bear Human Rights issues in mind when reaching decisions on all planning applications and enforcement action.

The Natural Environment and Rural Communities (NERC) Act 2006 and Environment Act 2021

The Council has a duty under the Environment Act 2021, from the 1st January 2023, to ensure consideration is given to what can be done to conserve and enhance biodiversity through the exercise of its functions, agree policies and specific objectives based on those considerations and to act to deliver these policies and achieve objectives.

Previously the Council had a duty under the Natural Environment and Rural Communities Act 2006 as follows: *"every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity"*.

It is considered that this duty has been properly addressed within the process leading up to the formulation of the policies in the Revised Local Plan. Further regard is had in relation to specific planning applications through completion of the biodiversity checklists for validation, scoping and/or submission of Environmental Statements and any statutory consultations with relevant conservation bodies on biodiversity aspects of the proposals. Provided any recommendations arising from these processes are secured either by condition or, where appropriate, legal Obligation as part of any grant of planning permission (or included in reasons for refusal of any planning application) then the duty to ensure that biodiversity interest has been conserved and enhanced, as far as practically possible, will be considered to have been met.

Other Legislation

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that determination of applications be made in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the Borough comprises the Test Valley Borough Revised Local Plan (2016), and 'made' Neighbourhood Plans. Material considerations are defined by Case Law and includes, amongst other things, draft Development Plan Documents (DPD), Supplementary Planning Documents (SPD) and other relevant guidance including Development Briefs, Government advice, amenity considerations, crime and community safety, traffic generation and safety.

In July 2021 the Government published a revised National Planning Policy Framework (NPPF). The revised NPPF replaced and superseded the previous NPPF published in 2018. The revised NPPF is a material consideration in planning decisions.

So that sustainable development is pursued in a positive way, at the heart of the revised NPPF is a presumption in favour of sustainable development. Decisions should apply a presumption in favour of sustainable development. This does not change the statutory status of the development plan as a starting point for decision making. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Where a planning application conflicts with an up to date development plan, permission should not usually be granted. Local planning authorities may take decisions which depart from an up to date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

For decision-taking, applying the presumption in favour of sustainable development means:

- Approving development proposals that accord with an up to date development plan without delay; or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless:
 - The application of policies in the revised NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the revised NPPF when taken as a whole.

Existing Local Plan policies should not be considered out of date because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF (the closer the policies in the Local Plan to the policies in the revised NPPF, the greater the weight that may be given).

ITEM 7

APPLICATION NO.	21/02304/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	03.08.2021
APPLICANT	Another Place
SITE	Amport House , Furzedown Lane, Amport, SP11 8BG, AMPORT
PROPOSAL	Conversion of Amport House into a Boutique Hotel with additional accommodation in the grounds (planning use class C1), kids club, energy centre, cycle storage, new swim club (planning use class E) and landscaping enhancements
AMENDMENTS	Amended plans dated 5 th November 2021 Additional Transport Assessment, Addendum to Historic Environment, Additional Management and Servicing Plan – 5 th November 2021. Amended Plans received 17 th June 2022 Amended Design and Access Statement, Amended Noise Impact Assessment, Biodiversity Net Gain, Transport Statement Addendum, Amended Preliminary Ecological Appraisal – 17 th June 2022 Amended Plans received 30 th August 2022 Additional Air quality Assessment dated 12 th September 2022 Nitrogen Load Calculation Report dated 31 st October 2022 Additional supplementary Tree Plan – 1 st December 2022 Additional Water Monitoring Maintenance – 5 th January 2023 Additional Ecology Reports – 31 st March 2023 Amended Bat Survey - 15 th June 2023 Additional Information regarding the swim club and plan showing location of LPG tanks – 21 st August 2023
CASE OFFICER	Samantha Owen

Background paper (Local Government Act 1972 Section 100D)
[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 The application is presented to the Northern Area Planning Committee at the request of a member.

2.0 **SITE LOCATION AND DESCRIPTION**

2.1 Amport House is a Grade II listed property built in 1857 and is located on a site of 7.7 hectares. The property is of a yellow brick construction with Bath stone detailing. The property is surrounded by extensive grounds, parts of which are listed. The terraces and water channels to the south west of the property are attributed to Lutyens and Jekyll. The property has a driveway and lodge and gatehouse to the east and a less formal entrance to the north from Wiremead Lane. The site is largely parkland with mature trees.

2.2 The site had been bought by the RAF in 1957 and since then, been used as their chaplaincy school, this continued until 1996 when Amport House became the tri-service Armed Forces Chaplaincy Centre. In 2016 the MOD advised that they would be selling Amport House as part of the defence estate rationalisation programme. The MOD left the site in 2020 and the building and grounds have remained vacant since that time.

3.0 **PROPOSAL**

3.1 The application seeks full planning permission for a number of changes to the site and they can be summarised as follows:

- Convert Amport House into a 48 bedroom hotel
- Place two cabins in the grounds to the south east of the main building
- Creation of storage, maintenance and staff areas in the existing outbuildings along the north west boundary.
- Creation of an energy centre to include biomass boilers
- New building to house a Swim Club and Kids club adjacent to the western boundary of the site.
- Creation of a new car park to front of Amport House
- Removal of part of listed wall to allow for internal vehicle movements

3.2 A screening opinion under the Environment Impact Assessment (EIA) Regulations 2017 (20/02907/SCRN) concluded that an EIA was not required for this proposal.

4.0 **HISTORY**

4.1 21/02305/LBWN - Conversion of Amport House into a Boutique Hotel with additional accommodation in the grounds (planning use class C1), kids club, energy centre, cycle storage, new swim club (planning use class E) and landscaping enhancements – Currently under consideration.

4.2 20/02907/SCRN - Screening opinion under the Environment Impact Assessment Regulations 2017 - Conversion of Amport House to Hotel with swim building, additional ancillary structures and landscaping – EIA not required 08.12.2020.

4.3 19/02346/LBWN - Removal of modern Chapel military memorial wall, stained glass and wooden architrave; RAF memorial stained glass window pane in the hall and their relocation to new base for the Armed Forces Chaplaincy Service. Replacement of the RAF memorial stained glass with a painted glass version. Replacement of the Chapel window with clear glass. Replacement of four (4) chandeliers with standard fittings. – Consent 29.11.19.

4.4 TVN.00022/8 and TVN.LB.00686 - Demolition of squash court, internal and external alterations, provision of external staircase, erection of accommodation wing comprising four double and ten single bedrooms, 2 offices and chapel, alterations and conversion of stable block to form Chaplaincy Museum and groundworks, including extension to car park - Approved 22.08.97.

5.0 **CONSULTATIONS**

5.1 **Highways:** No objection subject to conditions.

5.2 **Conservation: Comment**

The Conservation Officer is satisfied with the development proposed apart from the following aspects:

- Internal spiral staircase
- Fire Screen
- Additional parking to the front of the house
- Widening of the opening in the wall
- Size of the pool building
- Siting of accommodation pods in the grounds and associated paths

These issues are discussed in more detail in section 8.0 below

5.3 **Archaeology: Comment**

Would not raise any below ground archaeological issues.

5.4 **Policy: No objection**

A number of policies apply to the development. Policy satisfied that proposal accords with COM2, LE16 and LE18.

Policies COM14, E1, E2, E9 and T2 need to be considered. Amport Village Design Statement is a material planning consideration.

5.5 **Environmental Protection: Comment**

5.6 Vehicle Noise

Vehicle noise has been re-assessed in view of Transport Statement Addendum – provided vehicle movements are realistic the noise predictions are such that they are below ambient noise levels and unlikely to have a significant adverse impact on neighbouring residential properties.

Recommend internal speed limit of 10mph is conditioned and restriction on deliveries and collections.

5.7 Kids Club

Relocation of Kids Club to the western end of the site significantly increasing the distance separation between club and neighbouring sensitive uses. Noise levels have been produced and satisfied that the likelihood of a significant impact from this element is low. The predicted noise levels are however predicted on the number of children (18) and the hours of use and these should be conditioned.

5.8 Swim Club

Given the proposed hours and the limit of numbers using the facility and the distance to the nearest noise sensitive property a significant adverse impact is unlikely. Hours of use and maximum number of people should be conditioned.

5.9 Energy Centre and Plant Noise

Two separate assessments of noise from the Energy Centre (comprising the Biomass Boiler and associated equipment) and the Swim Club plant have been produced. It appears that separately and when combined (cumulatively) the noise, whilst potentially audible when background noise levels are low, is unlikely to have a significant impact. Design of Energy Centre not yet finalised but satisfied that strategies could be employed to mitigate against any potential impact, recommend a Condition.

5.10 Air Quality

Air Quality Assessment has been provided with the application. Dispersion modelling has been undertaken for a number of pollutants from the proposed biomass boiler at a number of receiver sites and the impact significance is predicted to be 'negligible' in all scenarios. The model is based, in part, on data provided by the applicant concerning the performance of the proposed biomass boiler. I understand that the precise model has not yet been chosen, however, provided the net thermal power rating of the final choice for biomass boiler does not exceed that for the boiler which the data in Table 6 (page 12/13) pertains, this will be acceptable. The net thermal power rating of the boiler which relates to Table 6 will need to be confirmed as this information has not been included in the AQA

5.11 Kitchen Extraction System

Existing extraction system is to be used for proposed use. Noise is unlikely to vary significantly from the previous use. With regard to odour, given the distances involved to the nearest sensitive receptor, I'm satisfied that additional impact is unlikely even when considering additional covers and changed menu that will result from the proposed use.

5.12 Entertainment Noise

The report draws attention to the Management and Servicing Plan which outlines the approach to visitor group sizes and entertainment. This should minimise the risk of impact from entertainment noise. Live and recorded music are regulated through the Licensing Act and any application including entertainment of this kind after 23:00 hours will be scrutinised by this service through that consultation process.

Lighting

The External Lighting Strategy (version 2, dated 30/5/22) details the present situation concerning lighting and the proposed strategy. Much of the existing lighting is to be removed and the replacement lighting is likely to result in an improvement in terms of the impact on neighbouring amenity.

Recommend conditions to cover construction phase

5.13 **The Gardens Trust: Comment**

The pleached lime avenue is to be retained but there is no mention in Design and Access Statement. Generally supportive of proposals which it is felt are done with sensitivity. Improving wheelchair access by removing a small area of the hedging by the parterre is discreet and sensible. The parking to the front of the house is also screened.

5.14 **Landscape: No objection** subject to condition

5.15 **Trees – No objection** subject to condition

5.16 **Natural England: No objection** subject to securing nitrate mitigation

5.17 **Ecology – No objection** subject to condition

5.18 **Southern Water: Comment**

There is a public sewer in the vicinity of the site (it is shown to the south of the site and then enters site and runs alongside part of the driveway). There is a required 3 metre clearance from the sewer and there are other restrictions to planting and development.(Officer Note: The approximate route of the sewer does not impact any development and runs under existing landscaping)

Discharge to the foul sewer is only after other options exhausted and discharge rate would need to be agreed with the LLFA.

If the pool produces filter backwash this would need to be discharged to the public sewer and the rate of discharge would need to be agreed with Southern Water.

5.19 **Lead Local Flood Authority (HCC)** – No objection subject to condition

5.20 **Environment Agency** – No objection subject to conditions

5.21 **Historic England** - No response received

6.0 **REPRESENTATIONS** Expired 07.02.2023

6.1 **Amport Parish Council: No objection** but comments as follows:

- Would like sight of a robust traffic management plan for build stage.
- New owners to pay for road signs directing visitors to correct entrances and routes.
- New signage from A303 from 100 Acre Roundabout directing traffic through Monxton and turning down Keepers Hill and signage to utilise main gate.
- Furzedown Road should have a sign saying 'No Through Road Deliveries Only.'
- Traffic leaving the Hotel a sign that requires all guests to use main exit for vehicles, sign at end of the drive advising all traffic for A303 to turn right.
- Robust traffic Management Plan is needed for the construction phase of the development that minimises the movement of construction traffic during the times of children drop off and collection.
- Construction traffic should use the main drive to Amport House where reasonably practical.
- Drivers should take into account sensitivities of local residents.
- Traffic management Plan should seek to ensure there is little risk of two large vehicles heading in opposite directions meeting on the surrounding narrow roads.
- When Amport House was used by the MOD traffic was mostly 9-5. Courses were held in the main house but visitors would use the main gate. There were few deliveries.
- Furzedown Lane is in poor repair with potholes, there are large trees on the side of the road, listed walls and 27 driveways, with little room to pull in to let other traffic to pass.
- Furzedown Lane has a sharp right hand bend which is dangerous.
- Existing problems with Southern Water tankers that go along Furzedown Road in error and then struggle to turn.
- Pedestrians also use Furzedown Lane, this includes children, grandparents, horses from the livery stables.
- Would want to see traffic calming measures along the Lane.
- Concerns about noise and light pollution.
- Verge damage is common along Furzedown Lane.

6.2 **Monxton Parish Council – Objection**

- Impact of additional traffic through Monxton with a non-credible and non-existent traffic plan. Current application understates potential traffic and is based on wholly unsubstantiated statistics from the previous use and a hotel in Ireland.

- Additional demand on shambolic sewerage system will exacerbate existing problems
- Any attempt to cut down mature trees whilst we are trying to save the planet should be prevented.
- Inaccurately reflects the adverse effects of traffic noise and congestion on Monxton Road in relation to the proposed development and ongoing use of Amport House.
- Fails to assess accurately and draw strategic conclusions based on relevant Monxton Road traffic data.
- Monxton Parish Council object to Amport Parish Council's suggestion that signage directs traffic through Monxton

6.3 **39 x** Objections from The Arches, Furzedown Lane; The Cottage on the Green (x6), Amport; Tilehurst, Furzedown Lane; Lutyens Trust; Orchard House, Monxton (x3) ; Lilac Cottage (x3) , Monxton; 4 New Cottages (x 5) , Furzedown Lane; Unknown Address; Russett House (x 2), Furzedown Lane (x 2); 2, 5, 6 Amport Park Mews (x2), Furzedown Lane; Oak House, Furzedown Lane; Little Thatch, Monxton (x2); 2 Furzedown Cottage, Fox Amport; The Bothy (x 2), Furzedown Lane; 2x Hutchens Cottage, High Street, Monxton; The Cottage, High Street, Monxton; 1 unknown address summarised as follows:

6.4 **Highways**

- Could all cars be kept on site instead of coming out at Gate 2 and re-entering at Gate 3
- Furzedown Lane will have to cope with large vehicles because main gate is listed, parked cars make the lane very narrow and verges will be destroyed.
- Insufficient parking spaces shown on plan
- Yellow lines would help control dangerous parking at school times.
- Application does not have sufficient information on, nor solutions for, traffic volumes and management during construction and post opening of the hotel.
- Transport Statement advises that the proposed use is similar to the previous use – this is not credible. New use will be more intensive.
- Transport Statement is inadequate and misleading and fails to take into account the form of the local road infrastructure.
- No qualification for deliveries and timings.
- TRICS assessment is misleading and flawed

6.5

- Applicant claims guests will remain on site during their stay – there is not much to do in Amport and thus guests will explore the area.
- High level of traffic through Monxton already, there is respite in evenings and on weekends the Hotel use will change this.
- Traffic from the Hotel should utilise Wiremead Lane and this should be improved.
- Congestion at school pick up and drop off is well known by locals and caution is taken but visitors will not know this.
- Visibility at top and bottom of Keepers Hill is poor and additional traffic presents a significant risk.

- Site is not considered accessible.
 - Should utilise the existing access on site through the archway, relocate kids club and keep more vehicles on site.
 - Consideration should be given to a staff bus from Andover.
 - Nearby villages may have an 8 ton vehicle capacity this needs to be investigated.
 - Concern about the actual number of staff and members of the swim club, this is likely to be large amount – application significantly understates the scope of the final operation.
- 6.6
- All traffic should enter and exit the site from Gate 1.
 - Monxton should not be disrupted to the extent that it appears we will be.
 - Re sighting the Kids Club would also traffic to flow safely from the main drive.
 - Applicant's state that visitors will stay on site, cannot see why they would.
 - Traffic mitigation plan needs to be negotiated with residents of Monxton and secured through a binding S106.
 - Do the operators of the hotel really believe that the local highway network can sustain the additional traffic?
 - The downsides for the local residents should be acknowledged.
 - Appropriate signage is required.
 - Transport Statement and Addendum based on assumptions and do not address residents' concerns.
 - Transport Statement continues to ignore the dangers to the public in terms of traffic movements.
 - Development will increase traffic through Monxton and maintaining older properties is more difficult with noise and vibrations from traffic.
 - Amport is not the location for this development.
- 6.7
- Amport Parish Council (APC) response regarding the routing of traffic shows a selfish disregard for any other party.
 - Monxton High Street is a Conservation Area with houses built direct onto the street with limited or no defensible space.
 - Listed properties are requiring additional maintenance because of the increased traffic volume.
 - No pedestrian footway or streetlights or traffic calming along High Street/Green Lane.
 - The proposal will impact adversely on Monxton without any of the benefits, no mitigation has been proposed.
 - Any proposal to intentionally and unnecessarily increase the traffic through Monxton as proposed by Amport Parish Council are not acceptable.
 - Solution should be to access Hotel from A303 westbound along Sarsons Lane and eastbound Wiremead Lane and all traffic using the Hotel utilise Wiremead Lane, signage and a management plan help ensure this happens and is agreed with Hotel operator and secured through a S106.

6.8 **Noise**

- Hopefully some restrictions could be placed on closure times for big events and a ban on fireworks.
- No reference to Shepherds Huts/Cabins in Noise Impact Assessment.
- Lack of information on traffic noise.
- MOD use was very quiet.
- Exact location and quantity of mechanical plant is not known at this time.
- Curfew on noise late at night.

6.9 **Water use/sewerage**

- Amport has a stressed sewage system and Southern Water have had to over pump sewage into Pilhill Brook. Existing sewage system has no capacity.

6.10 **Trees**

- A number of healthy mature trees are to be removed these hold more carbon than the replacement plantings proposed.

6.11 **Ecology**

- Number of birds in the area which could be impacted by the shepherd's huts.
- Ecological Appraisal does not mention Shepherds Huts.

6.12 **Garden**

- Rills (in this case man made gullies to allow water to flow) should be repaired to a specification informed by the original detail using as much of the original material as possible.
- Safety grids in water should only be installed where risk is identified and they should be of inconspicuous pattern.
- Shepherd Huts risk appearing alien.
- Gateway would be vulnerable to damage by large vehicles.
- Nissan hut style of additional accommodation are out of character.

6.13 **Other Matters**

- No reference to Shepherds Huts/Cabins in Biodiversity Net Gain Assessment.
- We are in a climate crisis – this will only increase pollution and damage to the environment.
- Not clear what the benefit to the local area would be.
- Broadband speed is already limited and a large facility will put a significant strain on the infrastructure.
- LPG tanks to be installed, LPPG is not sustainable and no tree should be cut down to achieve it.
- References made to benefits of the local community, struggling to see what they are.
- Developer needs to improve consultation with locals.
- Income from the site will need to be maximised and this could result in more events and increased use of the pool.

- 6.14 **4 x** letters of support from Abbots View, Abbots Ann, Andover; The Old Farm, The Green, Amport; Chapel View, Sarson Lane, Amport; Oak House, Furzedown Lane summarised as follows:
- Support the development of the site into a Boutique Hotel but a number of issues need resolving – traffic, noise, sewage, parking, light pollution and wi-fi.
 - Beneficial to Amport increasing profile and economic situation.
 - Amazing opportunity to breathe new life into this beautiful building.

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2 – Settlement Hierarchy

LE16 – Re-use of buildings in the countryside

LE18 – Tourism

E1 – High Quality Development in the Borough

E2 – Protect, Conserve and Enhance the Landscape Character of the Borough

E5 – Biodiversity

E7 – Water Management

E8 – Pollution

E9 – Heritage

T1 - Managing Movement

T2 – Parking Standards

7.3 Supplementary Planning Documents (SPD)

Amport Village Design Statement

Amport, Monxton and East Cholderton Conservation Areas

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of Development
- Design and Landscaping
- Heritage
- Highways
- Impact on amenity
- Ecology
- Drainage
- The Planning Balance

8.2 **Principle of Development.**

The site is located within the countryside as defined by Policy COM2 which allows for development provided it is appropriate as set out in relevant policies (a) or it is essential to be located in the countryside (b). Relevant policies in this case are LE16 and LE18.

8.3 Policy LE18 states:

Proposals for tourist development will be permitted provided that:

- a) The proposal is located within a settlement; or
- b) Where the proposal is located within the countryside:
 - i. It utilises an existing building and meets the requirements of policy LE16; and
 - ii. Any extension or new buildings form part of an existing tourist facility; and
 - iii. In the case of seasonal structures these are temporary in nature and do not have an adverse impact on the landscape; and

In the case of touring caravans and camping sites these are not prominent in the landscape.

Criterion (b) (i) and (ii) are relevant in this case. The proposed hotel use would utilise an existing building. As a result, provided the proposals comply with policy LE16 (discussed below), they would comply with criterion (b)(i). The proposed conversion requires additional buildings to support the hotel. As Amport House was used previously by the MOD it is not an existing tourist facility, criterion (b)(ii) of policy LE18 is not met.

8.4 Policy LE16 deals with the re-use of buildings in the countryside and states:

The re-use of buildings in the countryside for commercial use (including tourist accommodation) will be permitted provided that:

- a) The building is structurally sound and suitable for conversion without substantial rebuilding, extension or alteration; and
- b) The proposal would not result in the requirement for another building to fulfil the function of the building being converted; and
- c) The proposed use is restricted primarily to the building; and
- d) Development would lead to an enhancement of its immediate setting

Criterion (e), (f) and (g) of LE16 which relate to conversion to residential dwellings are not relevant to this proposal. Compliance with Policy LE16 (a) – (d) is set out below

8.5 *(a) The building is structurally sound and suitable for conversion*

Until three years ago the property was in daily use and the current owner has been maintaining the property. Amport House is considered to be structurally sound to allow for the conversion. It is considered that the proposals comply with this criterion.

8.6 *(b) The proposal would not result in the requirement for the another building to fulfil function of the converted building*

The building is now empty as of March 2020, following the MOD selling the property as they were consolidating their buildings and assets. The previous use has been accommodated in existing MOD buildings outside of the County.

8.7 *(c) The proposed use is restricted primarily to the building*

The proposed use is not restricted to the building as it proposes two huts in the grounds as accommodation and a new swim club. The supporting text to Policy LE16 states that where proposals for an alternative use require the creation of a new ancillary building/s these would be considered on their own merits. The hotel is looking to cater for a luxury experience for its customers and would look to provide certain facilities to guests and this includes a swim club and two accommodation pods set in the grounds. The Planning Statement advises that a swim club would be expected in a hotel of this nature and would help support the use. In an email of the 15th September 2023 the applicant advises that through their experience at their Lake District hotel, it has been demonstrated that there is an importance of providing a variety of accommodation with the detached accommodation being vital in portraying their brand as both outdoor and active. The applicant considers that variety in accommodation types encourages guests to consider a longer stay as they can try a different accommodation experience as part of the same stay or on a return visit. Variety in accommodation types also allows for use of the venue for different purposes e.g. a romantic break etc. It is considered that provided the ancillary buildings are acceptable on their own merits criterion (c) would be met. These additional buildings are discussed in more detail below in paras 8.11 and 8.12.

8.8 *(d) Enhancement of its setting*

The gardens are listed and whilst they have been maintained over the years they are in need of some improvement. A comprehensive landscaping scheme has been submitted as part of the application to complement the existing gardens. It is considered that this would enhance the setting of the building and the Conservation Officer has raised no objection to the proposed soft landscaping This is discussed further at paras 8.14 and 8.15.

8.9 Principle of development – Summary

As discussed in the paragraphs above the proposed development does not accord with policies LE18 (b)(i) and (ii) as the proposal requires additional buildings and is not an established tourist facility and thus policy COM2(a). In addition, a countryside location is not essential for the proposed use and it would therefore be contrary to COM2(b). As a result, the development is considered to be a departure from the development plan and this weighs against the granting of permission. Notwithstanding this, there are other material planning considerations that must be taken into account when determining this application and these must be weighed against the conflict with the development plan. Other material planning considerations are considered below.

8.10 **Character and Appearance**

Policy E1 of the RLP requires development to integrate, respect and complement the character of the area. Policy E2 requires development to protect, conserve and enhance the landscape of the Borough.

8.11 *Swim Club/Kids Club*

This building is proposed to be two storey and constructed of timber cladding and metal roof with aluminium capped windows. It has been designed to be subservient to the main house and the materials proposed would age and weather over time meaning the building would become more recessive in the landscape. The swim club building would be located approximately 100 metres from the closest part of Amport House and would be seen against the backdrop of the trees along the north western boundary of the site. Whilst some trees have been removed to accommodate the building a number of mature trees would remain. The application is supported by a comprehensive landscaping scheme which includes the provision of new trees. This would help the building to integrate sensitively within the landscape. The Tree Officer has raised no objection to the loss of trees and is satisfied that the Swim Club can be constructed without long term damage to the existing trees subject to a condition regarding tree protection and a method statement along with a condition securing compliance with the submitted landscaping scheme

8.12 *Accommodation Pods*

Two accommodation pods are proposed to the south east of Amport House within the parkland. The Pods are designed to look like 'Nissen Huts' and would be located in a wooded area to the south east of the main drive screening them from longer distance views from the Grateley to Monxton road to the south. There would only be pedestrian access to the Pods. These Pods would be well screened by existing trees particularly in Summer. Subject to a condition controlling lighting, it is not considered that the proposed pods would result in adverse impacts on the character and appearance of the surrounding area.

8.13 *Energy Centre*

The Energy Centre would be located in a fenced and walled off area immediately to the north west of the vehicle access point from Furzedown Lane. The area would house a Biomass Boiler, water storage, and covered bike storage. The majority of these structures would not be seen due to the proposed boundary treatments which are a mix of timber fencing and an existing wall. The two chimneys for the Biomass boiler, due to their proposed height of 6 metres would be seen, however, by virtue of their relatively slim diameter, they would be seen in context with the trees and buildings surrounding the Energy Centre. The site is served by a Biomass boiler but due to the size of the site and the limited space for a larger biomass boiler at times of peak demand the LPG boilers would be utilised. The LPG tanks are proposed to be located to the south of the existing rear car park within a

grassed area. The site is outside of the root protection zones of neighbouring trees. The Energy Centre and LPG tanks would not have an impact on the wider landscaping.

