

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, 23 November 2023 at 5.30 pm

Attendance:

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

Councillor I Andersen
Councillor C Donnelly
Councillor A Gillies
Councillor L Gregori

Councillor N Lodge
Councillor J Neal
Councillor K North
Councillor J Sangster

Also in attendance
Councillor M Flood

Councillor S Hasselmann

325

Apologies

Apologies for absence were received from Councillors Borg-Neal, L Lashbrook and P Lashbrook.

326

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>
8	71 - 84	21/03028/FULLN	Mr Heslop (Upper Clatford Parish Council) Mr Burley (Supporter) Councillor Flood (Ward Member)

327

Declarations of Interest

There were no declarations of interest.

328

Urgent Items

There were no urgent items for consideration.

329

Minutes of the previous meeting

Councillor Andersen proposed and Councillor Neal seconded the motion that the minutes of the previous meeting were an accurate record. Upon being put to the vote, the motion was carried.

Resolved:

That the minutes of the meeting held on 12 October 2023 be approved and signed as a correct record.

330

22/02668/FULLN

APPLICATION NO.	22/02668/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	18.10.2022
APPLICANT	Mr Chris Rees
SITE	Land adjacent to Test Valley Farm, Little Drove Road, CHILBOLTON
PROPOSAL	Demolition of existing building and erection of four residential dwellings with associated landscaping, access and parking
AMENDMENTS	Amended/additional plans and information received: <ul style="list-style-type: none">• 10.02.2023• 02.03.2023• 22.05.2023• 15.08.2023• 30.08.2023• 25.09.2023• 18.10.2023
CASE OFFICER	Emma Jones

The application was **WITHDRAWN** from the agenda by the Head of Planning and Building.

331

21/03028/FULLN

APPLICATION NO.	21/03028/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	15.10.2021
APPLICANT	DC Li
SITE	Land North of Bury Hill Farm, Upper Clatford, Hampshire, UPPER CLATFORD
PROPOSAL	Conservation and Ecological Enhancement Scheme
AMENDMENTS	
CASE OFFICER	Katie Nethersole

Delegated to the Head of Planning and Building that subject to the prior conclusion of legal agreement/undertaking being completed to secure the provision of a public footpath, then **PERMISSION** subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers APP-01, DET-01-W3 and unnumbered sections plan dated May 2023.**
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. No development shall take place (including site clearance or removal of building fabric) within the application site/area indicated red, until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological building recording in accordance with a written brief and specification, for a scheme of investigation, which has been submitted by the developer and approved in writing by the Local Planning Authority.**
Reason: The site is potentially of archaeological significance in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
- 4. Development shall proceed in accordance with the measures set out in Bury Hill Farm Ecological Appraisal (Tetra Tech, September 2021), Bury Hill Farm Ecological Mitigation Plan (Tetra Tech, September 2021), Bury Hill Farm Reptile Survey Report (Tetra Tech, September 2021) and Bury Hill Farm Botanical Survey (Tetra Tech, September 2021). Thereafter, mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details, with photographic evidence provided to the Local Planning Authority within 6 months of completion.**
Reason: To ensure the favourable conservation status of protected sites, habitats and species and enhance biodiversity in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.
- 5. Prior to commencement, a Construction Environmental Management Plan (CEMP) and method statement, incorporating measures to avoid impacts on the designated sites, habitats and species during the proposed works shall be submitted to and approved in writing by the Local Planning Authority. This should include, although not exclusively:**

 - a) Biosecurity measures**
 - b) Removal of non-native plant species**
 - c) Arrangements for the routing of machinery on site**
 - d) Pollution prevention measures**
 - e) Mitigation for protected species, such as avoidance and protection of suitable habitat**
 - f) Storage of materials**
 - g) Minimising noise and vibration**
 - h) Ecological supervision of works**
 - i) Lighting requirements during construction phase**
 - j) Details of any environmental management systems**
 - k) Timing of the works, especially with regards to the construction of the inlets and outlets connecting the Pilhill Brook to the wetlands avoiding sensitive fish migration and spawning times**
 - l) Necessary pollution prevention methods**

- m) **Movement of materials on site including silt, soil, surface water, groundwater and sediment management**

Development shall subsequently proceed in accordance with any such approved details.