8.14 *Proposed landscaping*

Amport House is surrounded by a Registered Park and Garden and the proposed landscaping seeks to conserve what is already there and where additional planting is proposed ensure that historical landscape features like the terrace, the open vistas to the park land from the south and the planting along the driveway are maintained. The owners would like to over time restore and replant the garden utilising the original Gertrude Jekyll planting plans.

8.15 In addition to replacing trees lost through the provision of the Swim Club, further planting is proposed along the driveway which is dominated by mature trees. This area will be kept more natural with mown paths and additional tree planting. New planting has been designed to complement the existing garden. The Landscape Officer has raised no objection and landscaping can be secured through conditions.

8.16 *Conversion of Amport House*

The works to convert Amport House are mostly restricted to internal alterations. Externally, new railings and ramps are proposed to allow for full accessibility to external doors. It is not considered these changes will have an impact on the character and appearance of Amport House.

8.17 Character and Appearance - Summary

As a result of their siting, scale, design and screening afforded to them by existing landscape features, it is not considered that the proposed buildings would result in any adverse impacts on the character and appearance of the surrounding area or on the landscape character in accordance with policies E1 and E2 of the RLP. It is considered that in terms of planning balance the impact is neutral.

8.18 **Heritage**

Amport House is a Grade II listed property located within a conservation area. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty upon decision makers to have special regard to the desirability of preserving the heritage asset. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPA's pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

8.19 The application has resulted in significant discussions with the Council's Conservation Officer. Whilst a number of matters have been resolved, there are some aspects of the scheme where concern remains. These outstanding issues would need to be balanced against the public benefit that would arise from the proposed use. This is discussed further below.

8.20 **Internal Works**

Spiral Staircase

New spiral staircases are proposed within bedrooms to serve bathrooms, the majority of these spiral staircases are located within the extension that was added to Amport House in the 1990's, with one new spiral staircase being proposed in the original part of Amport House. The Conservation Officer has raised concern that these spiral staircases would involve the loss of historic fabric although they acknowledge that harm is localised and mostly within a less significant part of the building. As such it is considered that whilst there would be harm to the listed building from these works, such harm is considered to be less than substantial.

8.21 *Fire Screen*

Hotels have a high number of staff and guests and are considered a fire risk. Fire screens are required to slow the spread of a fire and where possible contain it, the location of fire screens are determined by fire safety regulations. New fire screens are required for the proposed hotel use and these are in different locations to existing fire screens within the building. A fire screen is proposed within the landing space at first floor and second floor. The Conservation Officer raises concern that this proposed fire screen would interrupt this space in a very visible part of the building. Whilst the screen would be removable, there would be harm to the listed building, this harm being less than substantial. There is no ability to relocate the fire screens to an alternative, less harmful location.

8.22 **External Works**

Additional Parking to front of Amport House

The Hotel use plus its proposed swim club requires more car parking than the previous use. Car parking is at present located to the north-west and the north east (front) of Amport House. There is little scope to increase the size of the north west parking due to trees and future proposed structures so it is proposed to increase the north east parking. The proposed additional parking would include suitable landscaping to soften its impact on the setting of the listed building. Notwithstanding this, the Conservation Officer is of the opinion that increasing parking in this location would be harmful to the setting of the listed building and the appearance of the registered park and garden as this area. This area was historically planted with very little formal landscaping and the proposed planting to screen the car park would change this. Additional parking is required and without it there is a risk that external roads would become parking areas for guests causing problems for neighbouring residents and potentially road safety issues. As the site is also a registered park and garden locating additional parking is somewhat restricted. It is considered that there are no alternatives that would result in a lesser harm. The Conservation Officer has advised that the harm would be less than substantial.

8.23 *Widening of the opening in the wall*

At present there is a wall between Amport House to what was once the Chaplaincy Museum building. This building would be re-purposed by the Hotel as a mix of staff rooms, storage and office space. This wall has an existing gap, which, whilst wide enough for a single car to drive through, is narrow and is restricted in height. Whilst this gap has existed for some time it was not relied upon by the former owner to allow cars to circulate the site, the MOD utilised Furzedown Lane as their primary entrance and as such there was very little need for cars to pass through this gap. This application seeks to utilise the main driveway of Amport House and to relieve pressure on Furzedown Lane, widening this gap will allow cars to circulate within the site. The Conservation Officer considers that these works would be harmful to the appearance of the site and would result in some loss of historic fabric although they accept that the existing opening is not attractive as it stands and that a small increase in the width could result in a better proportioned opening. Notwithstanding this, the proposed opening is considered too wide by the Conservation Officer who consider that as these works would impact the principal approach of a formal building and would result in the loss of the 'roof' that bridges the existing gap, the level of harm would be considered to be less than substantial. Due to the need to create a gap that is large enough for modern cars to easily move through, this cannot be made any smaller and there is no alternative location due to the presence of the house itself and the garden.

8.24 *Size of the pool building*

The proposed swimming pool building is located in a less sensitive part of the site adjacent to the rear car park. The Conservation Officer is of the opinion that the proposed location of the swim club is the most appropriate position within the park for a facility like this to be located. This is a relatively discreet part of the site, which has already been affected by later development (e.g. the carpark) which reduces the impact of any new development here on the settings and experience of the heritage assets (and, through this, their special interest). It is also set away from the immediate environs of the house. However cumulatively the proposed swimming pool building is large (e.g. the main building is two storeys, and it includes outside pool areas and landscaping) and it is considered that its size, and the projection into the park makes it visually prominent. As a result there would be less than substantial harm to the significance of Amport House and the gardens.

8.25 *Accommodation Pods*

The Conservation Officer would prefer if there were no additional buildings sited in this Registered Park and Garden (RPG). The Pods would be discreetly located and they are now designed to look like a 'Nissen Hut'. The Planning Statement advises that 48 rooms would be provided within Amport House with the two 'Nissen Huts' providing an alternative form of accommodation. The garden is a registered garden and has listed features within it and this means there are limited locations for additional structures of this nature. The

proposed location is away from the main house and set back off the driveway and is considered the best location for the Pods. New paths are proposed to the Pods that the Conservation Officer is concerned would be mistaken for historic routes through the RPG. The Conservation Officer has advised that there would be some less than substantial harm arising from this aspect of the revised scheme.

8.26 **Balance of public benefits against heritage impact**

Policy E9 requires development that results in less than substantial harm to be considered against the public benefit of the proposal including securing a viable use. Planning Practice Guidance – Historic Environment provides guidance on viable uses. When considering a change of use of a listed building consideration needs to be given to what harm that proposed use would cause the heritage asset with the viable use being that which causes the least harm. Through this assessment it may become clear that only one use will result in an acceptable impact on the building and this would be considered its optimum viable use. *“However, if from a conservation point of view there is no real difference between alternative economically viable uses, then the choice of use is a decision for the owner, subject of course to obtaining any necessary consents”.* (Planning Practice Guidance – Historic Environment)

8.27 Amport House has been in the use of the MOD for most of the last century and as a result of this the building has been altered and extended to reflect this institutional use. Amport House potentially has a number of options when it comes to considering future use and has no one optimum use. It could be turned into flats or one single dwelling or as proposed, a Hotel use. The proposed use would utilise parts of the existing institutional layout like the kitchens as well as some minor changes to create slightly more appropriate hotel rooms out of the existing smaller accommodation rooms that currently exist. The proposed hotel use is considered appropriate to the building. It is accepted that whatever future use the building is used for there is a likelihood that some additional structures or outbuildings may be required.

8.28 Consideration also needs to be given to the public benefit of bringing this building back into a viable use. Amport House is listed at Grade II and surrounded by a Registered Park and Garden. Following the disposal of the building by the previous owner, a building of this size is vulnerable in terms of securing a viable long term use due to its size and upkeep costs. It is important assets such as Amport House are not lost as they provide a valuable link to the past and in this case are woven into the history of Amport itself. As the MOD have now sold the building it has been left empty which makes it vulnerable to falling into disrepair, any future use needs to be sufficiently viable to both restore the house and its gardens. The proposed hotel use has that ability as both the house and its grounds would be an important part of the visitor experience. The use of the site as a hotel will also make the site more accessible to the public as a heritage asset than when it was operated by the MOD.

8.29 The Applicant has provided further information on the 21st August regarding information on how the business operates. The Another Place hotel brand is linked to 'getting active' and this is delivered at their other hotels by utilising their locations within Cornwall and the Lake District. At Amport House it would be delivered more on site and to this end there is a need to create active experiences to attract guests. The brand needs to provide length swimming, a large studio, and gym and treatment rooms. It also needs to be large enough to accommodate hotel guests and a modest number of non-hotel guests allowing the community to enjoy the facilities. Offering the use of the facilities to the local population will provide an obvious public benefit. The proposed use would also provide jobs both during the construction phases and the running of the facility. It is considered that the finding an appropriate long term viable use for Amport House is important and that converting the site into a hotel will secure its future.

8.30 It is acknowledged that the Conservation Officer retains some concerns with regard to some of the works proposed to turn Amport House into a hotel and that some harm would be caused although this is considered less than substantial. Notwithstanding this the public benefits of bringing a listed building and listed gardens back into a viable use outweighs the harm identified by the Conservation Officer and accords with Policy E9 of the RLP. This weighs significantly in favour of granting permission.

8.31 **Highways**

The application is supported by a Transport Statement (Transport Dynamics, July 2021) along with an addendum Transport Statement (Fore, May 2022). These documents discuss the impact the proposals would have on the local highway network and highway safety. The addendum report discusses initial comments raised by the Highways Officer at Hampshire County Council.

8.32 Access to Amport House has been for a number of years via Furzedown Lane with the main access from the junction with Keepers Hill and Furzedown Lane largely unused. The proposed use seeks to manage traffic entering and leaving the site in a different way. Visitors to the Hotel would utilise the driveway and main access/egress point at the bottom of Keepers Hill to access and leave the site. Internally a section of listed wall would be removed to allow cars to move through the site. Deliveries and service vehicles would utilise the Furzedown Lane access/egress point.

8.33 *Deliveries/Service vehicles*

The hotel will require a number of service and delivery vehicles on a weekly and daily basis. The submitted Servicing and Management Plan advises that the following services and frequency are expected;

- Laundry – 3 per week - 7.5 tonne lorry
- Refuse – 3 per week on standard refuse vehicle
- Beverage – 2 per week on 7.5 tonne lorry
- Bulk Food – 7 per week on 7.5 tonne lorry
- Wood Chip 0.5 per week on 3 axle ridged lorry

This averages out at 4-5 deliveries/service vehicles a day. It is also anticipated by the applicants that there would be other deliveries in smaller vehicles of about 7 a day, due to the size of the vehicle some of these deliveries would probably utilise the main entrance as opposed to the entrance on Furzedown Lane.

8.34 The Hotel will work with regular suppliers to agree delivery slots outside of peak and school drop off times and this approach has been used at the sister Hotels at Watergate Bay and Another Place, The Lake. The Highways Authority has raised no objection to this aspect of the proposal.

8.35 *Residents/Non-residents of Hotel*

All guests to the Hotel would utilise the main gate from Keepers Hill with car parking located to the front of the Hotel or to the rear close to the Swim Club. Non-residents of the Hotel would be allowed to utilise the Swim Club and the restaurant.

8.36 Initially the Highway Authority, as well as local residents raised concern about non-residents utilising the facilities of the swim club and the restaurants and the impact that this would have on highway safety. An addendum to the Transport Statement dealt with this issue in more detail and advised that non-resident visits would be managed as follows;

Swim Club

- The pool size will allow peak usage of 30 people. This is primarily due to health and safety purposes but also provides benefits in terms of guests' experience.
- Given the c.130 hotel guest capacity and high occupancy anticipated in line with the business plan, non-resident use of the Swim Club would be controlled as follows:
- Non-resident usage of Swim Club will be through a local day membership, to be booked in advance, subject to availability using an online booking platform or by calling the central reservations team.
- Availability of day membership will flex subject to availability, in line with hotel occupancy i.e. more availability will be provided at quieter times. However, the number of day memberships available to non-residents will be capped at 12 per day at any time.
- Wellness classes will be operated within the studio in the Swim Club. These classes will be open to non-resident users subject to availability using an online booking platform or by calling the central reservations team. However, the number of non-resident users will be limited to 5 per class. It is anticipated that a small number of wellness classes 3 per day would be run through a typical day resulting in 15 non-residents
- 12 day memberships plus 15 non-residents attending wellness classes would equal a maximum 27 non-residents using the Swim Club daily

8.37 Restaurants

- There would be two restaurants within the hotel, which provide c.100 covers in total when seated.
- When all rooms are full, a maximum of c.130 resident guests would be in house. Whilst this is sufficient capacity given additional space in the other ground floor communal spaces, and the team's ability to turn tables (one table can provide approximately 1.6 sittings through a dinner/lunch service), it highlights the limited opportunity for non-resident guests at peak times.
- Restaurants would be open to non-resident guests, but reservations would be necessary and made in advance. The need for reservations is now an industry wide standard and is managed through standard restaurant management technology.
- Through the booking system, availability for non-resident diners would be dynamic and flex in line with hotel occupancy. Less space would naturally be available to book by non-residents as hotel occupancy increases.

8.38 The Highway Authority is satisfied that as long as the Hotel and its facilities are managed in accordance with the above then there would be no material impact upon highway efficiency. A Condition requiring the development to operate in accordance with the Management and Servicing Plan which sets out the above information has been added to the Officer recommendation. Conditions have also been added to the permission which control numbers of children in the Kids Club and people within the Swim Club at any one time.

8.39 Concern has been expressed by third parties as to the impact of traffic related to this use on the local highway network. It is accepted that the Hotel has little control over which routes guests and visitors would use to access the Hotel. This is acknowledged in the Transport Statement Addendum which notes that there are no specific road safety issues raised by the Highway Authority within the locality that would be severely affected by the proposals.

8.40 *Parking*

Policy T2 requires Hotels to provide 1 space per bedroom and any other facilities that the Hotel offers to non-residents should be calculated separately. In this case the swim club and restaurants are open to non-residents. Based on rooms and floor area the Hotel plus the swim club and the restaurants amount to 149 car parking spaces.

Use	Vehicle spaces	Cycle Spaces
Hotel	50	23
Swim Club	47	16
Restaurants	52	5
Total	149	89

This requirement does not take into account the fact that the Swim Club and the restaurants would largely be utilised by those people already staying at the hotel and that non-resident visitor numbers would be managed through booking systems further reducing the demand on the spaces provided. Two car parks are proposed, one is located to the front of Amport House whilst the other is located to the rear. 116 car parking spaces are proposed across these two car parks with 9 reserved for disabled users. This is an under provision when compared to the requirements set out within the RLP.

8.41 In order to justify an under provision of parking in accordance with policy T2 of the RLP, the applicant has undertaken further work relating to the car parking demand of this particular facility. (Fore Transport Statement Addendum dated 25th May 2022). On reviewing this additional work the Highways Officer is satisfied that the proposed level of parking (116 spaces) would be appropriate in this instance.

8.42 Highway summary

The development would not result in a material impact upon highway efficiency or safety. It has been shown that there is adequate parking for the site and the Highway Authority has not raised an objection subject to conditions. The proposals are therefore considered to accord with policies T1 and T2 of the RLP. It is considered that in terms of planning balance the impact is neutral.

8.43 **Impact on amenity**

Policy LHW4 requires development to provide for the privacy and amenity of occupants and those of neighbouring properties, whilst Policy E8 requires development to not result in pollution which would cause unacceptable impacts on general amenity.

8.44 *Overlooking/Loss of Light*

Amport House is a large building located within its own grounds and as such neighbouring properties are some distance away. The closest residential properties are those in Furzedown Lane and these are over 80 metres away from Amport House. At this distance it is considered there would be no unacceptable overlooking, harm to outlook or loss of light to neighbouring properties. It is considered that the proposal accords with Policy LHW4 of the RLP in this regard.

8.45 *Noise*

The application was submitted with a Noise impact Assessment which sought to address noise from vehicles, the Kids Club and Swim Club and the Energy Centre and Plant Noise from the Swim Club. Each of these uses are discussed separately below.

8.46 *Kids Club*

The Kids Club would form part of the Swim Club building. Due to the distance from and juxtaposition of this building in relation to neighbouring residential dwellings it is considered that noise levels would be such that there would be no adverse impacts on neighbouring residential amenities. This is provided conditions are added to any permission restricting the hours of operation and the number of children attending at any one time. Subject to such conditions the Environmental Protection Officer (EPO) is satisfied with this aspect of the proposals.

8.47 *Swim Club*

The Noise Impact Assessment and the Management and Servicing Plan specify that only 30 people should be in the pool at any one time and only between the hours of 07:00 to 21:00 hours. The EPO is satisfied that due to the limit on numbers, hours of use and distance from neighbouring properties a significant adverse impact is unlikely. The recommendation includes a condition to ensure that the Swim Club operates in accordance with the Management and Servicing Plan submitted in support of the application.

8.48 *Energy Centre and Swim Club Plant Noise*

Two separate assessments of noise have been submitted for the energy centre which comprises a biomass boiler and associated equipment and the plant servicing the swim club. These assessments show that when used separately or combined any noise which may be audible when background noise is low enough is unlikely to have a significant impact. The EPO acknowledges this. The design for the energy centre components have not been finalised at this stage, notwithstanding this the latest assessment demonstrates that strategies could be employed to mitigate any potential impact and a condition has been recommended to this effect.

8.49 *Vehicle Noise*

Concern was initially expressed by the EPO regarding vehicle noise. The Transport Statement Addendum indicates that the noise levels from vehicles would be below ambient noise levels but not below background noise level. Notwithstanding this, subject to conditions, it is considered that vehicle noise would unlikely have a significant adverse impact on neighbouring residential use. The EPO requested a Condition restricting speeds within the site to 10mph, this is not considered enforceable. The internal roads are narrower than standard roads and curve through the site and as such do not allow for high vehicle speeds and it is considered that vehicle speeds would be low.

8.50 *Air Quality*

The application is supported by an Air Quality Assessment (AQA) relating to the proposed energy centre. The EPO is satisfied with the findings of the AQA which concludes that provided the final biomass boiler does not exceed the parameters on which the AQA was based then the proposals would not likely result in adverse impacts on air quality. A condition is recommended to ensure that the biomass boiler installed accords with the AQA.

8.51 It is considered that the development has an acceptable impact on neighbouring amenity in terms of overlooking, overshadowing, noise and air quality and as such accords with policies LHW4 and E8 of the Test Valley Borough Revised Local Plan 2016. It is considered that in terms of planning balance the impact is neutral.

8.52 **Ecology**

The application was submitted with a Preliminary Ecological Appraisal, Bat Survey Report and Biodiversity Net Gain Assessment and these were updated in October and November 2021 to reflect concerns raised by the Council's Ecologist. At the same time an External Lighting Assessment was submitted to support the application. An amended Bat Survey was submitted in June of 2023. Five individual common pipistrelle summer day roosts and two individual serotine summer day roosts were identified in the House during the bat emergence/re-entry surveys. The roosts are located on the south, west and east elevations within or close to the old section of the House. In addition, several lofts had fresh evidence of use by long-eared bats. There was no evidence of roosting bats in the garage which is to be removed. The Bat Report recommends mitigation to address the presence of bats within Ampport House. The County Ecologist was satisfied with the findings of the Report and recommended a condition regarding the precautionary working methods as set out in the Bat Survey Report by Avondale Ecology. Subject to a condition securing this, it is not considered likely that the proposals would harm bats.

8.53 Third parties have raised concern that the area where the accommodation pods would be located is not mentioned in the Ecological Survey. The area where the accommodation pods are proposed was surveyed as part of the Extended Phase 1 Habitat Survey and the trees within the area were also considered for bat roost potential. The County Ecologist initially requested further information of this area with regard to lighting to ensure dark corridors can and will be maintained on site, it was considered the area to be impacted by the accommodation pods offered moderate value to roosting bats. Further information was provided within an updated Bat Survey Report (Avondale Ecology, October 2021) and Preliminary Ecological Appraisal (LUC, November 2021). An External Lighting assessment, Ampport House (LUC, November 2021) was also submitted to support this application. This additional information addressed the County Ecologist's concerns and a condition is attached to the Officer recommendation regarding external lighting, which ensures dark bat foraging corridors would be retained.

8.54 **Nutrient Neutrality**

There is existing evidence of high levels of nitrogen and phosphorous in the water environment across the Solent, with evidence of eutrophication at some designated sites. An integrated Water Management Study for South Hampshire was commissioned by the Partnership for Urban South Hampshire (PUSH) Authorities to examine the delivery of development growth in relation to legislative and government policy requirements for designated sites and wider biodiversity. This work has identified that there is uncertainty regarding whether any new housing development would require measures to address this issue to ensure that overall new development does not contribute to net increases in nutrients entering these designated sites.

- 8.55 As such, the advice from Natural England (March 2022) is that applications for development proposals resulting in a net increase in dwellings/overnight accommodation are required to submit a nitrogen budget for the development to assess the nitrogen load from the proposal. The advice also requires that, where the proposal will result in a net increase in nitrogen load, that applicants demonstrate that there will be no likely significant effect on the European protected sites due to the increase in waste water from the new housing. Notwithstanding the recent Government announcement regarding Nutrient neutrality, the legislation to accompany this announcement is not expected until late 2023/ early 2024 and as such until the legislation changes the LPA as the competent authority will still be seeking Nutrient Neutrality solutions.
- 8.56 Natural England advises that one way to address the uncertainty is to achieve nutrient neutrality (NN) whereby an individual scheme would not add to nutrient burdens. The Applicant has taken a bespoke approach to NN due to the similar nature of the previous use and the proposed use. The applicant has calculated the water usage of existing showers, taps and toilets fixtures and then compared these to new, replacement showers, taps and toilets. The LPA have utilised Stage 1 of the calculator provided by NE to check that the kg/TN/yr figure used by the applicant is correct to understand what impact new fixtures would have on nitrogen load. The applicant's NN calculation report concludes that the upgrading of existing fixtures would result in nitrate neutrality.
- 8.57 There is an acceptance that fixtures and fittings could change over time and modern appliances are becoming more efficient in water usage. However, any replacement would reflect the current standards of efficiency at the time it is considered efficiency is more likely to increase than decrease into the future. To build in robustness and to take account of the efficacy of the fixtures and fitting over time the applicant has increased the water use per person per day to 134.66 litres. The calculation showed that increasing the water use per person per day and replacing all the fixtures and fittings with those that are more efficient would not result in adverse effects on the Solent designated sites through water quality impacts arising from nitrate generation. Natural England have raised no objection subject to securing the long term monitoring and management of the proposed water efficiency measures. A Strategy for water use monitoring, maintenance and management dated January 2023 was submitted which details how the fixtures and fittings in Amport House would be

managed going forward and this would ensure that the proposed water efficiency measures would be managed and replaced where necessary. This measures proposed within this document would be secured through a condition.

8.58 Nutrient Neutrality/Ecology Summary

It is considered that the proposed development would not have an adverse impact on protected species and would conserve biodiversity on site. Subject to conditions, the proposals would also achieve nitrate neutrality. The application is therefore considered to accord with policy E5 of the Test Valley Borough Revised Local Plan 2016. It is considered that in terms of planning balance the impact is neutral.

8.59 **Water Management**

The site is located within a Source Protection Zone (SPZ). SPZ's protect groundwater that is utilised for human consumption from pollution. The application was also submitted with a Flood Risk Assessment (FRA) and Drainage Strategy.

8.60 Flood Risk

The FRA advises that the site is not at risk from flooding through surface water or groundwater. Due to Amport House's location, within flood zone 1 fluvial and tidal flooding is also not an issue. The site is not considered to be at risk from any form of potential flooding.

8.61 Drainage Strategy

Surface Water

With regard to surface water drainage the FRA states that the preferred solution would be to discharge to the existing sewer system. Run off from the proposed swim club would be dealt with by a single attenuation tank which would be sited to the east of the proposed building under the existing car park and discharged at a restricted rate to the nearest existing on site private surface water sewer surrounding the 1990's extension. This would be via a new positive designated surface water drainage network and on-site geo-cellular storage tank.

8.62 The LLFA has advised that discharging surface water to a sewer is only feasible if no other options are available, and whilst the FRA states that infiltration rates are not suitable, the LLFA would require verification of this through site specific testing. Given the space available on site and the option of an existing surface water sewer connection if infiltration is unviable, the LLFA consider it acceptable to address this point by condition. Southern Water agree with the LLFA in terms of surface water disposal and have a hierarchy for surface water. Infiltration is the preferred route followed by discharge to water course of which there are none in the vicinity and then sewer.

8.63 Ground Water

SPZs provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction. Construction can have an impact on groundwater supplies and the Environment Agency has requested a number of conditions regarding underground activity, contamination and surface water. These have been added to the recommendation.

8.64 Foul Sewerage

Southern Water have indicated that they can facilitate disposal of foul sewerage from the development. Concern has been expressed by third parties that sewerage system in Amport is stressed and has no capacity. This however is not reflected in Southern Water's response and agreement to dispose of foul waste. It is considered that the application accords with Policy E7 of the RLP.

8.65 **Water Management Summary**

The development is considered acceptable in terms of its impact on Water management. It has been shown that surface water and foul sewerage can be dealt with adequately and Southern Water and the Environment Agency have not raised an objection subject to conditions. The proposals are therefore considered to accord with policy E7 the RLP. It is considered that in terms of planning balance the impact is neutral.

8.66 **The Planning Balance**

The proposed development of a new 50 bedroom hotel, swim club, energy centre and accommodation pods represents a departure from policies LE18 and COM2 of the Revised Local Plan. Notwithstanding this it is considered that the proposed development can be supported as it would provide a viable use for this important Grade II listed House and Registered Park and Garden. The proposed use would also provide jobs both during the construction phases and the running of the facility. It is considered that finding an appropriate long term viable use for Amport House is important and that converting the site into a hotel would secure its future. The public benefits of bringing a listed building and listed gardens back into a viable use outweighs the harm identified by the Conservation Officer. The proposed development is also considered acceptable subject to conditions in terms of its impact on design and landscaping, heritage, highways, impact on amenity, ecology and drainage. It is considered that these benefit and neutral impacts outweigh the non-compliance with the principle of development in this case and planning permission is recommended.

9.0 **CONCLUSION**

9.1 In conclusion the application has been found to not accord with the policies of the Revised Local Plan that consider the principle of development. However in this case it is considered that the benefits of the proposal and the use of appropriate conditions outweighs the departure from the Revised Local Plan.

10.0 **RECOMMENDATION**

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;**
 - 001 – P4**
 - 002 – P3**
 - 420 P3**
 - 130 P4**
 - 310 P6**
 - 814 P1**
 - 19240-201A**
 - 19240 – 101 – E**
 - 19240 – 102 – F**
 - 19240 – 103 – C**
 - 19240 – 104 – C**
 - 19240 – 105 – D**
 - 19240 – 301 – E**
 - 19240 – 302 – D**
 - 19240 – 303 – C**
 - 19240 – 304 – C**
 - 19240 – 305 – C**
 - 19240 – 306- A**
 - 19240-055-E**
 - 150-P3**
 - D110 P10**
 - D100 P10**
 - 19240 – 350C**
 - 410 –P3**
 - 110-P9**
 - 100 P11**
 - 120-P10**
 - 010 P6**
 - 19240-056-G**
 - 180-P14**
 - 320 P5**
 - D120 P10**
 - 812 –P4**
 - 810 –P4**
 - 811-P4**
 - 813-P4**
 - 814 –P1**
 - 430 P1**
 - 431 P1**
 - 200 P14**

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

- 3. No development shall take place until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. Specifically the method statement shall:**
 - 1. Provide a schedule of trees to be retained within 15m of the proposed building, the schedule to include the required root protection areas as set out in British Standard 5837:2012;**
 - 2. Provide a specification for tree protective fencing and ground protection in accordance with the above standard;**
 - 3. Confirm timing of erection of such tree protective fencing, which must in any case be erected prior to commencement of any site clearance or ground works. A pre commencement site visit with the Council will be undertaken to ensure all tree protection is correctly positioned. The agreed tree protection shall be retained and maintained for the full duration of works;**
 - 4. Require a sign to be hung on such tree protective fencing, repeated as appropriate, which clearly states Construction Exclusion Zone – No access**
 - 5. Demonstrate that where foundations encroach within any calculated RPA's of any retained trees these foundations can be constructed without compromising the future health and longevity of the retained trees affected;**
 - 6. Demonstrate that any new hard surfacing that encroaches within the calculated RPA of any retained trees can be constructed without compromising the future health and longevity of the retained trees affected;**
 - 7. Demonstrate that any service runs/trenches where they encroach within the calculated RPA of any retained tree can be achieved without compromising the future health and longevity of the retained trees.**
 - 8. Demonstrate that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees.**
 - 9. The removal of hard surfacing within the RPA and VTBZ of the T072 as shown in drawing number 8428-D-AIA rev A shall be carried out in accordance with paragraph 4.4.3 of Hayden's Tree Survey, Arboriculture Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan dated 30.11.22.**
 - 10. Provide a phasing plan of all works that impact trees on site including a schedule of all tree felling and tree surgery works proposed.**
 - 11. All work shall be undertaken in accordance with the requirements, specifications and timing detailed within the approved method statement.**

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.

- 4. No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and Drainage Strategy P1, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed**
 - b. If infiltration is viable, an updated drainage strategy including implementation and calculations are provided to take into account infiltration features and an assessment of the risks to controlled waters.****

Reason: To ensure the site has adequate surface water drainage in accordance with Policy E7 of the Test valley Borough Revised Local Plan 2016.

- 5. Prior to the commencement of demolition and construction activity including site clearance or ground-works, a Construction Environment Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval. The CEMP shall detail the significant risks posed to amenity from the emission of noise, light and dust and set out the mitigation measures to be employed to control such emissions and mitigate the effects of such emissions on sensitive land uses. Unless otherwise agreed by the Local Planning Authority, construction activity shall only take place in accordance with the approved CEMP.**

Reason: In the interest of the amenities of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 6. 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:
 - The parking of site operatives and visitors' vehicles.**
 - Loading and unloading of plant and materials.**
 - Management of construction traffic and access routes.**
 - Storage of plant and materials used in constructing the development.****

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

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

- 7. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway. Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
- 8. No development shall take place (other than works to existing building fabric) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site, taking into account the former military use of the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that the development does not have an adverse impact on the quality of the local environment in accordance with Test Valley Borough Revised Local Plan policy E8.**
- 9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.**

Reason: To ensure that the development does not have an adverse impact on the quality of the local environment in accordance with Test Valley Borough Revised Local Plan policy E8.

- 10. No development of the Swim Club shall commence until 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.

- 11. No work relating to the construction of the development hereby approved, including deliveries, collections or works of demolition or preparation prior to operations, shall take place before the hours of 07.30 nor after 18.00 on Mondays to Fridays; before the hours of 08.00 nor after 13.00 on Saturdays; and not at all on Sundays and Bank/Public Holidays.**

Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.

- 12. Within the first 3 months of any part of the development being brought into use a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include measures to improve and encourage the use of sustainable transport. The Travel Plan will include details of when these measures will be introduced. To support the promotion of the use of sustainable modes the travel plan will also include how the travel plan will be managed; targets aimed at lowering car use, particularly single occupancy trips, from/to the site; a program for monitoring the travel plan and its progress and how the travel plan and its objective of more sustainable travel will be promoted. The approved travel plan shall thereafter be retained throughout the lifetime of the development.**

Reason: To comply with the Council's sustainability objectives.

- 13. Prior to the commencement of works on the accommodation in the grounds hereby permitted details of the following shall be submitted to and approved by the Local Planning Authority:**

- Materials and finishes**
- Joinery details of doors and windows at a scale of 1:20**
- Details of any external refuse storage**

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 and impact on the setting of the listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E9.

14. Prior to any works being carried out on increasing the size of the opening in the wall between Amport House and the outbuilding as shown on Drawing Number DRA A 811 P4 a detailed demolition method statement shall be submitted and approved in writing. The demolition method statement shall include detailed drawings at 1:50 showing the finished appearance and full details of making good the areas affected. Development shall be carried out in accordance with the approved details.
Reason: To protect the architectural interest of the wall in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
15. Prior to any external works being carried out on the existing buildings on site including the Grade II Amport House samples and details of any materials and finishes shall be submitted to or made available for inspection on site 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 preserving the historic interest of the listed building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
16. Prior to the laying of any new hardstanding material samples and details of all new hardstanding and paths shall be submitted to or made available for inspection on site 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 preserving the historic interest of the listed building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
17. No underground tanks shall be installed until a scheme detailing the full structural details of the installation has been submitted to and approved in writing by the Local Planning Authority. Details shall include:
- Excavation for the tanks;
 - tank surround and
 - associated pipework and monitoring system.
- Development shall be carried out in accordance with the approved details.
Reason: To ensure that the development does not have an adverse impact on the quality of the water environment in accordance with paragraph 174 of the National Planning Policy Framework, Position Statement D2 of the [‘The Environment Agency’s approach to Groundwater protection’](#) and Test Valley Borough Revised Local Plan policy E8.
18. No development shall take place above DPC level on the Swim Club Building hereby permitted until details of the following shall be submitted to and approved by the Local Planning Authority;
- Details of any proposed ventilation or plant
 - External servicing

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 and impact on the setting of the listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E9.

- 19. No development shall take place above DPC level of the new buildings/structures/walls 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 or made available for inspection on site 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 and impact on the setting of the listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E9.

- 20. No development shall take place above DPC level of the development hereby permitted until the following landscaping details have been provided:**

Soft landscape works shall include: 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.

- 21. 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.

- 22. Prior to occupation, a detailed scheme of biodiversity enhancements 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 the enhancement features being permanently retained and managed in accordance with the approved plan. Within one month of implementation photographs and a report of the implemented measures shall be submitted by an ecologist for approval to the Local Planning Authority.
Reason: To ensure that the scheme complies with Policy E5 of the Test Valley Revised Local Plan DPD and the NPPF.
- 23. The design of the final biomass boiler shall not exceed the parameters set out in the Air Quality Assessment dated 9 September 2022 in terms of its net thermal input and stack height.**
Reason: To ensure the biomass boiler does not result in unacceptable levels of air pollution in accordance with Policy E8.
- 24. Vehicle deliveries and collections shall be restricted to the following hours:**
07:00 - 18:00 Monday to Friday
08:00 – 18:00 Saturdays
09:00 – 16:00 Sundays/Bank Holidays
Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.
- 25. The Kids Club shall be used by residents of the Hotel only and will only operate between the hours of 09:00-21:00 and be restricted to a maximum of 18 children at any one time. Daily Records shall be kept of numbers within the facility with 3 months being kept at all times and these shall be made available to the Local Planning Authority on request.**
Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.
- 26. The Swim Club shall only operate between the hours of 07:00 and 21:00 and be restricted to a maximum of 27 non-hotel residents per day. Daily Records shall be kept of numbers within the facility with 3 months being kept at all times and these shall be made available to the Local Planning Authority on request.**
Reason: To protect the amenities of neighbouring residential properties and to ensure adequate parking on site in accordance with Policy E8 and T2 of the Test Valley Borough Revised Local Plan 2016.
- 27. The development shall operate in accordance with the details as set out in the Management and Servicing Plan dated June 2022.**
Reason: To protect the amenities of neighbouring properties in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.

28. The development shall be carried out in accordance with the recommendations included in Section 6 'Recommendations' of the Amport House Bat Survey Report (Avondale Ecology, June 2023). Reason: To ensure that the scheme complies with Policy E5 of the Test Valley Revised Local Plan DPD and the NPPF.
29. Prior to the installation of the proposed Energy Centre and Swim Club plant, an assessment of the cumulative noise from these sources shall be submitted to the Local Planning Authority for approval. The assessment shall be undertaken using the procedures within BS 4142:2014+A1:2019 and shall include the location, specification, hours of operation, noise performance of the plant or equipment in octave bands, the sound pressure level predicted at the nearest noise sensitive premises and all measures required to mitigate any adverse impact identified in the assessment. Any mitigation measures required to reduce noise from the Energy Centre and Swim Club plant shall be completed prior to the same being brought into use and permanently retained thereafter.
Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.
30. 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
31. Prior to the creation of any boreholes details shall be submitted to the local planning authority for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes The details shall include how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected.
Reason: To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in accordance with paragraph 174 of the National Planning Policy Framework, Position Statement D2 of the ['The Environment Agency's approach to Groundwater protection'](#) and Test Valley Borough Revised Local Plan policy E8.
32. Prior to occupation of any part of the proposal the proposed mitigation to reduce nutrients being released into the water environment as set out in the Amport House Strategy for water use, monitoring, maintenance and management dated January 2023 shall be implemented. The site shall thereafter be managed in perpetuity in accordance with the Amport House Strategy for water use, monitoring, maintenance and management dated January 2023.

Reason: To ensure that the development would not have an adverse effect on the integrity of the Solent designated sites, including the Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) through excess nutrient loading. In accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.

33. Prior to the erection or placement of any new external lighting on new or existing buildings and any lighting within the grounds shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the amenities of the area and to protect bat foraging areas within the local area by the minimising of light in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8 and E5.

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 proposed development would lie within a Source Protection Zone. The applicant will need to consult with the Environment Agency to ensure the protection of the public water supply source is maintained and inform Southern Water of the outcome of this consultation.
3. **Waste on-site**
The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:
 - excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
 - treated materials can be transferred between sites as part of a hub and cluster project
 - some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- the [position statement](#) on the Definition of Waste: Development Industry Code of Practice
- The [waste management](#) page on GOV.UK04 Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

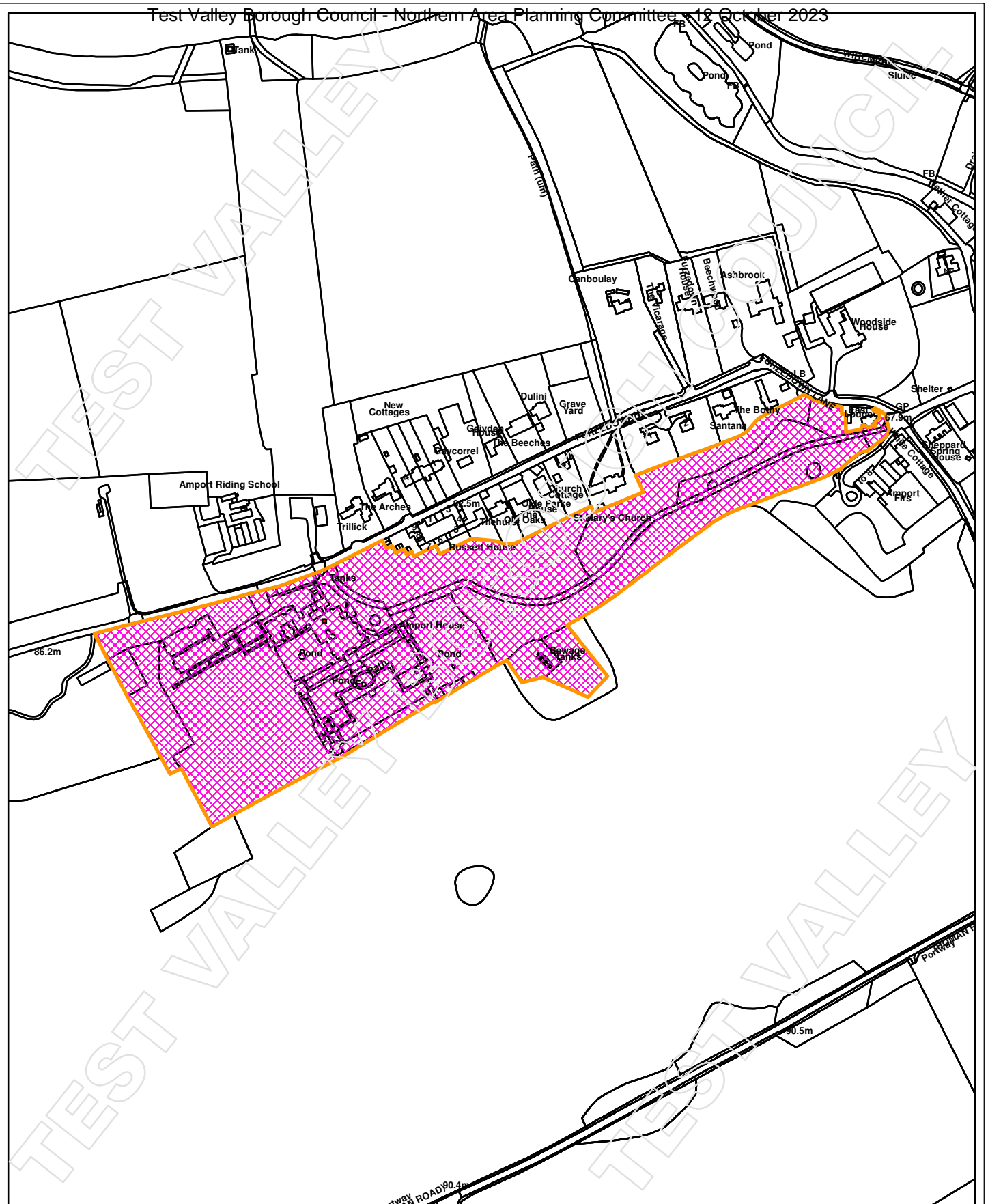
- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on GOV.UK for more information.

4. *Requirement for an environmental permit*

The biomass boiler associated with this development may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, from the Environment Agency, unless an exemption applies. The applicant is advised to contact the Environment Agency on 03708 506 506 for further advice and to discuss the issues likely to be raised. You should be aware that there is no guarantee that a permit will be granted. Additional 'Environmental Permitting Guidance' can be found at: <https://www.gov.uk/environmental-permit-check-if-you-need-one>.



Siteplan



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21/02304/FULLN

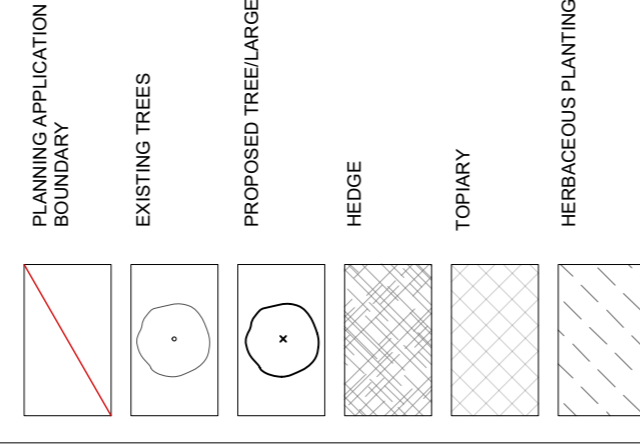
GENERAL NOTES:

1. This Drawing is not to be scaled.
2. All dimensions shown are in metres, unless specifically indicated otherwise.
3. Dimensions and levels are to the finished surfaces.
4. Refer to the architectural drawings for the finished floor levels of buildings and threshold levels, all thresholds to have a nominal 1 in 80 fall away from the building.
5. Any omissions or discrepancies found shall be reported to The Landscape Architect immediately.
6. The Contractor shall make himself fully aware of the existing site conditions, ground water level and underground services, and provide support and protection as necessary as the works progress.
7. The Contractor shall be responsible for submitting full shop / setting out drawings where necessary for approval (based on site dimensions) prior to commencement of any site works, or placing any orders.
8. All the hard surfaces to have a minimum fall of 1% to avoid standing water.
9. All the concrete structures/reinforcements to Engineer's details/ Approval.
10. All MEP work to Engineers requirements and details.
11. Contractor to take full responsibility for the protection of existing structures and surfaces within the contract area.

This document and its contents are the copyright of the designer. Any party receiving this document does so in confidence and agrees that information contained herein shall not be published in any form without the prior written consent of Marian Boswall Landscape Architects.

All dimensions to be checked on site.

LEGEND



Test Valley Borough Council - Northern Area Planning

Note: Limited survey information was available at the time of drawing. Base information has been compiled using alternative sources including historic maps and aerial photography. The base information, and any design information based upon this should be seen as a guide only until a full survey is available. Do not measure from this drawing.

For areas based on topographical survey information refer to Topographical Survey CM20438/T drawn by Cadcorp Ltd.

G	Path to Kids / Swim Club realigned	25.05.22
F	Kids / Swim Club amended	25.05.22
E	Cycle Storage	03.11.21
D	Garden Room access; parking soft landscape	14.10.21
C	Passing Places	27.07.21
B	Ramp	23.07.21
A	Revision	15.07.21
	Revision	Date

Consultant
MARIAN BOSWALL
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 www.marianboswall.com

Client

ANOTHER PLACE HOTELS

Project	Project No.
AMPOR HOUSE	19240

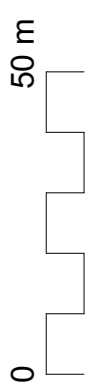
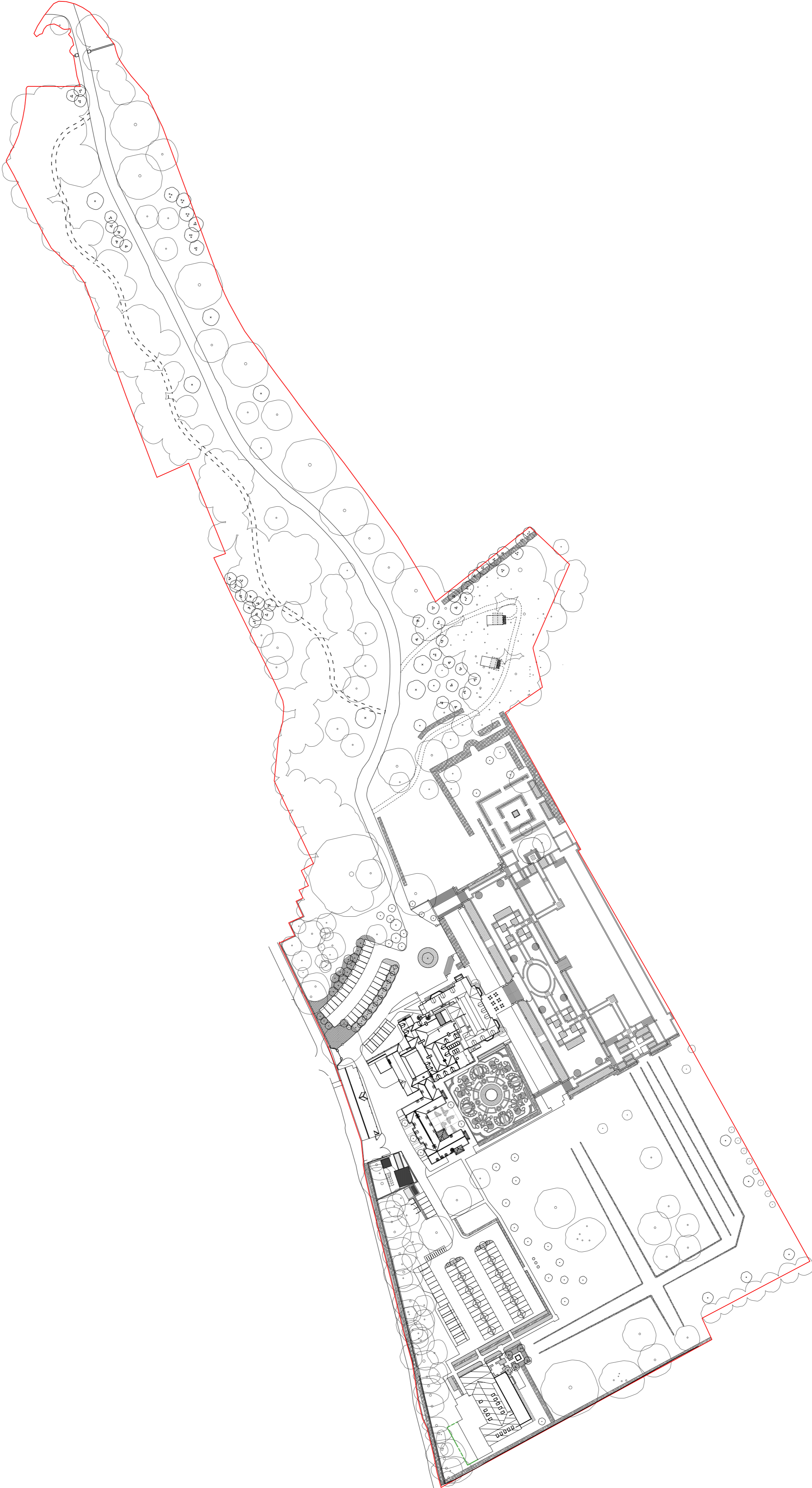
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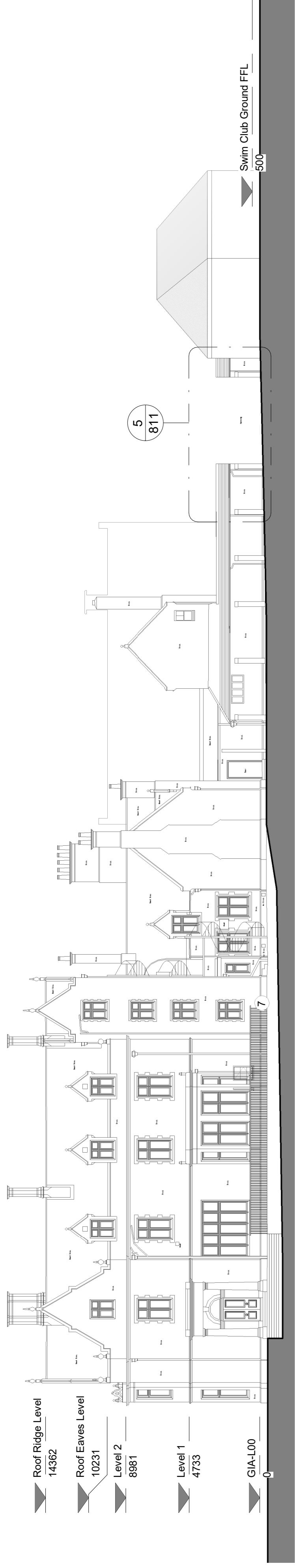
PROPOSED PLAN

Drawing Stage

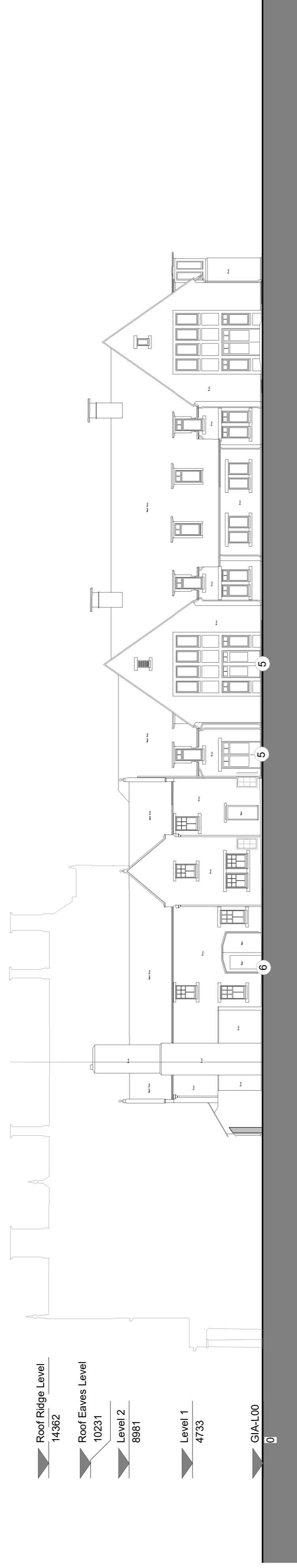
PLANNING

Drawing No.	Revision	Date
19240-056	G	10.07.21
Scale	Drawing Size	Drawn By
1:1250	A1	GK
		Approved By
		MB