Reason: To protect designated sites, habitats and species in accordance with Policy E5 of the Revised Test Valley Local Plan DPD.

6. **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. A long term management plan covering a minimum of 10 years shall also be submitted. Details shall include:**

- **proposed finished levels or contours;**
- **means of enclosure;**
- **other vehicle and pedestrian access and circulation areas;**
- **hard surfacing materials;**
- **minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.);**
- **proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.);**
- **retained historic landscape features and proposals for restoration, where relevant.**

Soft landscape works shall include:

- **planting plans;**
- **written specifications (including cultivation and other operations associated with plant and grass establishment);**
- **schedules of plants, noting species, plant sizes and proposed numbers/densities.**

The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

7. **No external lighting shall be installed on the site.**

Reason: To safeguard the amenities of the area and protected species in accordance with E5 and E8 of the Test Valley Borough Revised Local Plan 2016.

8. **The development shall be carried out in accordance with the submitted flood risk assessment (ref: A117923 – *Bury Farm Andover Flood Risk & Drainage Technical Note Desk Top Study, version 2.0, June 2021, Tetra Tech Ltd.*) and the submitted planning statement (ref: 784-A117923 – *Bury Hill Farm Upper Clatford Conservation and Ecological Enhancement Scheme Planning Statement, October 2021, Tetra Tech Ltd.*) In particular:**

- **[3.2.1] An ongoing maintenance agreement will be put in place to make sure that the constructed ponds are kept in a good, serviceable condition in perpetuity.**
- **[3.2.1] No increase in flood risk will be created by the proposed development.**
- **[5.1] There will be no net loss of floodplain storage as a result of the development; if required the applicant should produce evidence showing the calculated change in floodplain storage as a result of the earth works.**

- [3.6.2, 4.1.10, 4.2.11] At the completion of the works, all excess excavated material that has not been put to a beneficial use on site must be removed from the site.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding elsewhere by ensuring that there is no net loss of floodplain storage in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

9. No development shall take place until a scheme for the provision and protection, during construction and operation, of a minimum 6 metre wide buffer zone alongside the Pilhill Brook has been submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme. The buffer zone shall be free from built development including lighting, the new constructed wetlands and new landscaping/planting but can include no more than 2 separate inlets from the Pilhill Brook into the proposed wetlands and one outlet from the proposed wetlands into the Pilhill Brook (as shown on drawing number DET01 W5). The scheme shall include:

- Plans showing the extent and layout of the buffer zone
- Details of any proposed planting scheme associated with the inlets and outlets and immediately adjacent to the buffer zone. Species must be native, of local provenance and appropriate for the location. Measures to avoid introduction of inappropriate or invasive non-native species must be included
- Details demonstrating how the buffer zone will be protected during construction (as part of a Construction Environmental Management Plan), during operation and managed over the longer term including adequate financial provision and named body responsible for management (as part of a detailed Site Management Plan or Strategy)
- Detailed design of the inlets and outlets connecting the Pilhill Brook to the wetlands, including levels, cross-sections and long-sections

The works shall be carried out in accordance with the approved details.

Reason: To protect the priority habitat of the Pilhill Brook and the species it supports, in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.

10. Details of the public information board shall be submitted to and approved in writing by the Local Planning Authority before the site is brought into use. The board shall be implemented in accordance with the approved details.

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.

11. Prior to development commencing, full details of the construction of the footpath, including levels and details of the recycling and/or disposal of excavated material from forming the ponds, shall be submitted to and approved in writing by the Local Planning Authority. The footpath shall be constructed in accordance with the approved details.

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.

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. Environmental permits may be required for the wetland and should be obtained from the Environment Agency.**

(The meeting terminated at 5.56 pm)