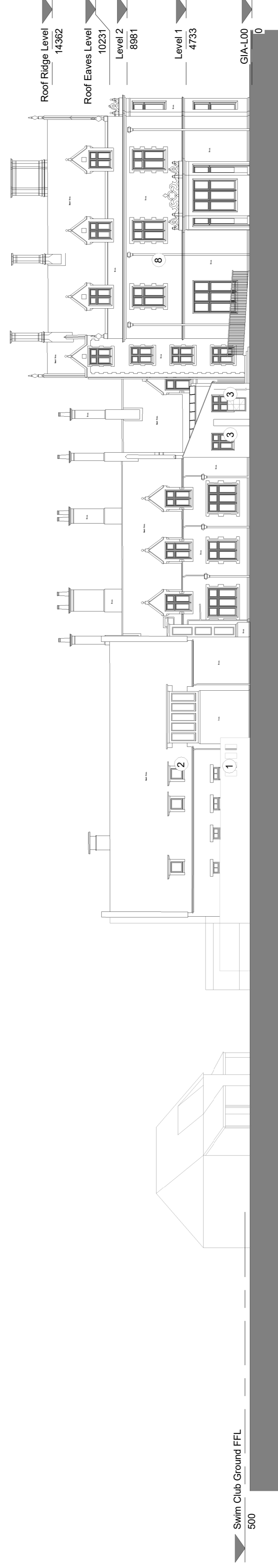




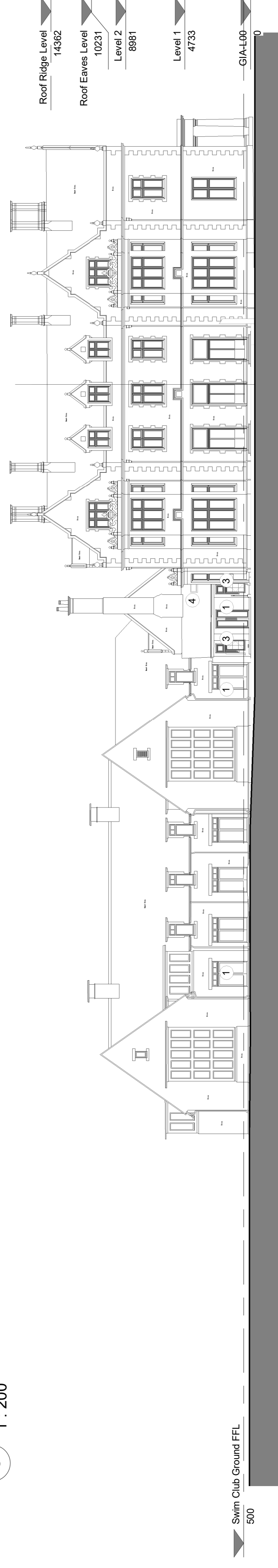
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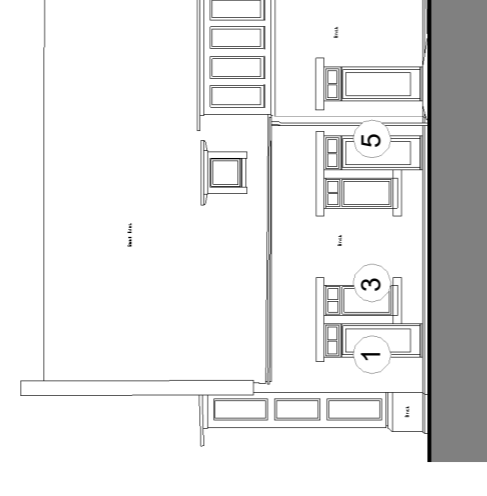
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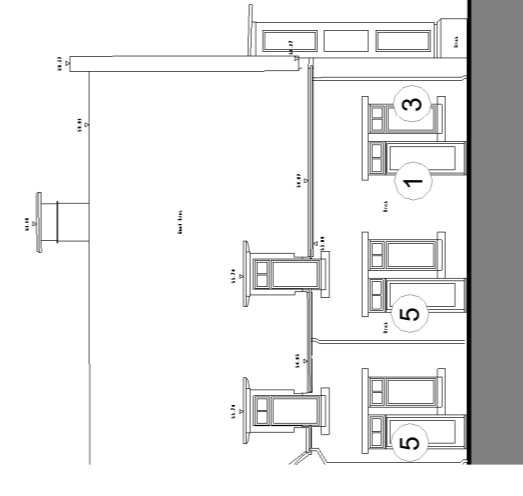
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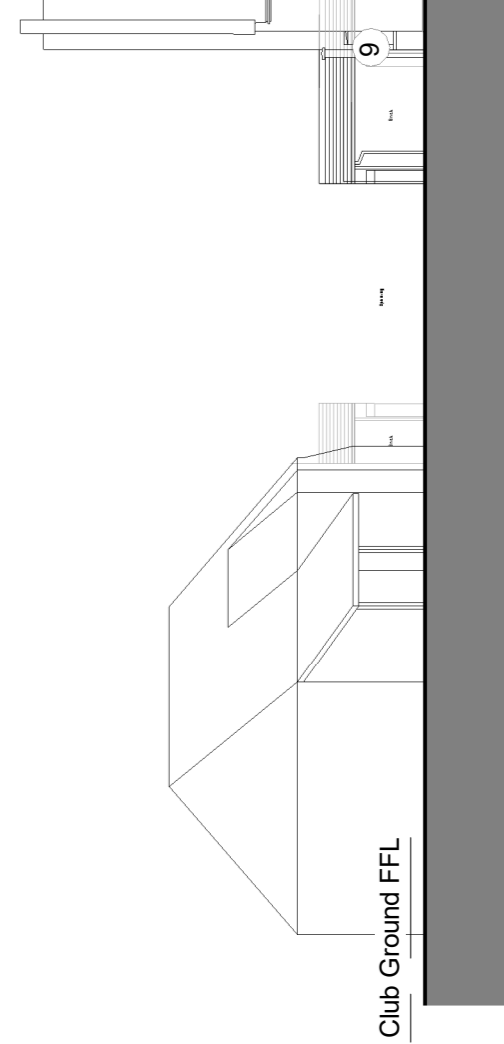
4 Proposed Amport House South Elevation
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5 Proposed Courtyard East Elevation
1 : 200



6 Proposed Courtyard West Elevation
1 : 200



7 Proposed Garage West Elevation
1 : 200

Revisions

Rev	Date	Description	Drawn By	Approved By
P1	12.05.2021	Draft Issue	OU	RH
P2	08.08.2021	Draft Issue	OU	LP
P3	12.09.2021	Planning	EH	UT
P4	23.09.2021	Planning	EH	UT
P5	05.01.2022	Planning	EH	LP
P6	19.05.2022	Planning	EH	LP
P7	31.08.23	Planning	OU	LP

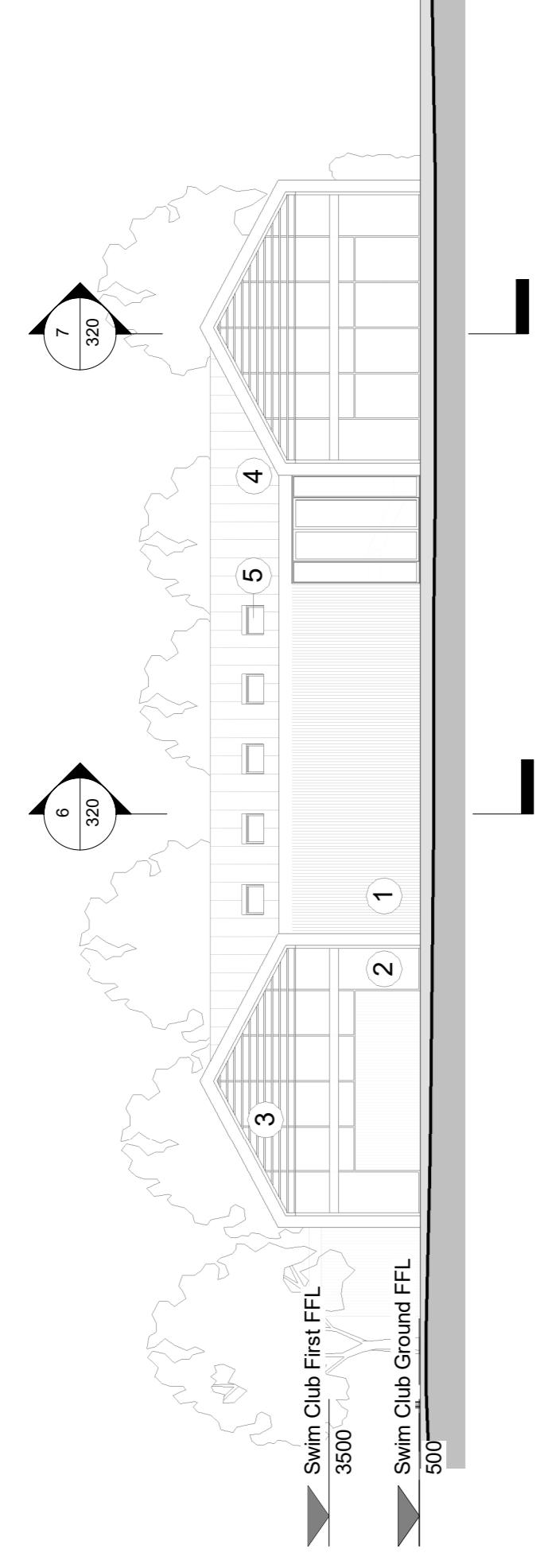
Key

- 1 Proposed New Glazed Door Opening
- 2 Proposed New Downer Window Opening
- 3 Proposed New Window Opening
- 4 Proposed New Rooflights
- 5 To Create New Glazed Door Opening
- 6 New Inset Door Created Within Existing Door
- 7 New Municipal Style Round Metal Balustrade Entrance Pathway
- 8 Proposed New SVP to Match Existing Lead Drainage Pipes
- 9 Proposed water tanks

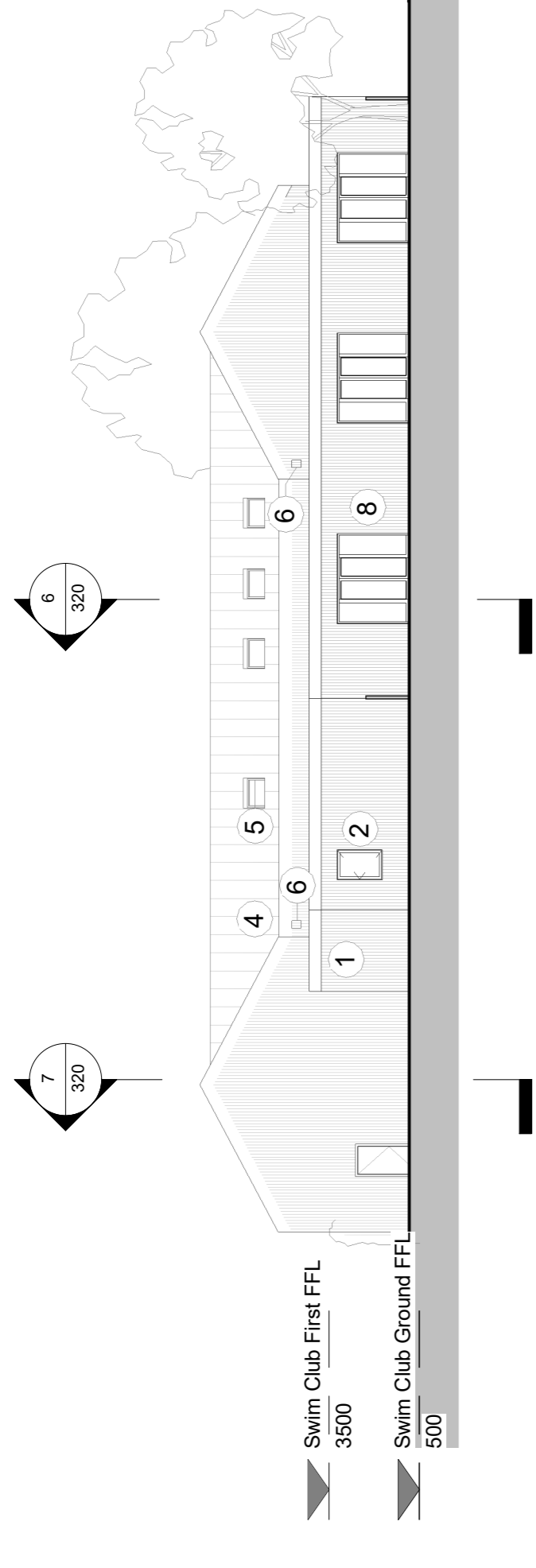
Note:

TATE + CO
Architects
Another Place
Amport House
Drawing Title: Proposed Amport House Elevations
Drawing Number: AMH/THA/01/XX/DR/A/310
Revision: P1
Project Status: Planning

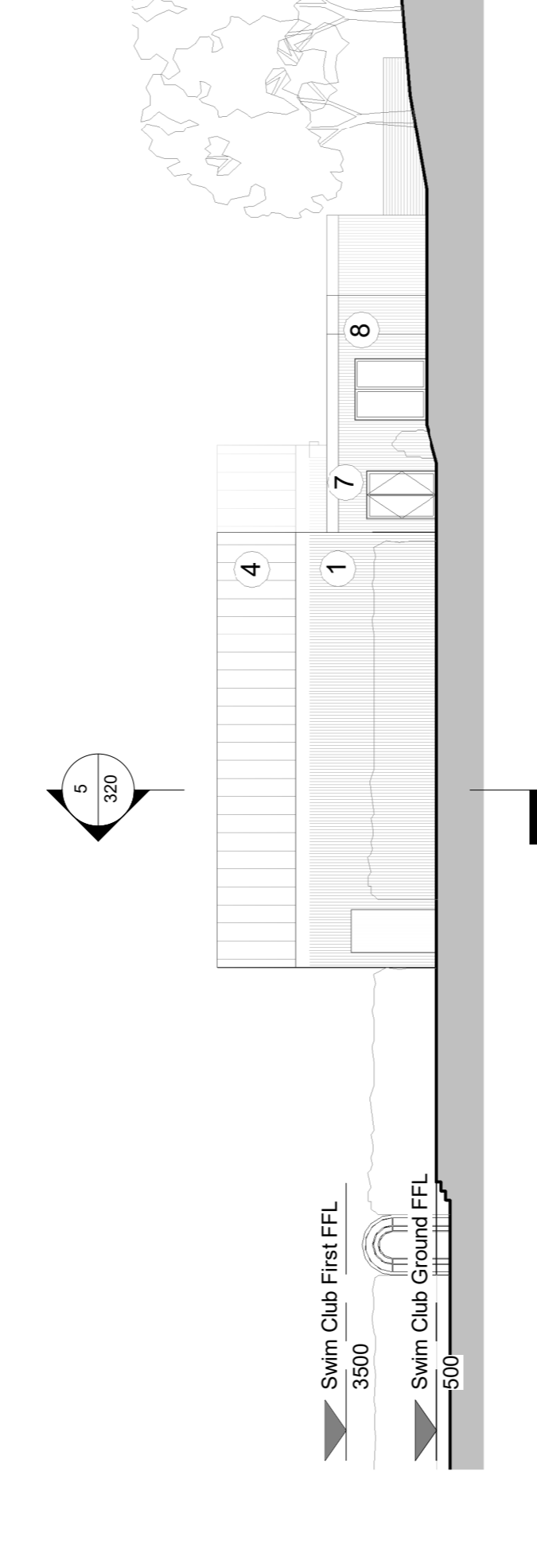
Unit G1 65, Sharncliffe Works
3 Sable Street, London N15 5EA
T: +44 (0)20 7461 1461
E: info@tate.co.uk
Date of Issue: 06/29/18
Scale: 1 : 200
Project Name: Proposed Amport House Elevations
Revision: P1
Project Status: Planning



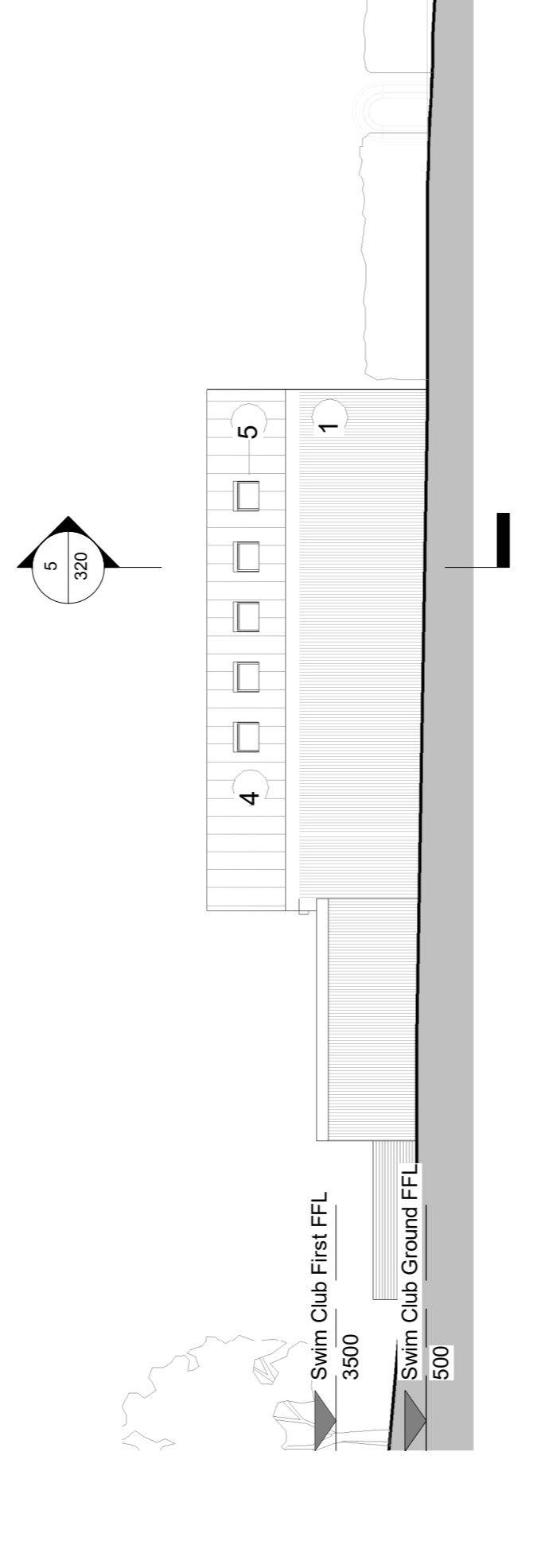
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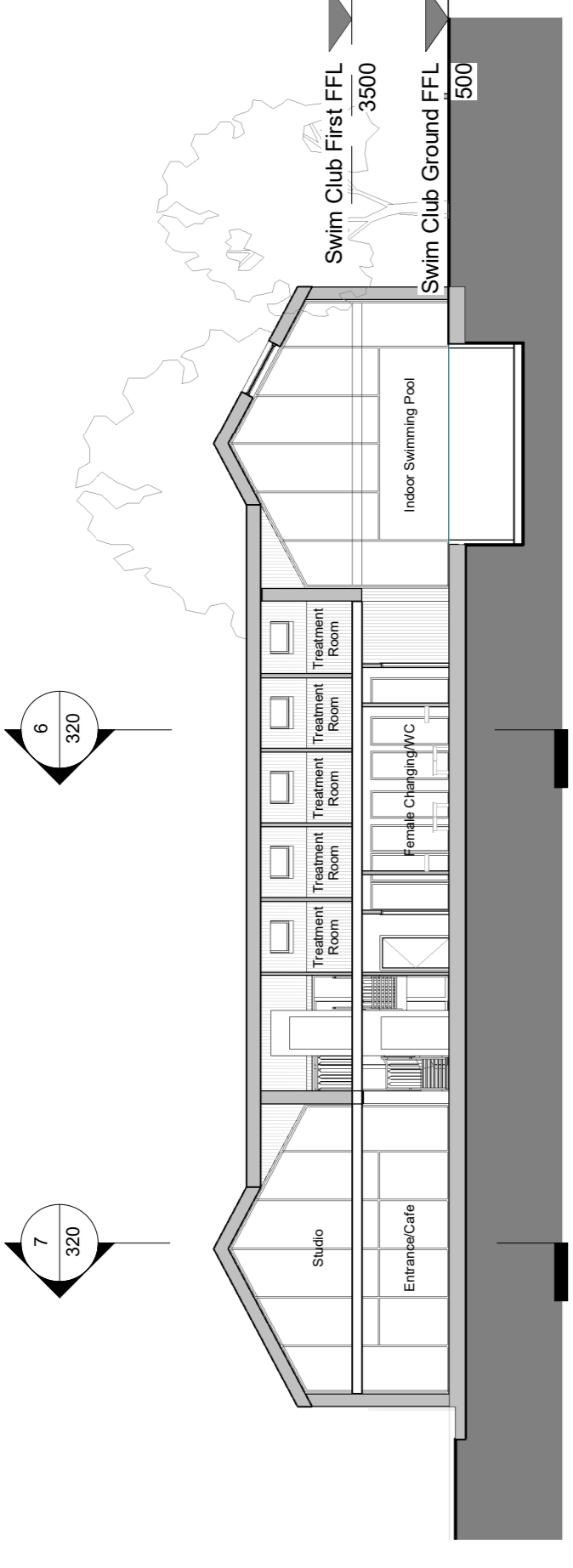
2 Swim & Kids Club North Elevation
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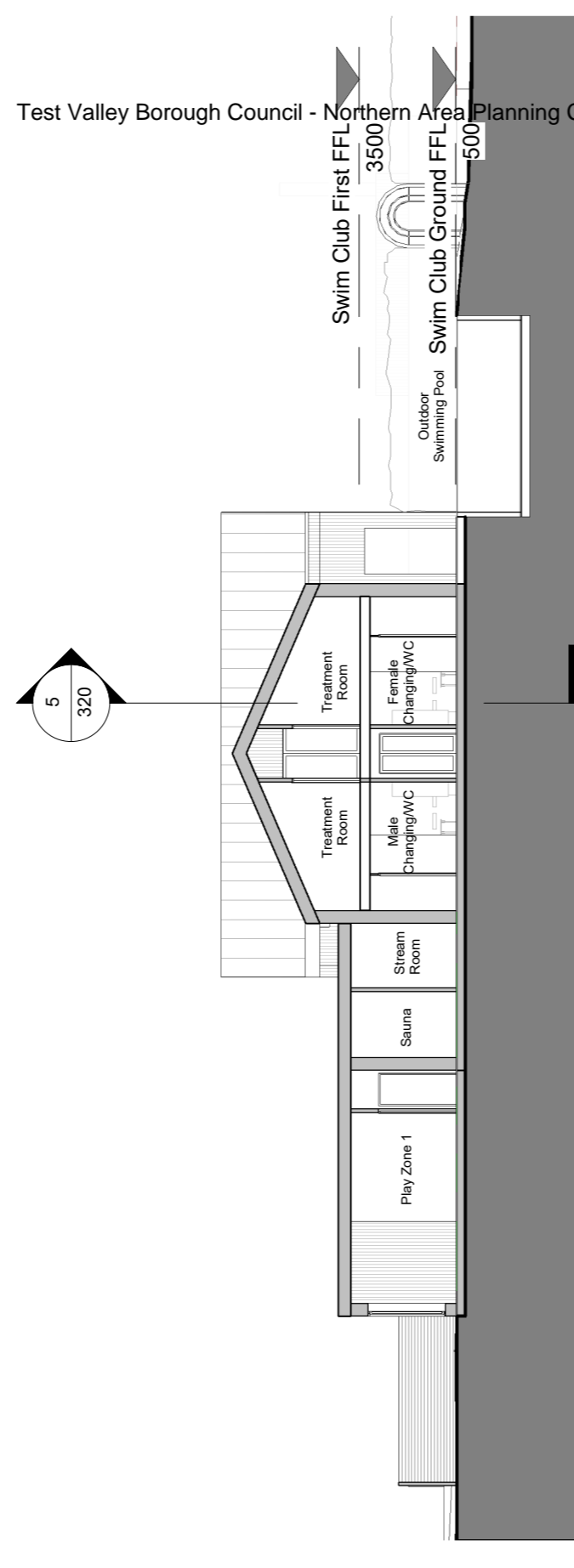
3 Swim & Kids Club East Elevation
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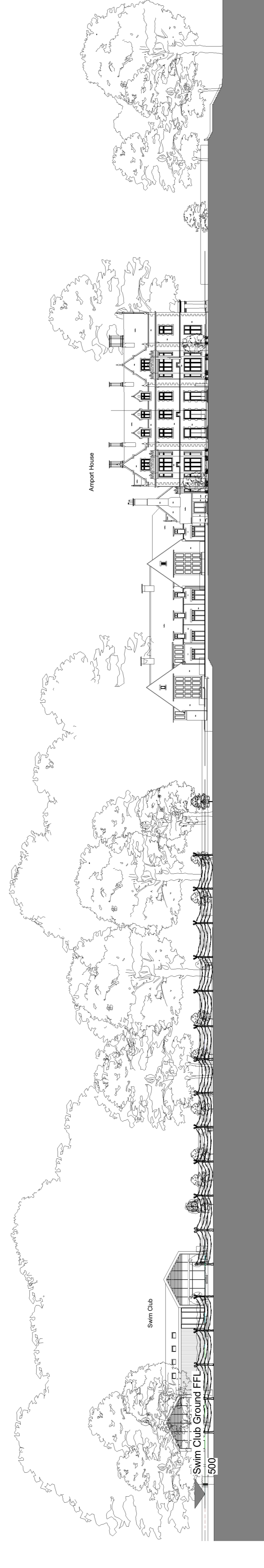
4 Swim & Kids Club West Elevation
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5 Swim Club Section A-A
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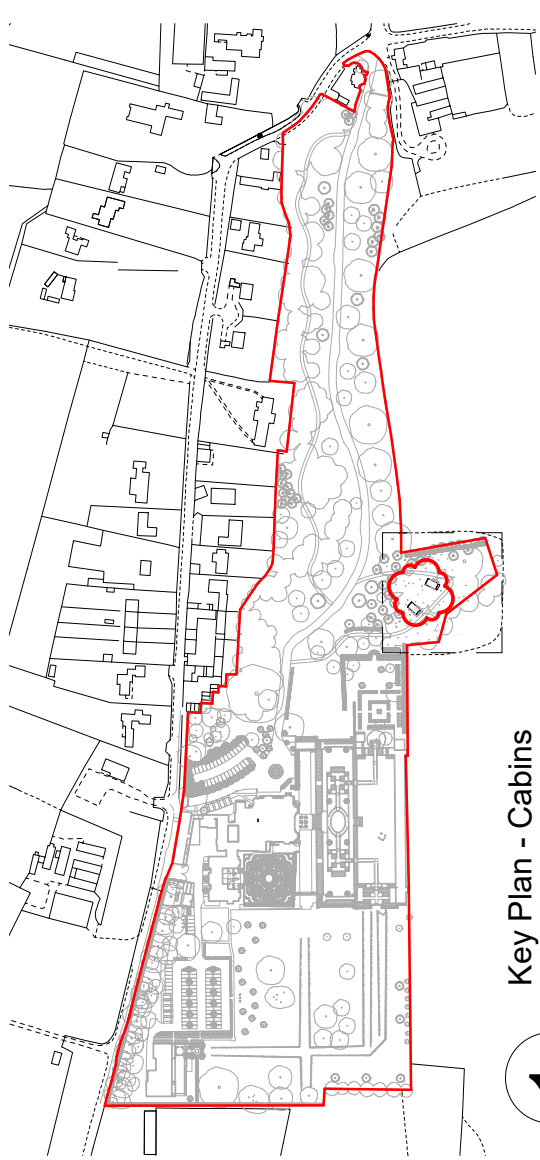


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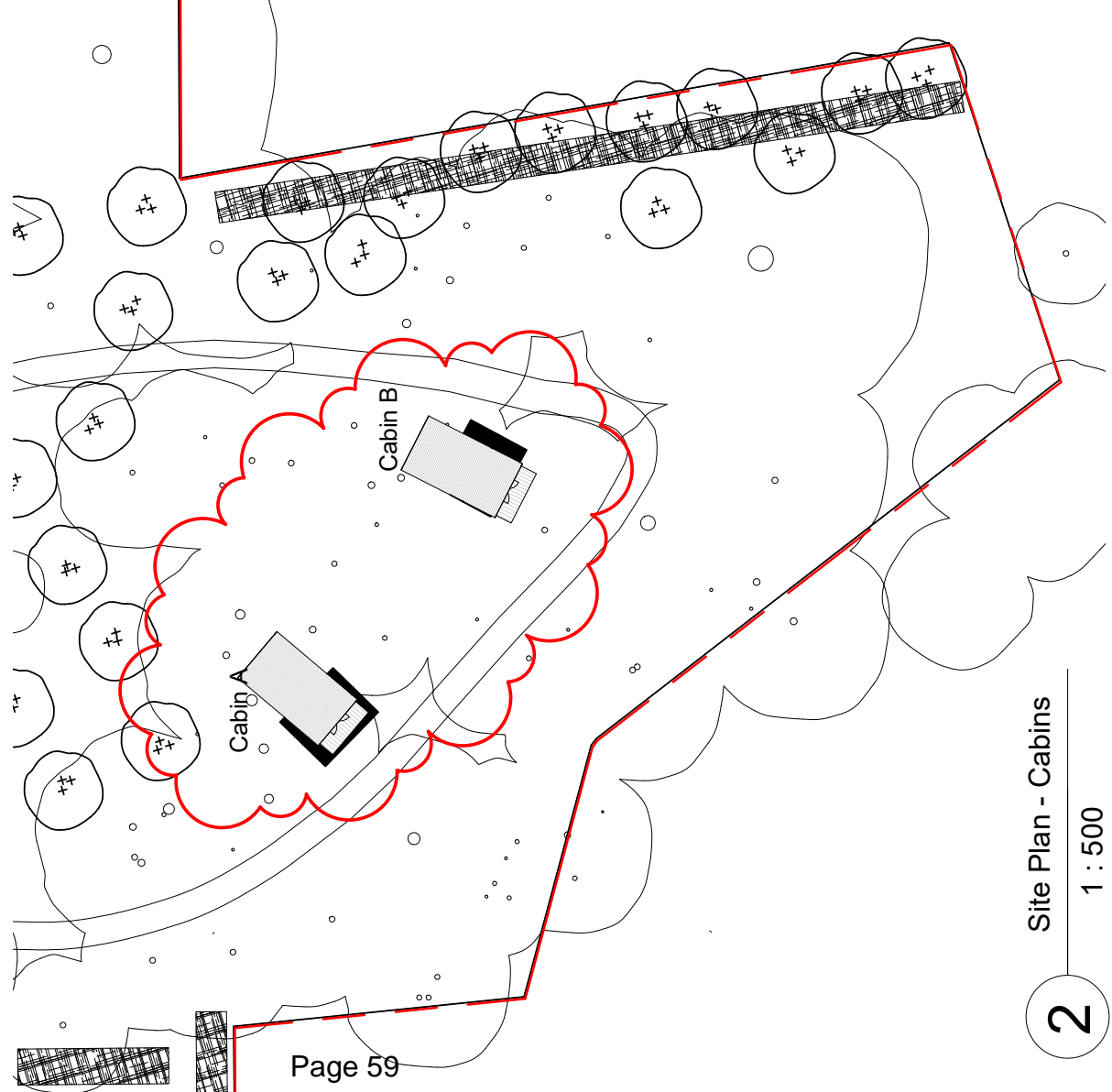


8 Proposed Long Section
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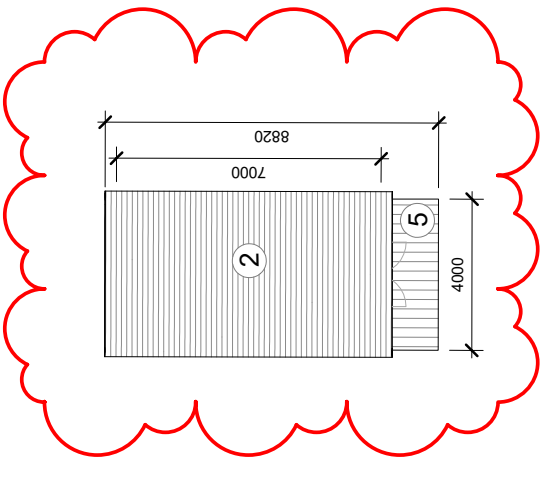
<p>Revisions</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>Drawn By</th> <th>Approved By</th> </tr> </thead> <tbody> <tr> <td>P1</td> <td>23.07.2021</td> <td>Planning</td> <td>OJ</td> <td>LP</td> </tr> <tr> <td>P2</td> <td>05.04.2022</td> <td>Planning</td> <td>EH</td> <td>LP</td> </tr> <tr> <td>P4</td> <td>19.05.2022</td> <td>Planning</td> <td>EH</td> <td>LP</td> </tr> <tr> <td>P5</td> <td>31.05.2022</td> <td>Planning</td> <td>EH</td> <td>LP</td> </tr> <tr> <td>P6</td> <td>31.08.23</td> <td>Planning</td> <td>OJ</td> <td>LP</td> </tr> </tbody> </table>	Rev	Date	Description	Drawn By	Approved By	P1	23.07.2021	Planning	OJ	LP	P2	05.04.2022	Planning	EH	LP	P4	19.05.2022	Planning	EH	LP	P5	31.05.2022	Planning	EH	LP	P6	31.08.23	Planning	OJ	LP	<p>Unit 01 85 Sharncliffe Works 3 Stone Street, London W5 8JF T +44 (0)20 7261 7481 E info@tate.co.uk</p> <p>Architect TATE + CO</p> <p>Client Another Place</p> <p>Project Airport House</p> <p>Drawn By OJ</p> <p>Date of Issue 06/09/18</p> <p>Scale 1:200</p> <p>Project Name Swim and Kids Club Elevations and Sections</p> <p>Project Status As Indicated</p> <p>Revision P6</p>
Rev	Date	Description	Drawn By	Approved By																											
P1	23.07.2021	Planning	OJ	LP																											
P2	05.04.2022	Planning	EH	LP																											
P4	19.05.2022	Planning	EH	LP																											
P5	31.05.2022	Planning	EH	LP																											
P6	31.08.23	Planning	OJ	LP																											
<p>Page size: A1</p> <p>GRAPHIC SCALE: 1:500 T1000@A3</p> <p>0m 5m 10m 20m 30m</p> <p>Key</p> <ul style="list-style-type: none"> 1 Natural Timber Cladding 2 Timber Framed Aluminium Clipped Window 3 Natural Timber Louves 4 Painted Metal Roofing 5 Timber Framed Aluminium Clipped Roofing 6 Bat Box 7 Timber Framed Timber Clad Door 8 Timber Framed Aluminium Clipped Gabled Roof 	<p>Note:</p> <p>AMH TTHA 02 XX DR A 320 P6</p>																														



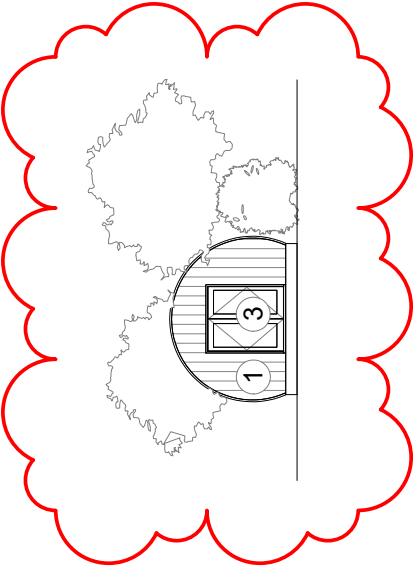
1 Key Plan - Cabins
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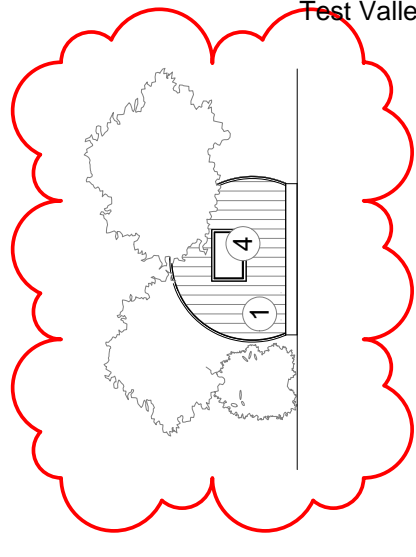
2 Site Plan - Cabins
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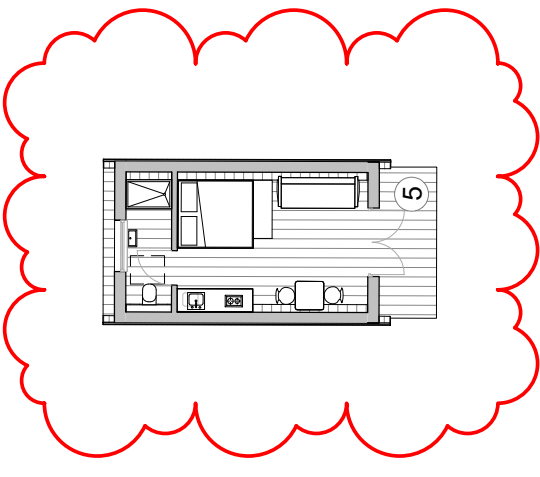
3 Cabin Roof Plan
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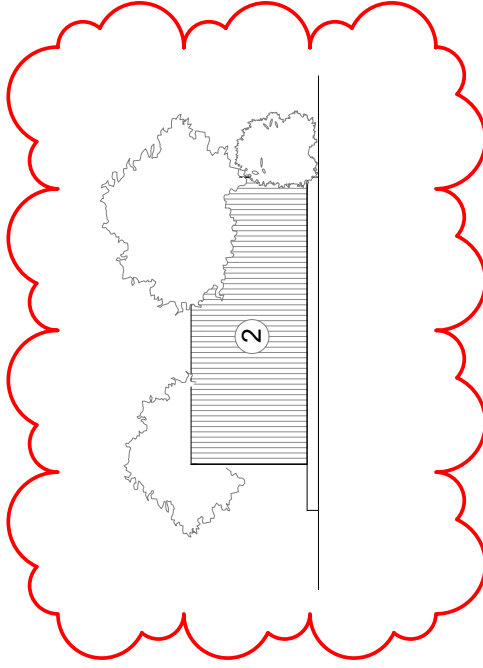
5 Cabin A East Elevation
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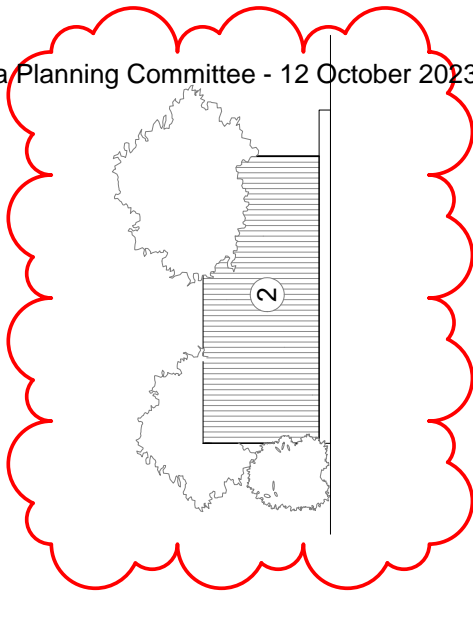
7 Cabin A West Elevation
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4 Cabin Floor Plan
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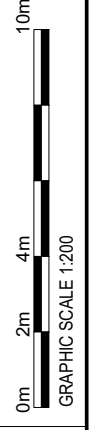


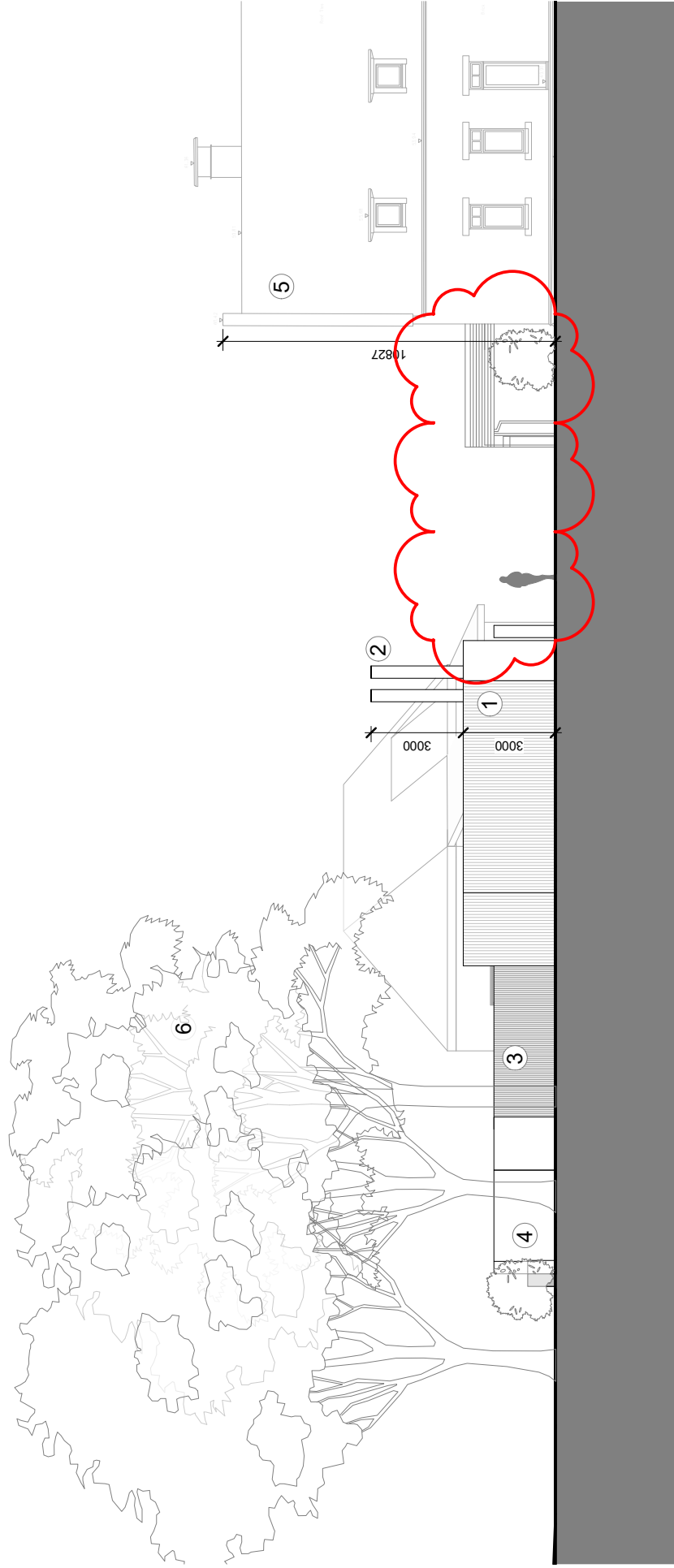
6 Cabin A North Elevation
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8 Cabin A South Elevation
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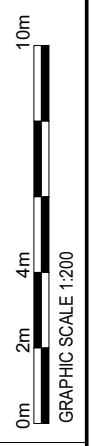
Paper size: A3	Rev	Date	Description	Drawn By	Approved By	KEY	<ul style="list-style-type: none"> 1 Natural Timber Cladding 2 Corrugated Metal Roof 3 Painted Timber Framed Door 4 Painted Timber Framed Window 5 Natural Timber Deck 	Client: Another Place Project: Anport House Drawing Title: Proposed Cabins Plan and Elevations Drawing Number: AMH THA 03 XX DR A 420 P2 Client Sign Off	Do not scale. All dimensions to be checked on site. This drawing is copyright. Date of Origin: 07/13/21 Drawn By: QJ Scales: As indicated Drawing Status: Planning
	P1	23.07.2021	Planning	QJ	LP				
P2	23.09.2021	Planning		EH	JT				





Paper size: A3	Rev Date Description Drawn By Approved By KEY	Client: Another Place Project: Amport House Drawing Title: Proposed Energy Centre Section Drawing Number: AMH THA 01 XX DR A 410 P3		Do not scale. All dimensions to be checked on site. This drawing is copyright.
	P1 06.07.2021 Planning QJ LP	Date of Origin: 03/26/21 Drawn By: QJ		Scale(s): 1 : 200 Drawing Status: Planning
	P2 23.07.2021 Planning QJ LP P3 19.05.2022 Planning EH LP	Drawing: TATE HARMER Unit G1 B2 Stamford Works 3 Gable Street, Lymington, Hampshire T +44 (0)20 7241 7481 E studio@tateharmers.com Client Sign Off		

- 1 Natural Timber Cladding
- 2 Painted Metal Flue
- 3 Natural Timber Fence
- 4 Existing Brick Wall
- 5 Existing Amport House Chapel
- 6 Retained Mature Trees



ITEM 8

APPLICATION NO.	23/00932/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	05.04.2023
APPLICANT	Mr Bryan Powell
SITE	Pure Cremation Group Ltd, Units 1 to 5 Threadster Park, 33B West Way, SP10 5JG, ANDOVER TOWN (DOWNLANDS)
PROPOSAL	Change of use of building from general industrial (Class B2) to mortuary (retrospective)
AMENDMENTS	Amended/additional plans and information received: <ul style="list-style-type: none">• 11.07.2023
CASE OFFICER	Emma Jones

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

1.1 The application is presented to Northern Area Planning Committee in accordance with the Member and Officer Interests Protocol, and at the request of a Member for the reason that "*there is an overriding public interest and concerns with the application which have been expressed to them*". The application is also contrary to the provisions of an approved Development Plan, adverse third party representations have been received, and the recommendation is for approval.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The site consists of a row of five attached commercial units located within the Walworth Business Park, in the settlement of Andover. The units are currently being occupied by one operator, that being Pure Cremation Group Ltd (the applicant).

3.0 PROPOSAL

3.1 The application seeks permission to retrospectively change the use of the units from their originally permitted Class B2 use (general industrial) to its current use as a mortuary. No external changes to the existing building are proposed.

3.2 Amended/additional plans and information has been submitted during the consideration of the application in respect of the business operations and level of employment (to address the principle of the change of use), highway matters (including parking and traffic generation), and the location and types of plant/machinery.

4.0 HISTORY

4.1 07/02797/FULLN; Erection of 5 general industrial units (Use Class B2) and associated works – Permission - 27.03.2009.

5.0 CONSULTATIONS

5.1 Planning Policy; Comments, summarised;

- Given the very specific nature of this Sui Generis use and the details of the proposal, it is considered that the application does not prejudice the aim of policy LE10 and the safeguarding of employment land at Walworth Business Park.

5.2 Environmental Protection; No objection subject to condition

5.3 Highways; No objection

6.0 REPRESENTATIONS Expires 29.09.2023

6.1 1 x letter; Objection from Unit 3a Walworth Enterprise Centre, raising;

- Traffic Generation Parking and Safety;
- Whilst the original plans for these units include 23 parking spaces and 10 cycle spaces, and the applicant says that these will be retained for the 23 staff, in practice, this is not the case. Actual parking within the application area is minimal, due to the access required from the constant movement of private ambulances and general vehicles. As a result, Pure Cremations vans, and staff personal vehicles use all of the general parking spaces in the area at the end of West Way (between Pure Cremations and Jungle Jungle), and park all down West Way itself (causing a significant section to become single lane). Generally, around 25 car spaces are taken up by Pure Cremations on West Way;
- Vehicles come and go at any time, and are often parked in excess of 12 hours per day (and we have known cars to be parked constantly for 5 days and more with no movement). Because they generally arrive before 8am, this locks out the parking from other users, resulting in a serious reduction of general parking provision in the area;
- We only object on the parking issue. If the provision and use of the 23 parking spaces inside the application area can be enforced in the planning consent, this will then relieve the parking situation on West Way, and we would be happy to remove the objection.

7.0 POLICY

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2 - Settlement Hierarchy

LE10 - Retention of Employment Land and Strategic Employment Sites

E1 - High Quality Development in the Borough

E8 - Pollution

T1 - Managing Movement

T2 - Parking Standards

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- The principle of development
- Character and appearance
- Amenity and pollution
- Highways

8.2 **The principle of development**

The site is located within the settlement boundary for Andover, as defined by the RLP inset maps. RLP policy COM2 allows for development and redevelopment within the boundaries of settlements, subject to compliance with the other policies of the RLP.

8.3 RLP policy LE10 is relevant to the determination of the application and seeks to retain existing employment land and strategic employment sites. Walworth Business Park is a strategic employment site. RLP policy LE10 sets out that on existing employment sites, allocated employment sites, or sites with planning permission for employment use, which have not yet been fully implemented, development for an alternative use will be permitted provided that:

- a) the land is no longer required to meet economic development needs of the area; or
- b) the current activity is causing, or could cause significant harm to the character of the area or the amenities of residents; and
- c) it would not have a significant detrimental impact on the operation of the remaining occupiers of the site.

In addition, on strategic employment sites identified in Annex E development for an alternative use will be permitted provided that:

- d) it would not have a significant detrimental impact upon the continued primary use of the site for employment; and
- e) criteria a), b) and c) have been satisfied.

8.4 The current lawful use of the site is for 5 general industrial units to operate in a Class B2 (general industrial) use. A condition of the original planning permission for the site (see paragraph 4.1 above) restricts the use of the units to Class B2 uses. The proposal is to use the 5 existing units as a mortuary, which is considered to be a Sui Generis use, that being a class of its own. This does not fall under a use that would commonly be considered as an employment use, for example Class B2 (general industrial) and B8 (storage or distribution) uses, and the former Class B1 (business) use (now Class E), which tend to generate significant levels of employment, and are prevalent across the Borough's business parks.

8.5 No information has been submitted with the application to demonstrate compliance with the requirements and criterion of RLP policy LE10, as set out at paragraph 8.3 above. However, the principle behind RLP policy LE10 is to prevent the loss of employment land/strategic employment sites to non-employment generating uses, so as to prevent the loss of jobs and the significant economic impact that this could cause. Additional information has been submitted during the consideration of the application, which provides

further clarification in respect of the applicant's company and its logistics/operations, including an indication of the number of employees per shift (23 members of staff in total across all shifts) and the proposed business activities. It is considered that this establishes the basis that the proposed use generates a significant degree of employment, and would therefore not conflict with the economic development needs of the area, and would not prejudice the aims of RLP policy LE10 and the safeguarding of employment land at Walworth Business Park. It is considered that the proposal can be accepted as a departure to RLP policy LE10. Furthermore, it is considered that the proposal would not have a significant detrimental impact on the operation of the remaining occupiers of the site, given that the applicant occupies all of the units, or upon the continued primary use of the strategic employment site at Walworth Business Park for employment.

8.6 Character and appearance

The application does not propose any external alterations to the existing units, and the use in terms of the level and general nature of activity would be akin to surrounding existing uses. It is therefore considered that the character and appearance of the surrounding area would be maintained in accordance with RLP policy E1.

8.7 Amenity and pollution

There are four air conditioning units located to the rear of the existing units, on the north west elevation of the building. Given the significant distance between these and nearby residential properties, as well as the intervening land uses, it is considered that their use would not impact adversely on amenity. The Council's Environmental Protection Officer has raised no objection to the proposals. A condition is recommended in the event that additional or replacement plant is required at the site, to ensure that this protects amenity. The proposal is considered to comply with RLP policy E8.

8.8 Highways

The application proposes no internal site layout changes, and the existing site access is being utilised. This is considered to be acceptable. The applicant has submitted a highways assessment of existing and proposed traffic movements, based upon TRICS (Trip Rate Information Computer System) data for the permitted Class B2 use, and real life data for the current use subject of this application. The submitted assessment concludes that whilst the number of daily traffic movements now proposed is slightly more than the permitted Class B2 use, as the mortuary use operates 24 hours a day, the average hourly traffic flows would be reduced. The Highway Authority has confirmed that the assessment demonstrates that the proposal would not represent any material detrimental impact on the public highway network.

8.9 The site currently has 23 car parking spaces, which accords with the original planning permission for the site (see paragraph 4.1 above), and the Council's adopted car parking standards in respect of a Class B2 use. These are shown to be retained as part of the proposals. A parking survey carried out in the areas surrounding the application site has also been submitted, the results of which demonstrate that there is sufficient spare capacity to accommodate any

potential demand for off-site car parking, in the event that the on-site car parking is at full capacity. Noting the existing and proposed associated traffic movements as set out above (in paragraph 8.8), it is considered that the car parking provision would be acceptable.

- 8.10 Overall it is considered that the proposals would not impact adversely on the safety or function of the highway network, and would comply with RLP policies T1 and T2.

9.0 **CONCLUSION**

- 9.1 The site is located within a strategic employment site, and the permitted use of the site is for Class B2 employment uses. The proposed change of use to a mortuary (sui generis use) would not constitute an employment use for the purposes of RLP policy LE10, and no information has been submitted to demonstrate that the land is no longer required to meet economic development needs of the area, or that a Class B2 use is causing, or could cause significant harm to the character of the area or the amenities of residents. However, due to the specific nature of the alternative use now proposed, including in respect of the business operation and the number of staff employed, it is considered that the proposal would not conflict with the economic development needs of the area, and would not prejudice the aims of RLP policy LE10 and the safeguarding of employment land and the strategic employment site at Walworth Business Park. Furthermore, it is considered that the proposal would not have a significant detrimental impact on the operation of the remaining occupiers of the site, given that the applicant occupies all of the units, or upon the continued primary use of the strategic employment site at Walworth Business Park for employment. It is therefore considered that the proposal can be accepted as a departure to RLP policy LE10. In addition, it is considered that the proposed change of use would not impact adversely on the character and appearance of the area, amenity/pollution, or the highway network, and would comply with the relevant policies of the RLP in these respects.

10.0 **RECOMMENDATION**

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;**
 - **TV-AP-822.01**
 - **TV-AP-822.02**
 - **TV-AP-822.03 REV B**
 - **TV-AP-822.04 REV A**

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

2. **No new (including replacement) external plant, machinery or equipment shall be installed in association with the use hereby permitted until full details have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, appearance, design, specification and noise performance of the plant, machinery or equipment, and all**

measures required to mitigate any noise emissions to ensure that they will not cause detriment to the amenity of residential occupiers. Any new external plant, machinery or equipment shall be installed in accordance with the approved details, and any mitigation measures required to reduce noise shall be completed prior to the same being brought into use and permanently retained thereafter.

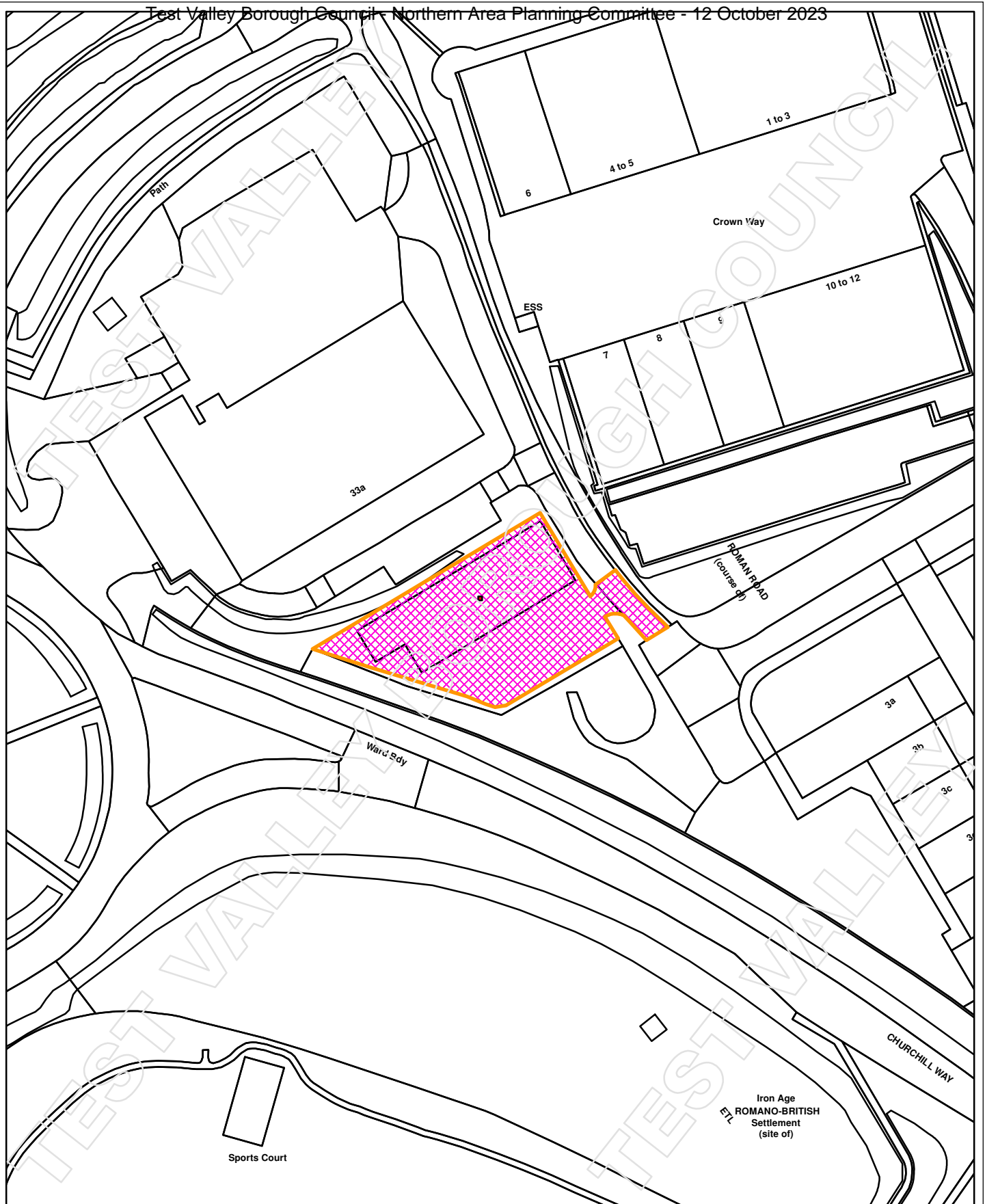
Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 3. The space that 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 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.

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.**
-

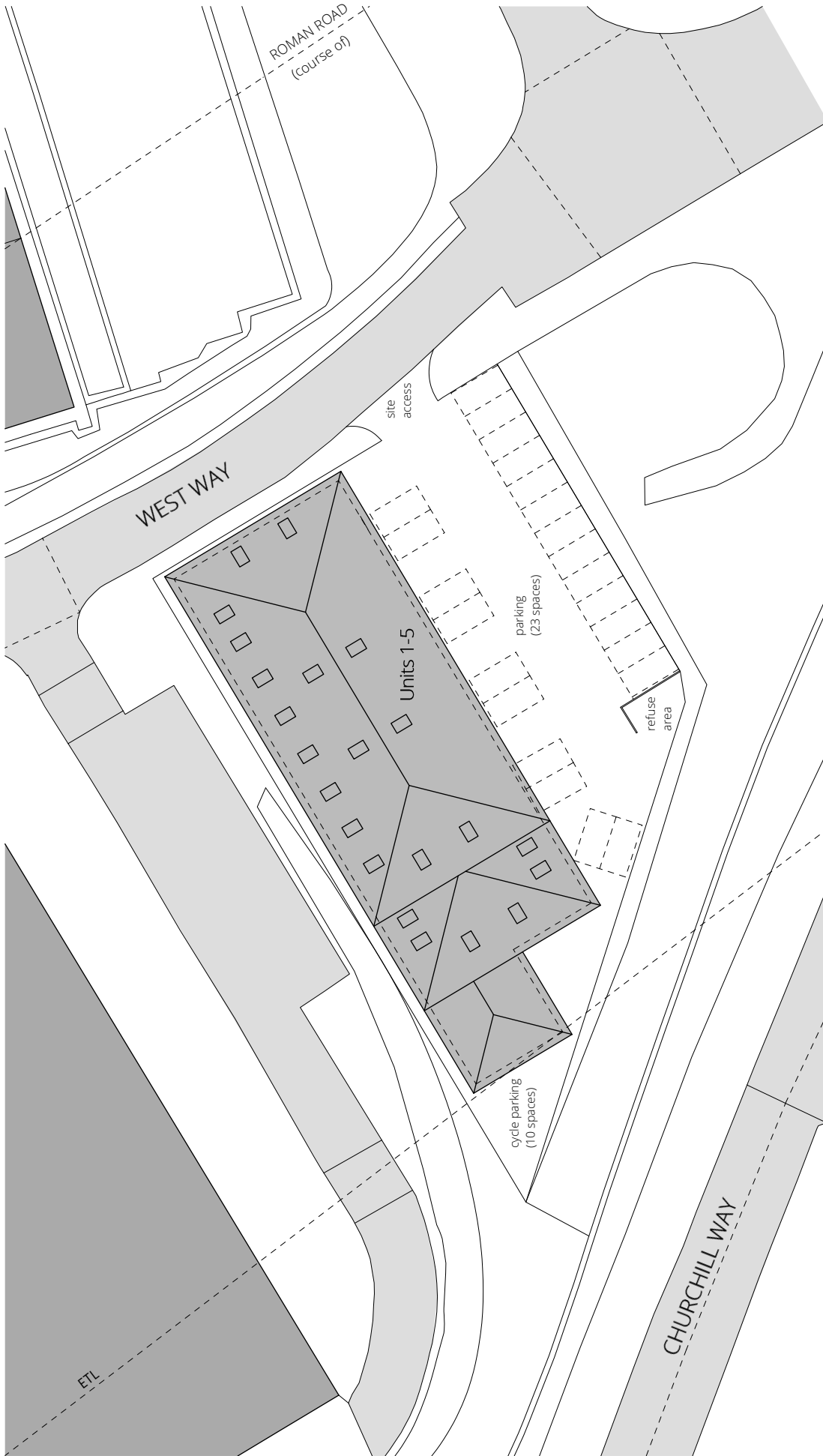


Siteplan



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23/00932/FULLN



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Block Plan

Scale 1:500

REV:	DATE:	AMENDMENTS:
SCALE AT A4:	1:500	DATE:
		Mar 2023

TITLE:	Block Plan
DWG NO.:	TV-AP-822.02
REV.:	.

CLIENT:	Pure Cremation
PROJECT:	CoU to Storage and Distribution, Unit 1-5, Threadster Park, West Way Andover SP10 5JG.

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ITEM 9

APPLICATION NO.	23/02043/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	08.08.2023
APPLICANT	Mr John Dryden and Mrs Ayeesha Menon
SITE	Tuxford House, Village Street, Chilbolton, SO20 6BE, CHILBOLTON
PROPOSAL	Single storey rear extension, erect garden building, loft conversion with rear dormers and roof lights to front elevation
AMENDMENTS	
CASE OFFICER	Claudia Hurlock

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 The application is presented to Northern Area Planning Committee at the request of a Member for the reason “because it raises issues of more than local public interest”.

2.0 SITE AND SURROUNDING AREA

- 2.1 Tuxford House is a two-storey detached house of brick and tile construction on Village Street, in the centre of Chilbolton, within the Chilbolton Conservation Area. The dwelling benefits from off-road parking in front of the house and also a large rear garden.

3.0 PROPOSAL

- 3.1 Planning permission is sought for a single storey rear extension, erection of a garden building, loft conversion with rear dormers and roof lights to the front elevation of the house.

4.0 HISTORY

- 4.1 None relevant.

5.0 CONSULTATIONS

- 5.1 **Design and Conservation** – No objection, subject to conditions.
- 5.2 **Hampshire County Council Countryside Planning** – No objection, subject to conditions.

5.3 Hampshire County Council Highways – comment, summarised as follows:

- This application would appear to be subtly different however its is not clear from the submitted plans what the exact changes to access or parking layout is proposed. Given the above, TVBC will need to determine in their capacity as local parking authority that the level of parking provision proposed falls in line with adopted standards.

***Officer note** – the number of bedrooms would remain the same as a result of the proposals and no amendments are proposed to the existing parking arrangement of the site. Therefore parking is not relevant for consideration for this scheme.*

6.0 REPRESENTATIONS Expired 08.09.2023

6.1 Chilbolton Parish Council – Objection, summarised as follows:

- Inaccuracies contained within the Biodiversity Checklist.
- Paragraph 52 of the NPPF states that “planning conditions should not be used to restrict permitted development unless there is clear justification to do so. The PC consider that there is clear justification.
- Overdevelopment to a house in a prominent position, within a conservation area.
- The proposal is contrary to HD4 of the NDP.
- Concerns regarding parking.
- No provision for an electric car charging point.
- Issues with maintaining the mix of housing stock, as this would create a larger dwelling than others in the village.

6.2 1 x letter of support from occupants of Abbots Rest, Village Street, Chilbolton, summarised as follows:

- The extension at the rear will mirror the existing pergola and is not at all visible from the property or the adjacent areas.
- Converting the loft will not have any impact on occupants, so again raise no objections.
- Occupants feel strongly that extending a property to accommodate extended family is something that should be supported.

7.0 POLICY

7.1 Government Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(TVBRLP)

Policy SD1 – Presumption in Favour of Sustainable Development

Policy COM2 – Settlement Hierarchy

Policy E1- High Quality Development in the Borough

Policy E5 - Biodiversity

Policy LHW4 – Amenity

7.3 Neighbourhood Plan

Chilbolton Neighbourhood Plan, 2021:
Policy HD4: Design of New Development

7.4 Supplementary Planning Document

Chilbolton Conservation Area Appraisal (2008)

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact on amenity of neighbouring property
- Impact on ecology
- Impact on parking provision

8.2 **Principle of development**

The site lies within the settlement boundary for Chilbolton as defined on the Inset Maps of the TVBRLP. In accordance with Policy COM2 of the TVBRLP development is permitted provided the proposal is appropriate to other policies of the Revised Local Plan. The proposal is assessed against relevant policies below.

8.3 **Impact on the character and appearance of the area**

Single storey rear extension

The application proposes a single storey extension at the rear of the property. This would be flat-roofed with the addition of two roof lanterns. The extension would span the existing width of the dwelling and would protrude to the rear by 5.5m. It would be similar in footprint to the existing pergola situated at the rear of the property. Due to its location on the rear of the property, it would not be seen from Village Street.

8.4 Policy HD4 of the Chilbolton NDP (items a, l, j and iii) require that extensions should complement the rural character of the area and be of a scale and density so as not to have a detrimental impact on the character of the area. Chilbolton PC have raised concerns that the proposal is not in keeping with this policy and would be “overdevelopment”. However, the principal elevation of the dwelling would be largely unchanged from the public realm, and the single storey rear extension would be sited at a low level, and would also be screened from the Chilbolton 7 Public Right of Way by the landscaping at the south-western side of the property, which runs all the way down to the end of the plot, approximately 50m away from the dwelling.

8.5 *Loft Conversion with rear dormers and rooflights to principal roof slope*

These elements of the scheme would also have little impact on the visual appearance of the principal elevation of the dwelling, with the exception of the proposed rooflights. The proposed 4 dormer windows on the rear roof slope are considered to be appropriate in style, and size in order that they would not dominate the existing rear elevation and also maintain the symmetry of the

dwelling when appreciating it from the rear garden. The conservation officer considered that although the number of dormers is quite high, overall they are discreetly located at the rear and well-designed such that they respect the existing composition of the building. The high level landscaping which borders the property would also limit the views of the dormer windows of the property from the Public Right Of Way. The application form submitted with the application states that all materials used in the development would match what is currently used on the existing house which would ensure that the development would not appear incongruous, and it should also be noted that there are examples on the other side of Village Street of dormer windows used on the front elevations of dwellings. Therefore, the proposed dormer windows would not appear incongruous within the streetscene, giving consideration to the location of the proposed dormers, on the rear of the property.

8.6 Two rooflights are proposed on the front roof slope of the property. This change is considered minor in nature, and would not have a significant impact on the character of the area including the conservation area. This element of the proposal is considered to be in keeping with the dwelling and adjacent built form.

8.7 *Garden building*

The structure would be comprised of brick and timber with a torch-felt flat roof and would not be visible from the conservation area or in any public views and would not therefore have an adverse impact on the character of the area. It is not considered to affect the setting of any nearby listed buildings due to its location. Due to its scale and siting in relation to the existing property and to neighbouring properties, the structure is not considered to be overdevelopment of the plot, and there is still sufficient amenity space for the dwelling.

8.8 The application therefore is considered to make a positive contribution to sustaining the significance of the conservation area taking account of its character, appearance and setting and would therefore accord with Policies E1, and E9 of the TVBRLP, and Policy HD4 of the Chilbolton NDP.

8.9 **Impact on amenity of neighbouring property**

By virtue of the single storey nature of the proposed rear extension, it is considered that this would not have a detrimental impact on the amenity of the neighbouring properties. The proposed dormer windows would offer additional views, however they would offer views only of the rear garden of the dwelling which is not considered to have a significant impact on the amenity of the neighbouring property. It should also be noted that this arrangement of windows is common in suburban areas. The proposed rooflights would offer views of the parking area and main road and the small, flat roof, single storey garden building would not have an impact on the neighbouring properties by virtue of its single storey nature and intervening boundary treatment. It is considered therefore that the proposal would comply with Policy LHW4 of the TVBRLP.

8.10 Impact on ecology

The application proposes works to the roof of the building to accommodate the dormer windows and rooflights. The dwelling itself is modern, and on site it was noted that the roof tiles, eaves and soffits were in good condition with no gaps which could provide ingress into the building for bats. It is considered therefore that there was not a reasonable likelihood that bats may be utilising the property for roosting purposes and a bat survey was not requested. An informative is included within the recommendation to the permission in the event that bats are found during the works which requires that further advice should be sought from Natural England and/or a professional Ecologist. The proposal is therefore considered to comply with Policy E5 of the TVBRLP.

8.11 Other matters

Policy HD1 of the Chilbolton NDP (Housing Scale and Mix) requires that dwellings should only have up to 3 bedrooms, however, Tuxford House already has 4 bedrooms and so in this instance it would not be reasonable to request that the number of bedrooms are reduced to comply with this policy.

8.12 Chilbolton PC refer to paragraph 52 of the NPPF stating that “planning conditions should not be used to restrict permitted development unless there is clear justification to do so. No conditions are proposed with this application which would restrict permitted development rights, and it is not considered proportionate to remove permitted development rights for a proposal of this scale.

8.13 Chilbolton PC also raised a concern in respect of an electric car charging point which is required by Policy HD4 of the NDP. Whilst it is not indicated on the plans, an electric charging point is proposed to be conditioned in order to comply with HD4 of the NDP.

8.14 Chilbolton PC also raised a concern in respect of the Biodiversity checklist – namely Qb on the checklist and that this should have been YES. However, whilst the site is close to Cow Common, it is not one of the development types as listed in footnote 2, and so NO is the correct answer. The PC also queried the answer for Qc which refers to proximity to designated sites. Notwithstanding the checklist, the proposal would not have an adverse impact on priority habitats or designated sites.

8.15 As existing, the property has 4 bedrooms and the application proposes that this remains the same, with one enlarged bedroom on the first floor and a replacement bedroom within the loft conversion. Therefore, this is not a consideration within the terms of this application.

9.0 CONCLUSION

9.1 The proposal is considered acceptable and in accordance with the policies of the TVBRLP.

10.0 RECOMMENDATION

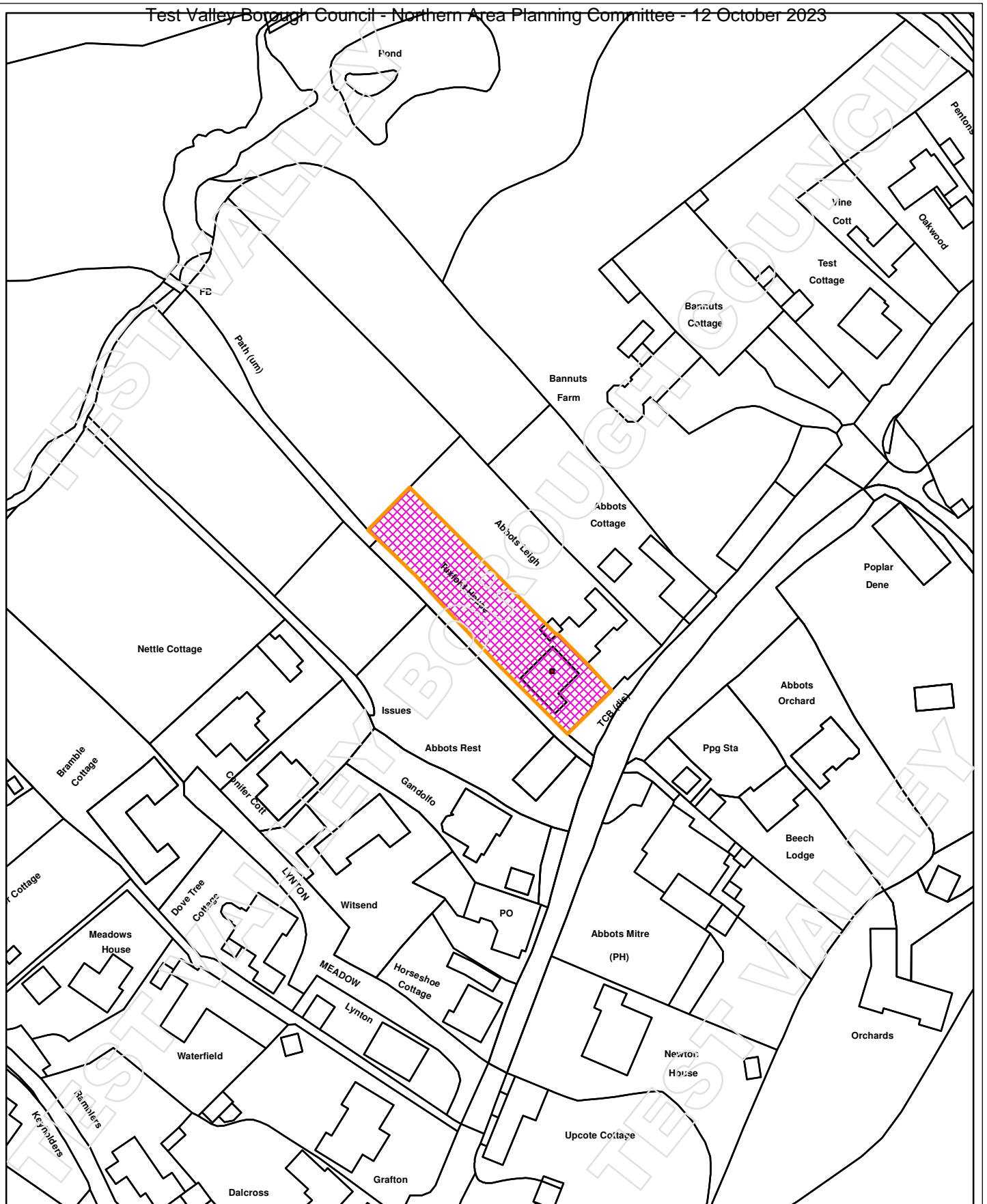
PERMISSION subject to:

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
3058/05_01_D - PROPOSED REAR EXTENSION AND LOFT CONVERSION – submitted 08.08.2023
Reason: For the avoidance of doubt and in the interests of proper planning.
3. The new rooflights hereby approved shall be of the ‘conservation’ type ie flush to the existing roof covering and thereafter retained as such.
Reason – To ensure the development has a satisfactory impact on the character and appearance of the conservation area in accordance with policies E1 and E9 of the TVBRLP.
4. The new brickwork shall match the surrounding existing brickwork in terms of colour, texture, facebond and mortar.
Reason: To ensure the development has a satisfactory impact on the character and appearance of the conservation area in accordance with policies E1 and E9 of the TVBRLP.
5. Prior to the development hereby permitted being brought into use, an electric vehicle charging point shall be installed at the site and thereafter maintained in perpetuity.
Reason: In the interests of improving sustainability in accordance with policy HD4 of the Chilbolton Neighbourhood Development Plan.

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. No vehicles (including builder’s and contractor’s), machinery, equipment, materials, spoil, scaffolding, skips or anything else associated with the works, use, or occupation of the development, shall be left on or near to Chilbolton Footpath 7 as to cause obstruction, hindrance, or a hazard to its legitimate users. The public retain the right to use the Public Right of Way at all times.

- 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.**
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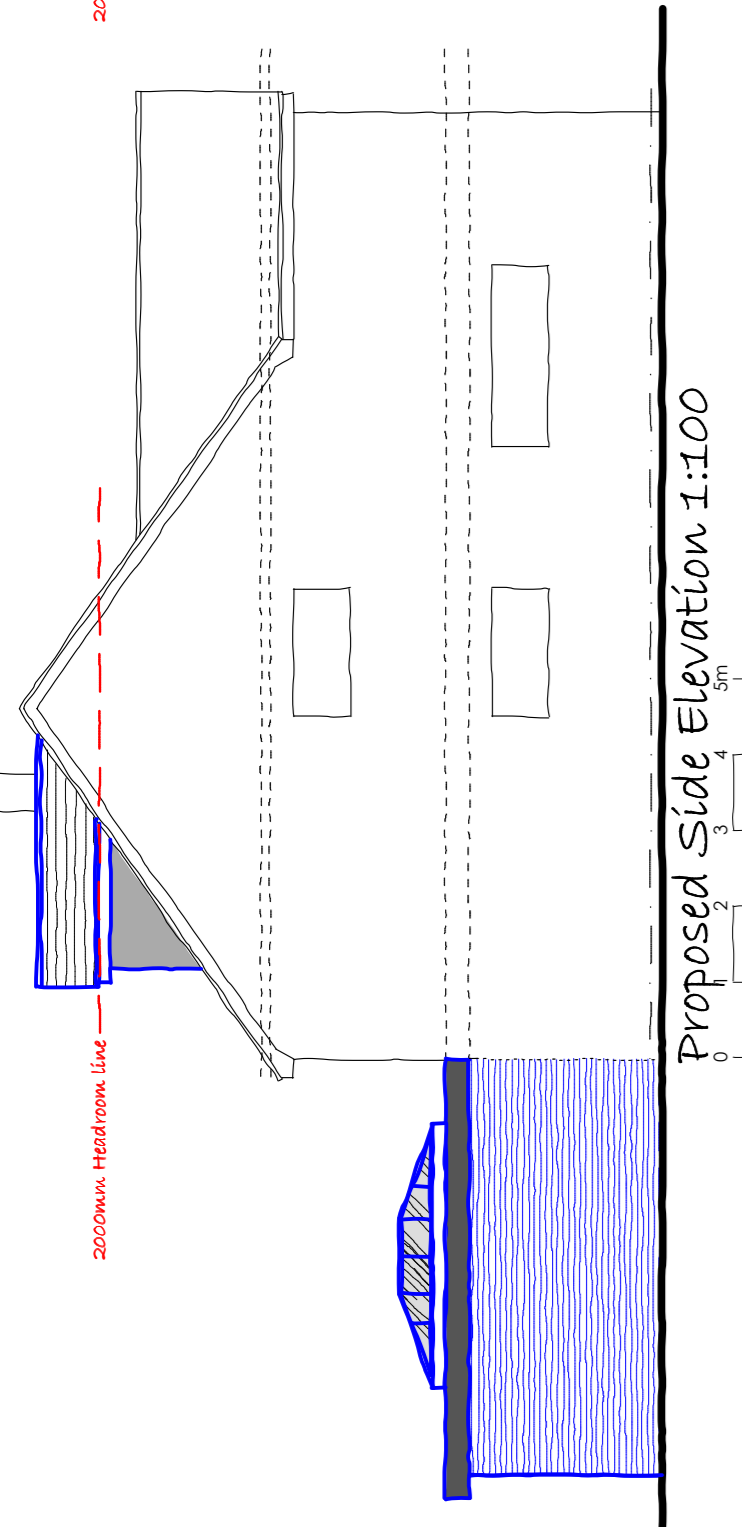


Siteplan

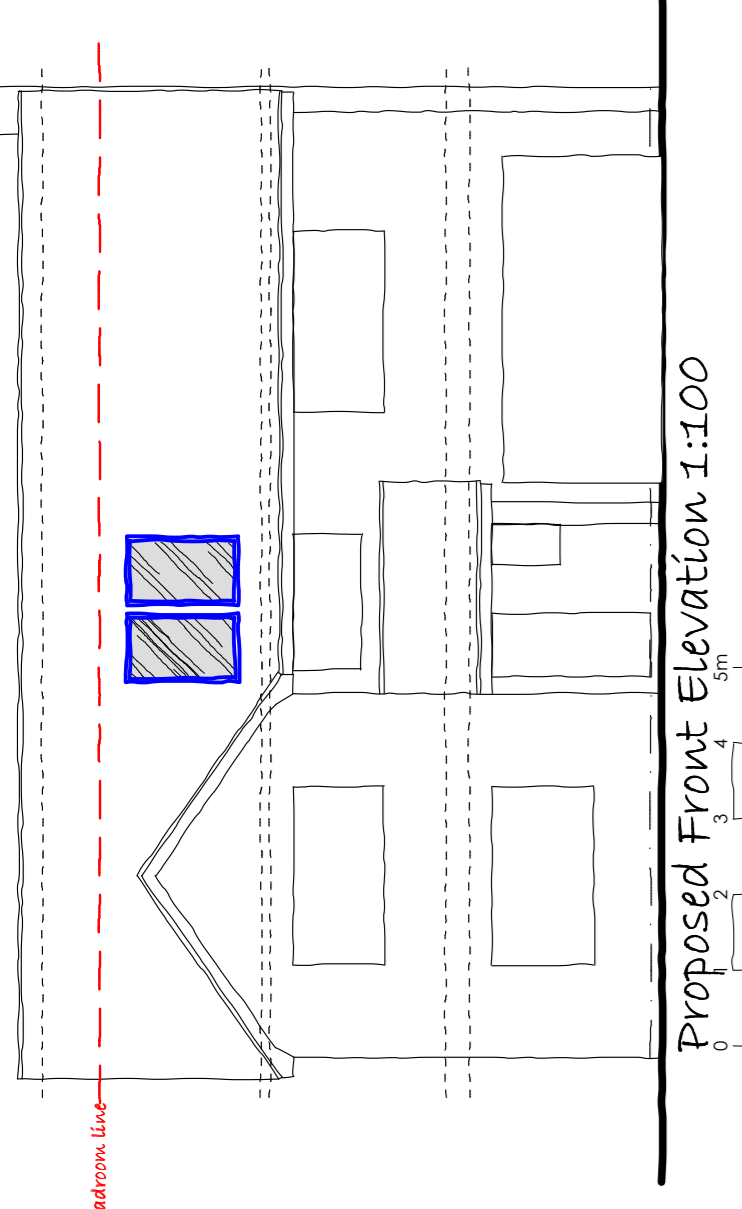


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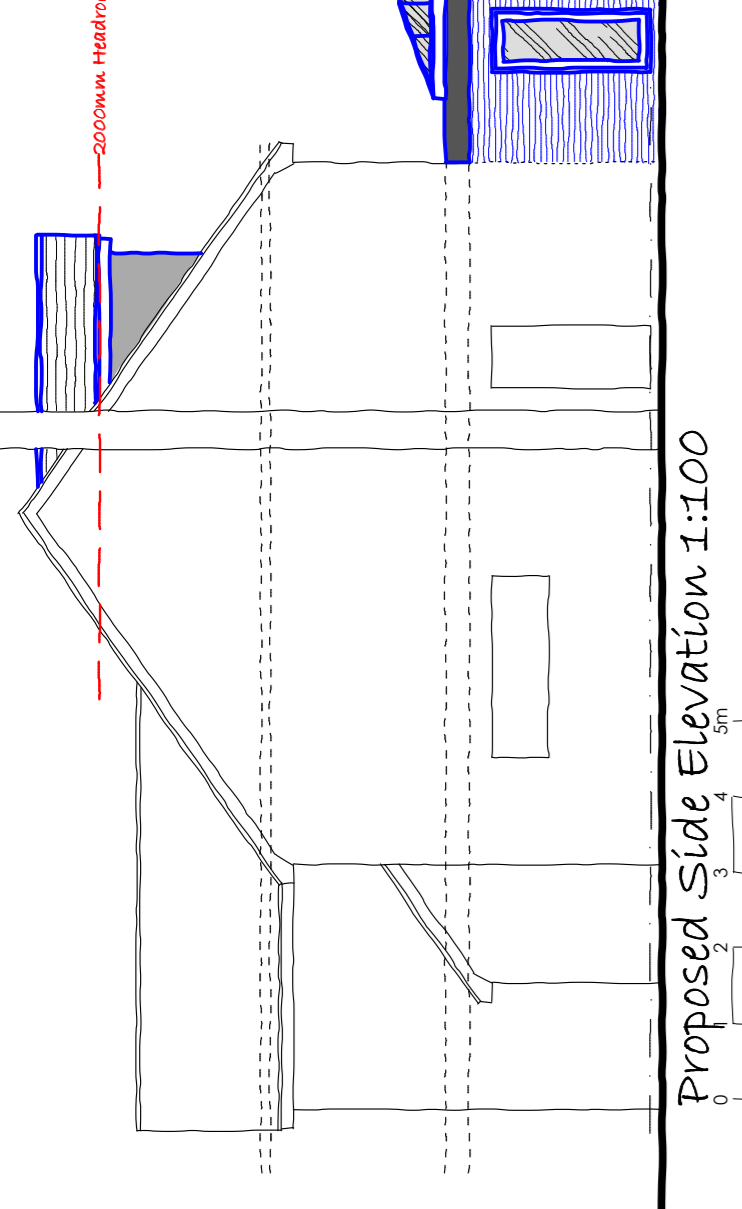
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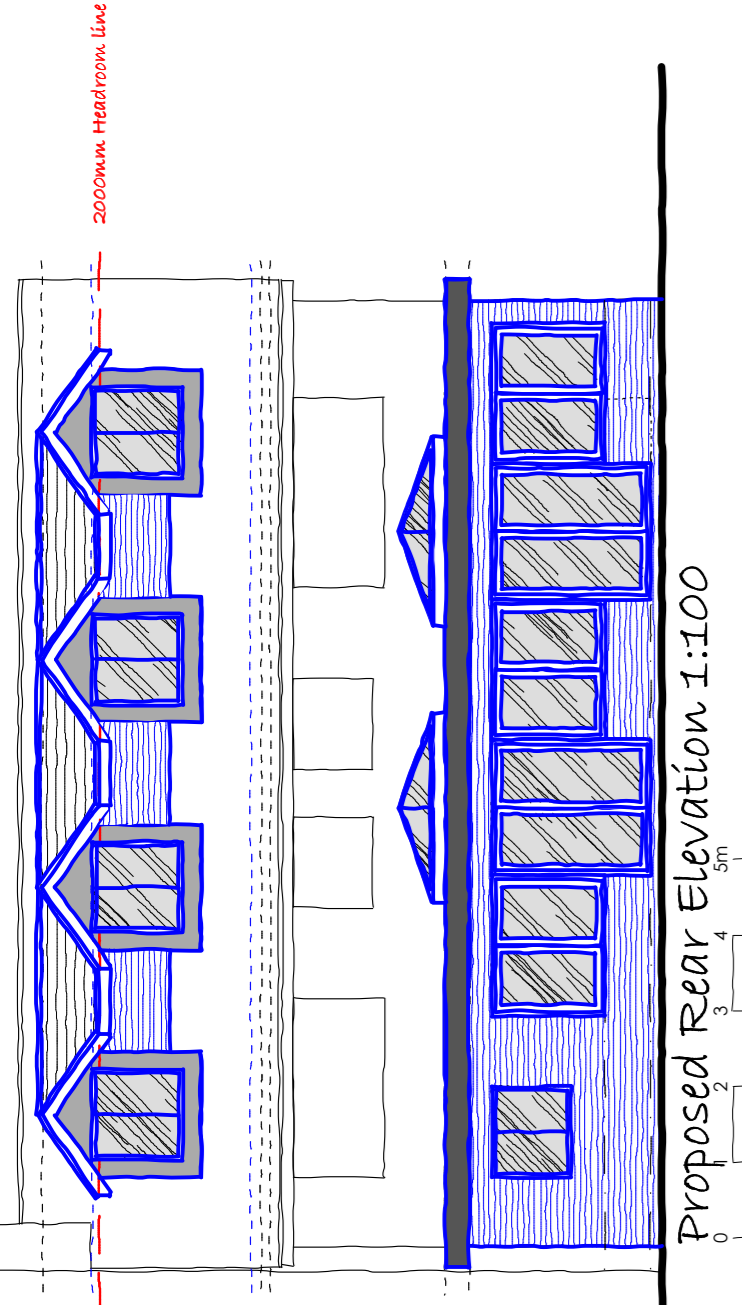
Proposed Side Elevation 1:100



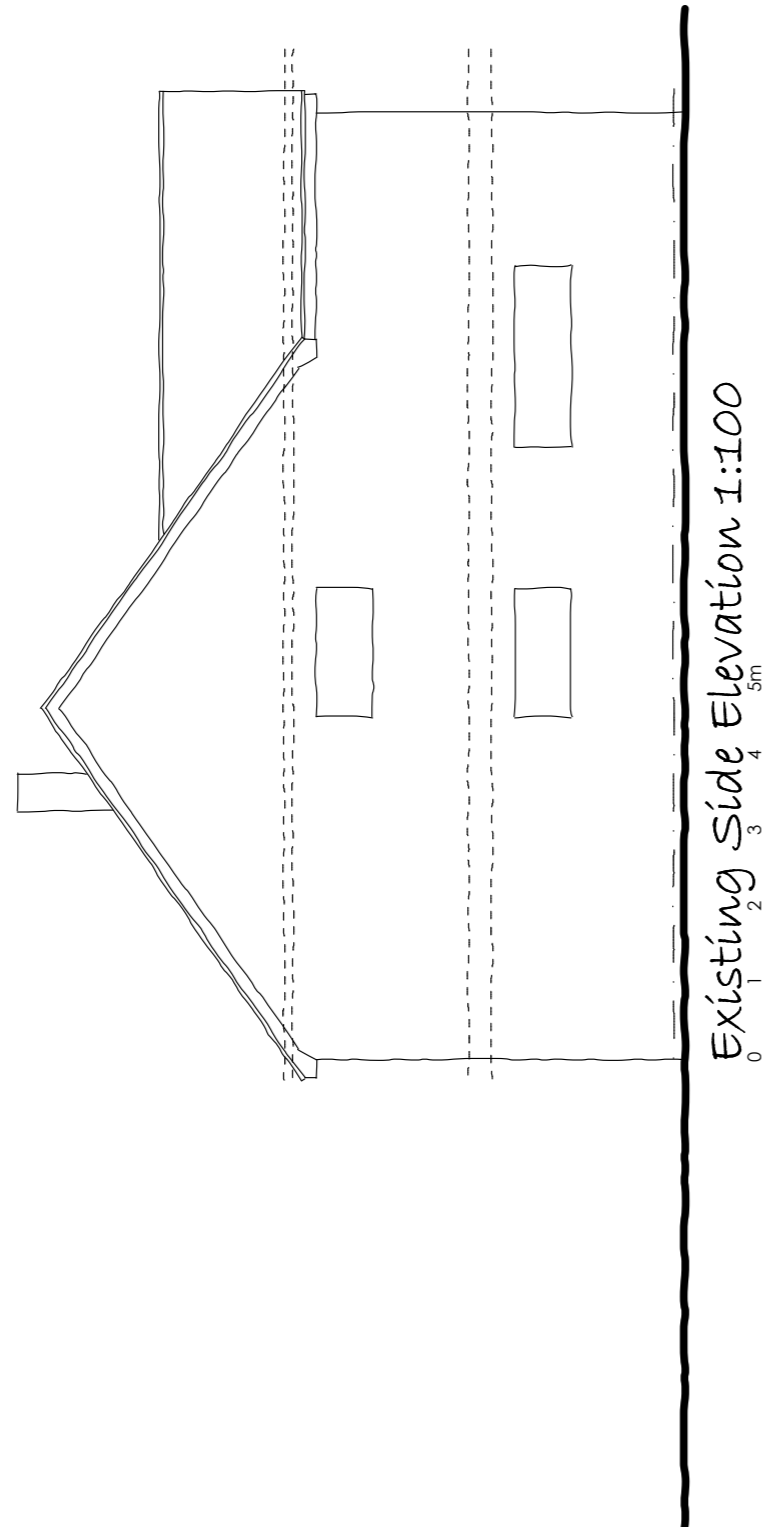
Proposed Front Elevation 1:100



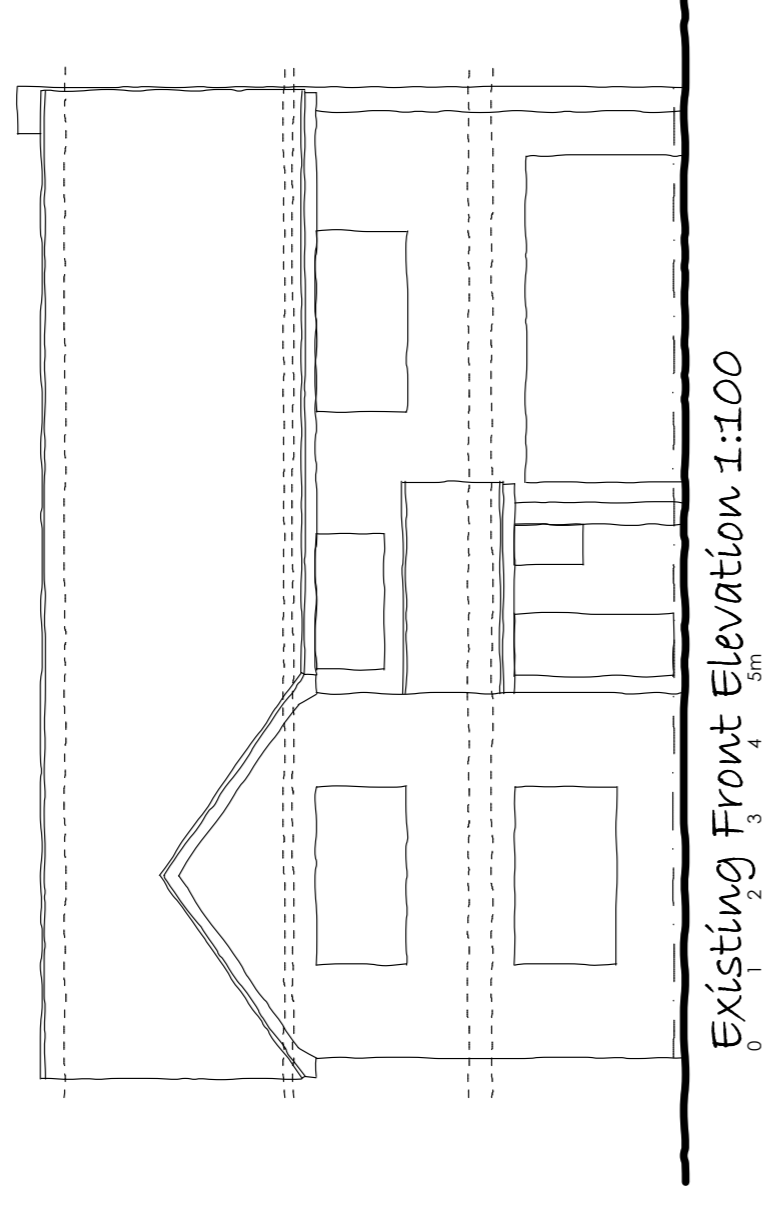
Proposed Side Elevation 1:100



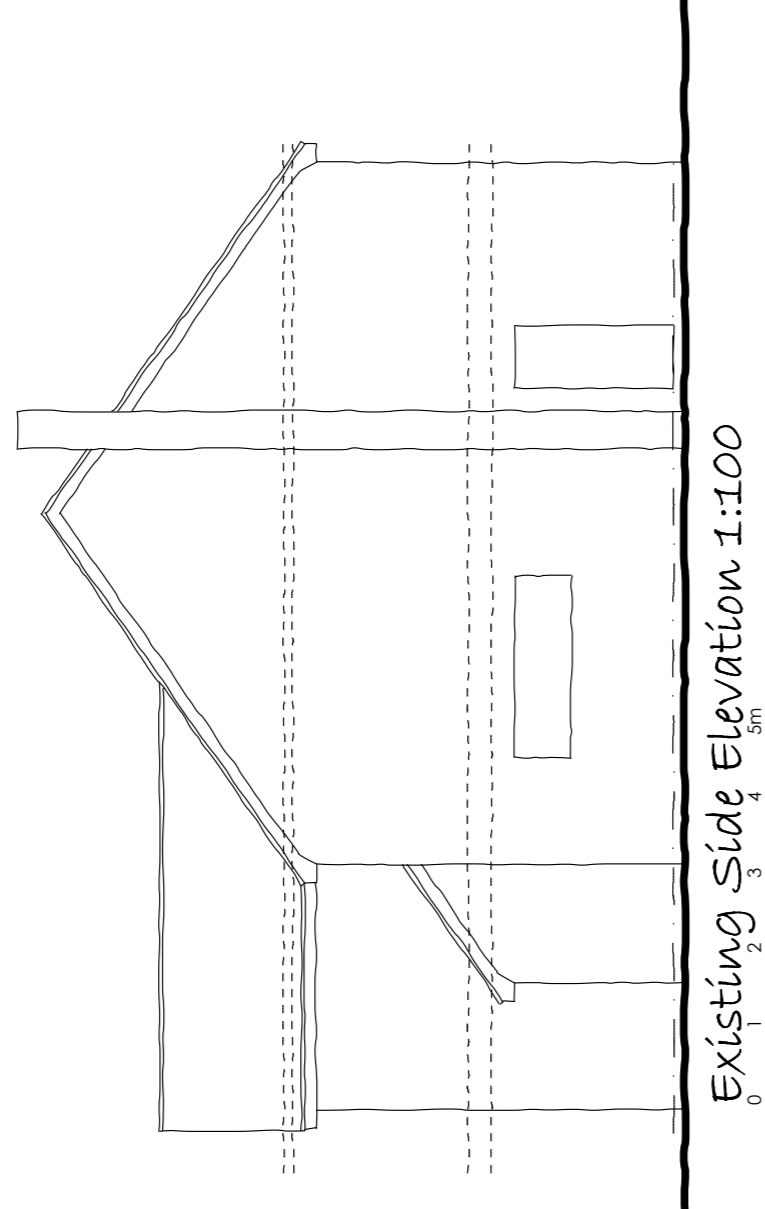
Proposed Rear Elevation 1:100



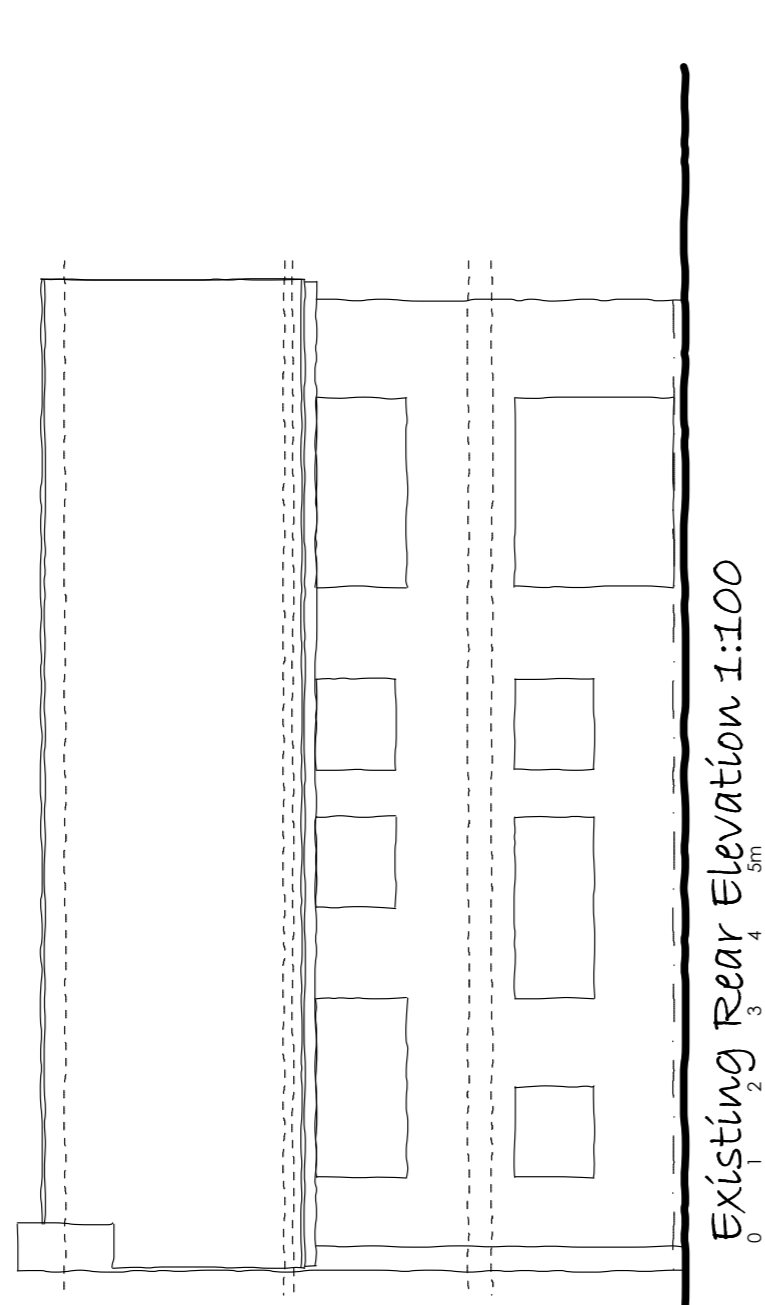
Existing Side Elevation 1:100



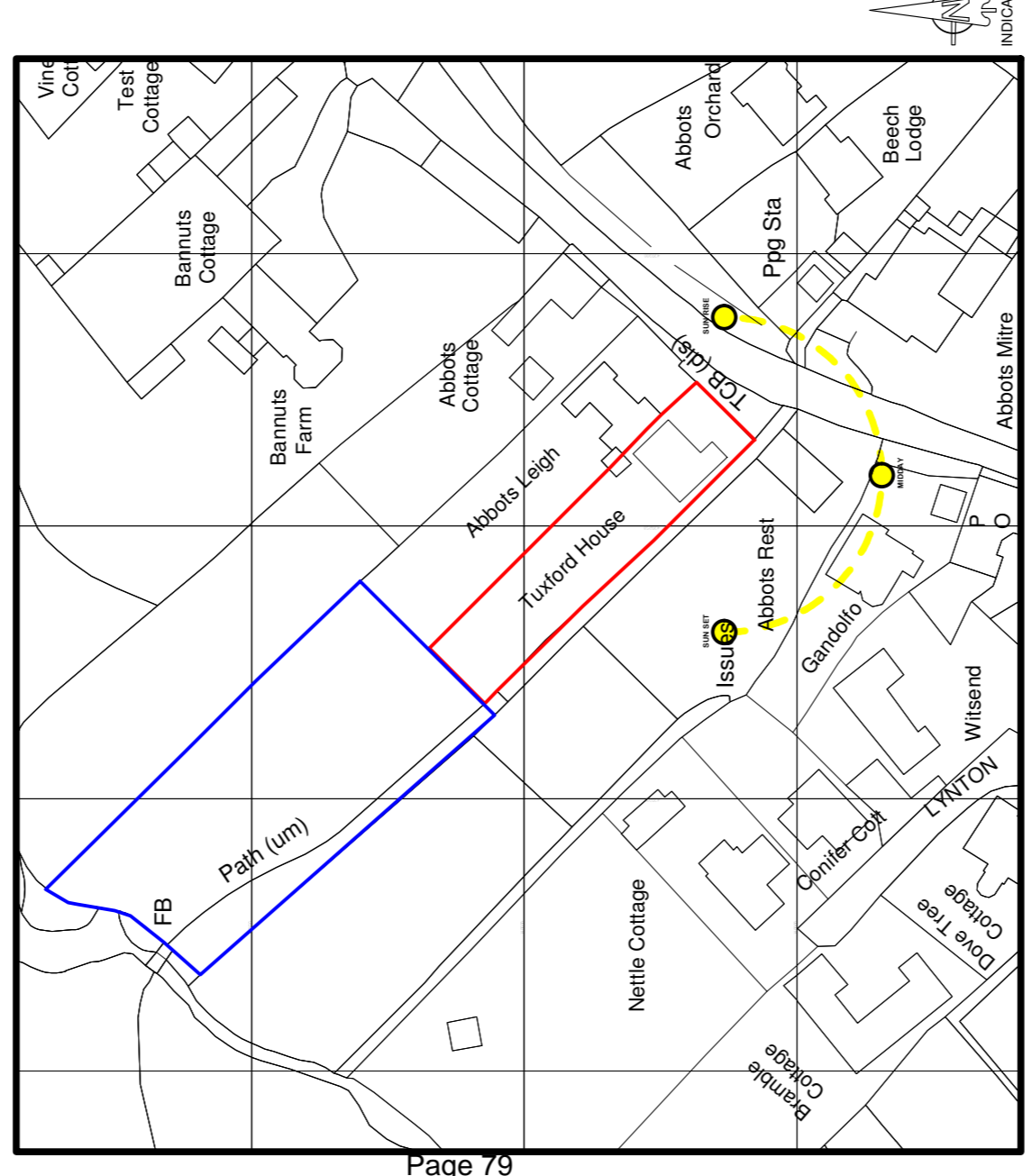
Existing Front Elevation 1:100



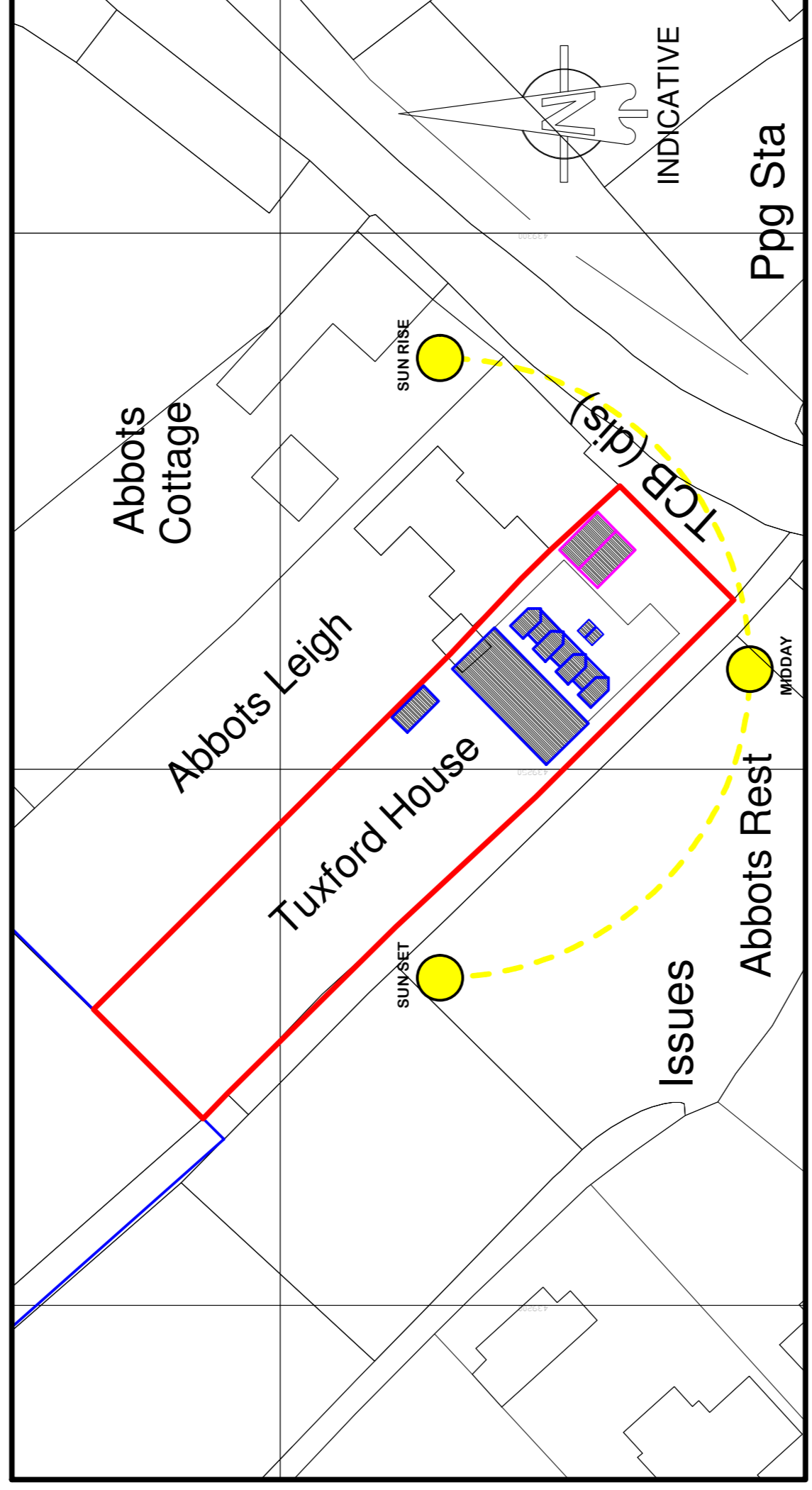
Existing Side Elevation 1:100



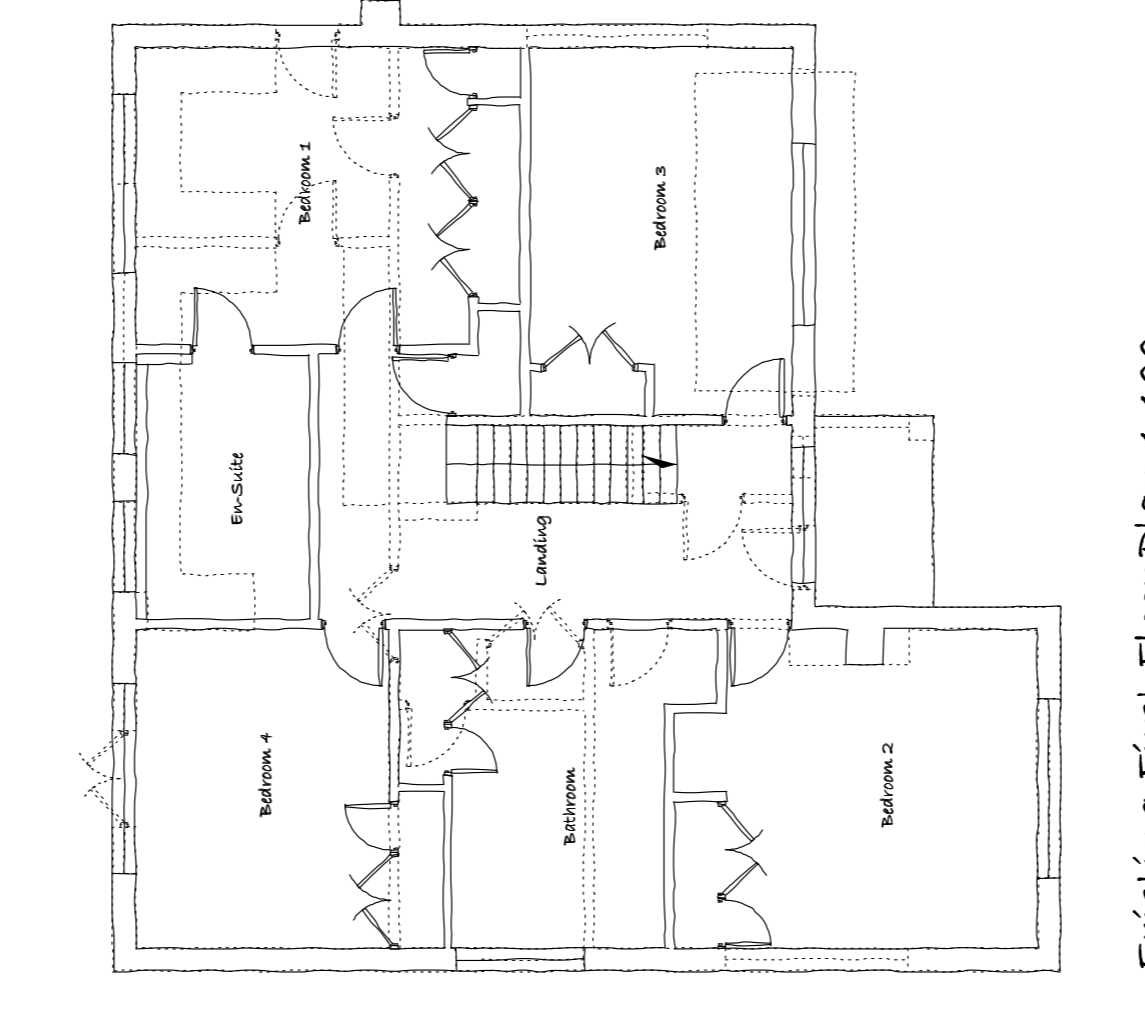
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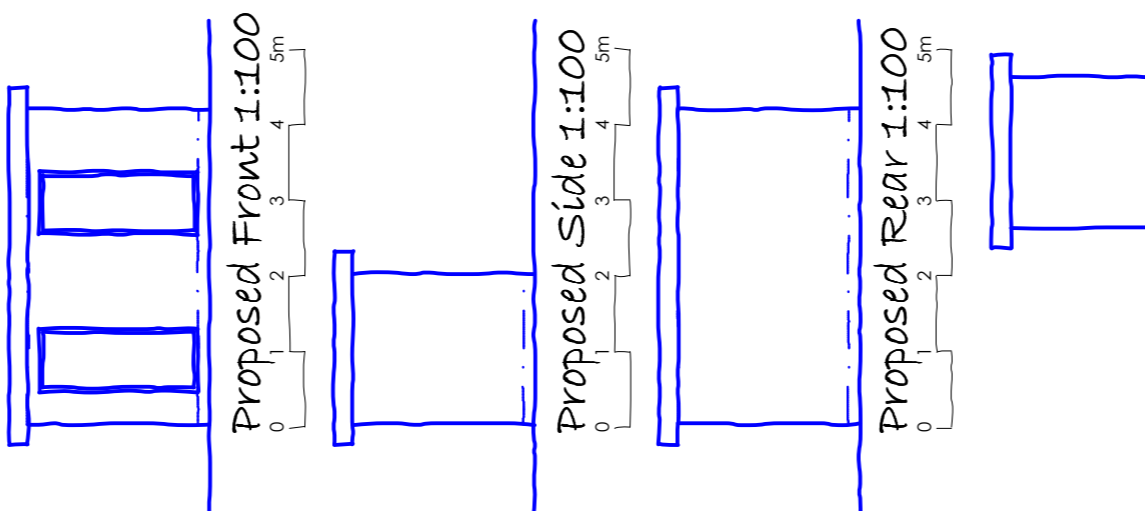
Location Plan 1:1250



Site Plan 1:500



Existing First Floor Plan 1:100



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drawing
 Proposed Rear Extension & Loft Conversion

stage
 Stage 1 - Survey
 Stage 2 - Design

scale
 1:100 & 1:50@A1

date
 May 2023

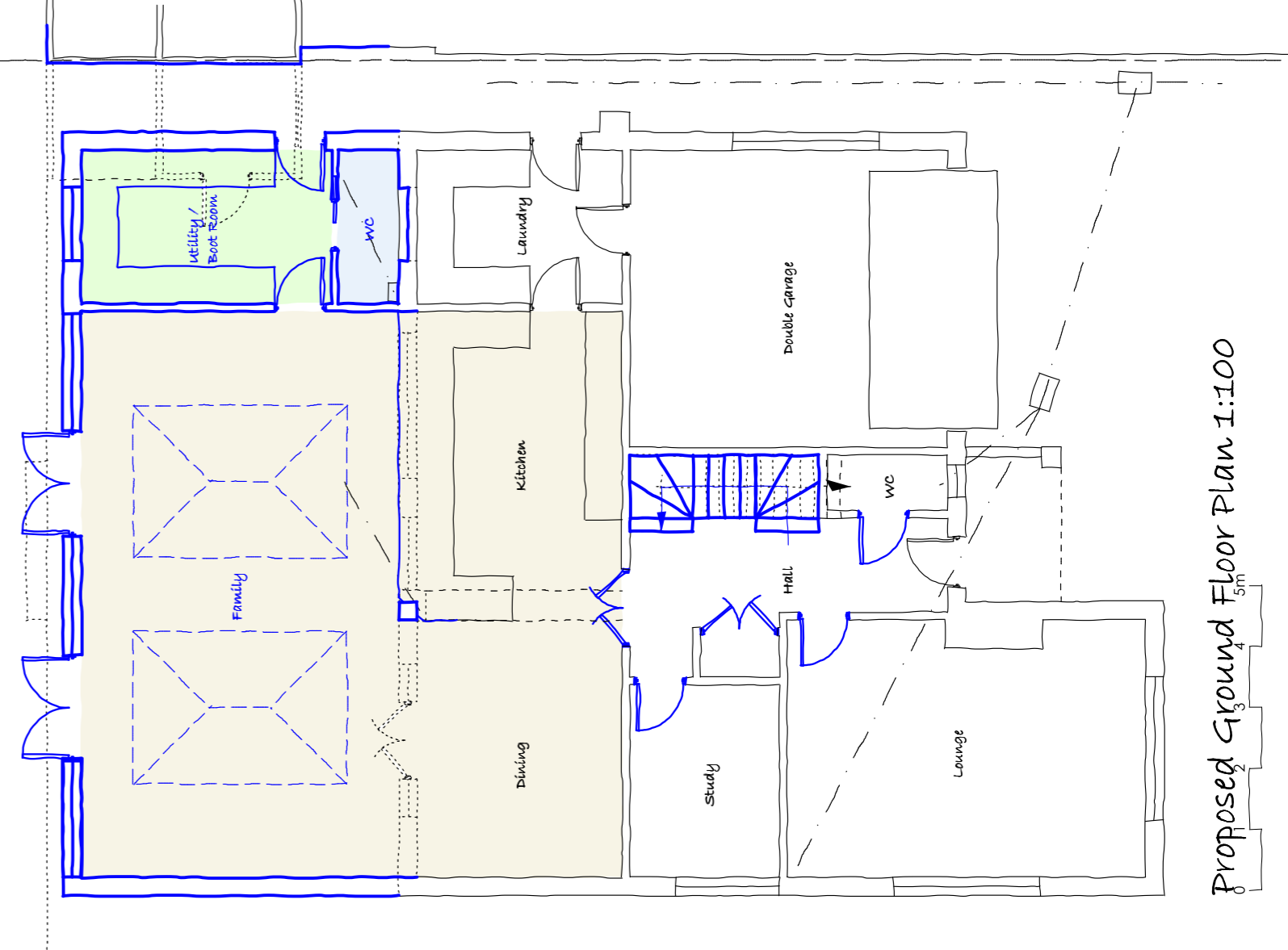
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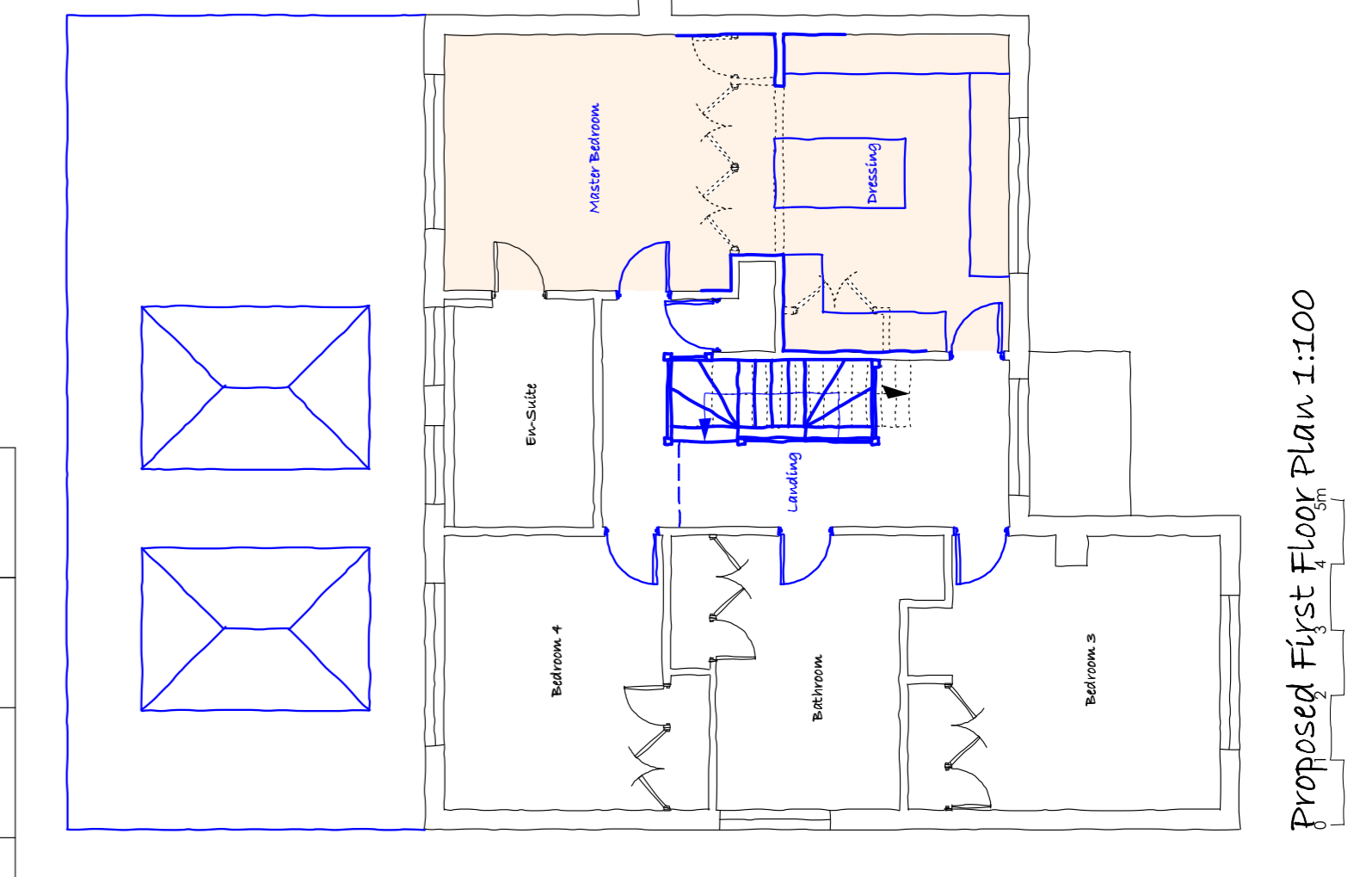
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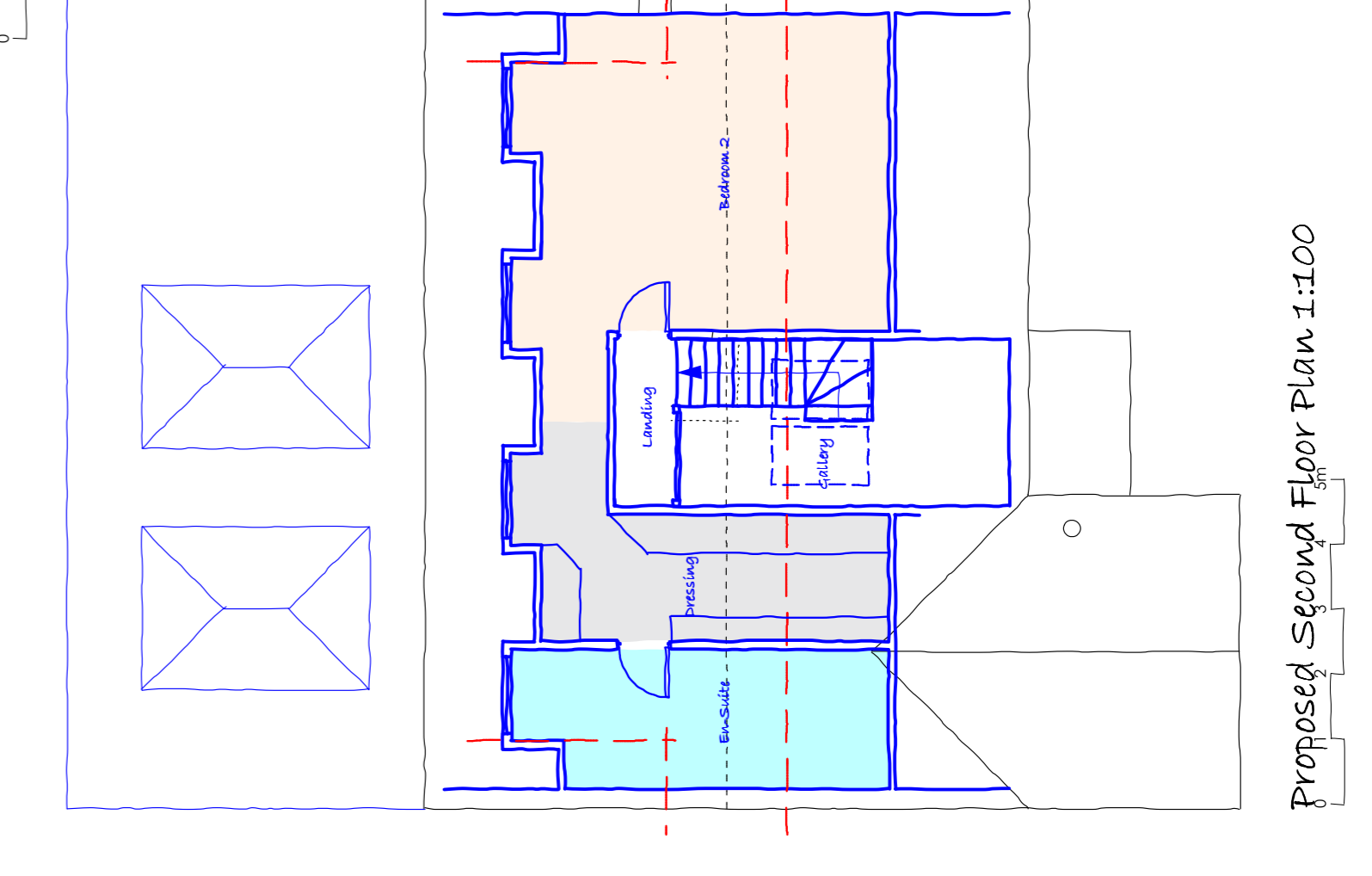
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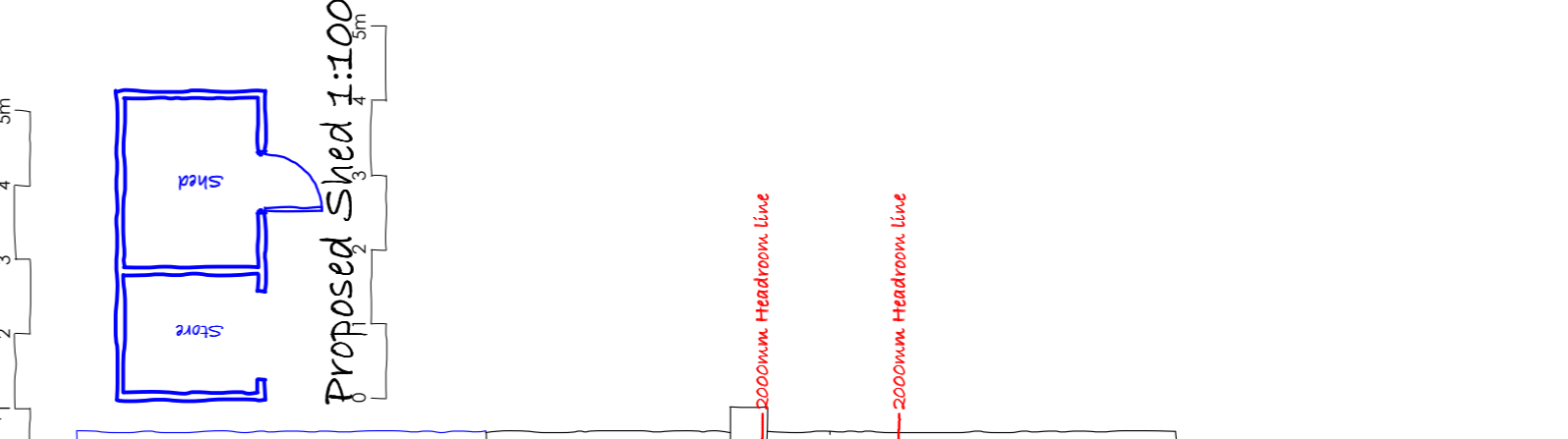
Proposed Ground Floor Plan 1:100



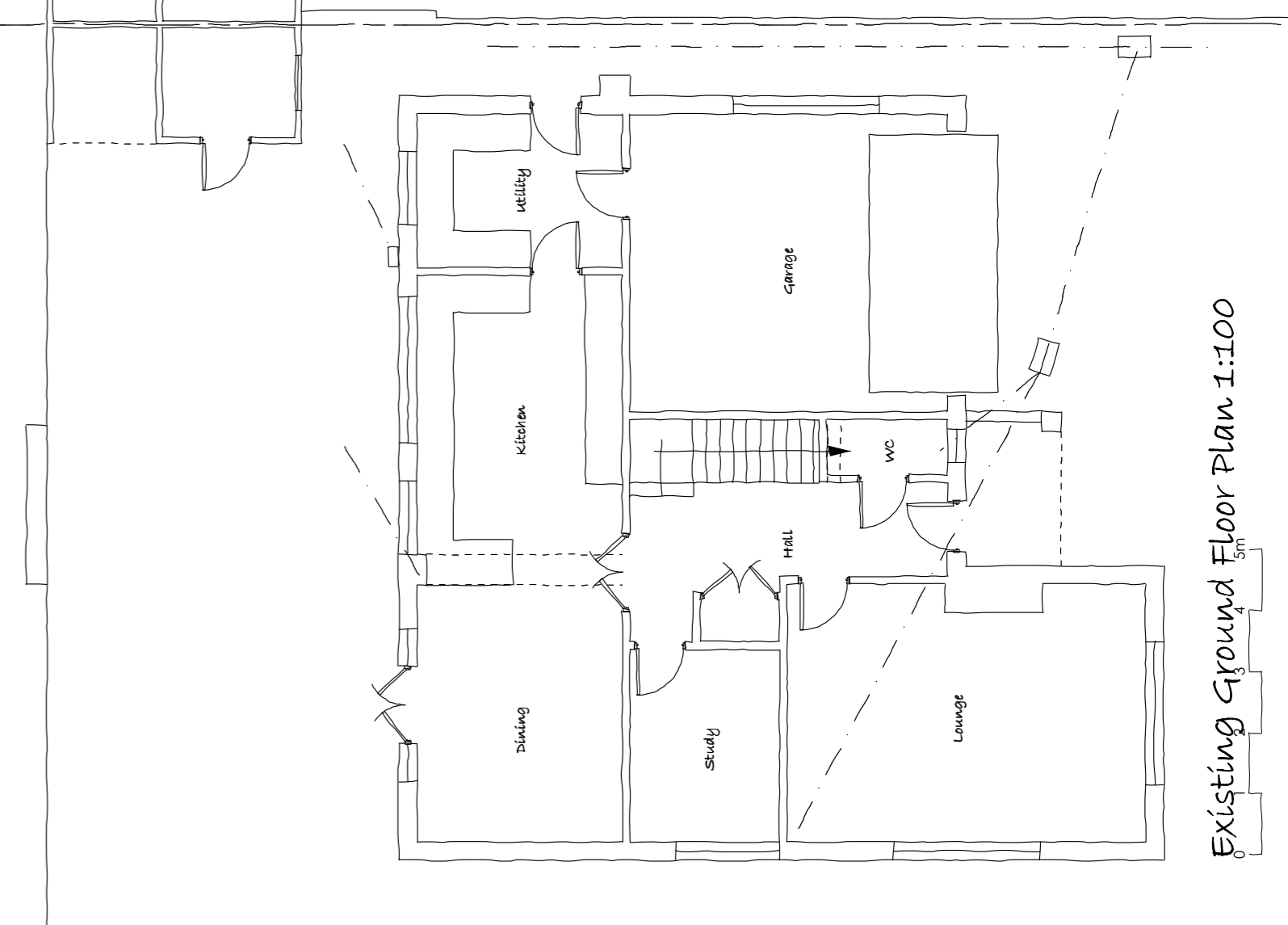
Proposed First Floor Plan 1:100



Proposed Second Floor Plan 1:100



Proposed Shed 1:100



Existing Ground Floor Plan 1:100