

**Minutes of the Southern Area Planning Committee  
of the Test Valley Borough Council**  
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey  
on 31 January 2023 at 5.30 pm

Attendance:

**Councillor M Cooper (Chairman)**

Councillor P Bundy

Councillor J Burnage

Councillor A Dowden

Councillor C Dowden

Councillor S Gidley

**Councillor G Bailey (Vice-Chairman)**

Councillor I Jeffrey

Councillor A Johnston

Councillor M Maltby

Councillor J Parker

Councillor A Warnes

Also in attendance

Councillor N Gwynne

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**Apologies**

Apologies were received from Councillor Hatley.

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**Public Participation**

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

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
7	11-41	22/00625/FULLS	Mrs Smith (Objector) Mr Burt (Objector)  Mr Giles (Supporter)  Mr Adams (Applicant)  Councillor Gwynne (5 minutes)
8	42-63	22/01494/FULLS	Mr Searle (King's Somborne Parish Council)  Ms Everett (Ashley Parish Meeting)  Mr Boyd (Objector)  Mr Carnell (Applicant's Agent)
10	86-112	22/00605/FULLS	Mr Leigh, Chairman (Sherfield English Parish Council)

			Mr Hartley, on behalf of local residents (Objector)  Miss Drew (on behalf of the Applicant)
11	113-148	22/02814/FULLS	Ms Kent (Lockerley Parish Council)  Mrs Kirk (Objector) Mr Shone (Objector)  Mr Blackledge (Applicant) Mr Donohue (Applicant's Agent)
12	149-172	22/01976/FULLS	Mr Blunn (Applicant's Agent) Mr Durman (Applicant)

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**Declarations of Interest**

Councillor Jeffrey declared a personal interest in application 22/01494/FULLS as he had made comments and views on the application prior to the meeting. He made a statement following the officer's presentation and then left the room whilst the application was being considered.

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**Urgent Items**

There were no urgent items to consider.

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 10 January 2023 be confirmed and signed as a correct record.**

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**Schedule of Development Applications**

**Resolved:**

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

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**22/00625/FULLS**

<b>APPLICATION NO.</b>	22/00625/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	04.03.2022
<b>APPLICANT</b>	Mr C Saunders
<b>SITE</b>	Durban House Nursing Home, 33 Woodley Lane,

<b>PROPOSAL</b>	Romsey, SO51 7JL, <b>ROMSEY TOWN</b> Demolition of 'Mountbatten Wing' at front of nursing home, demolition of No 35 Woodley Lane and construction of extension accommodating 22 new nursing care bedrooms and associated facilities
<b>AMENDMENTS</b>	Amended plans 05.05.22, 11.05.22 & 01.11.22
<b>CASE OFFICER</b>	Paul Goodman

**REFUSED for the reasons**

- 1. The proposed extension, by reason of its scale, height and very close proximity to the back-edge of the footway results in an uncharacteristic and unacceptably prominent form of development in Woodley Lane. These factors result in a visually intrusive form of development thereby having a detrimental effect on the established character and appearance of the street scene. The proposal is considered to be contrary to policy E1 of the Test Valley Borough Revised Local Plan (2016) and the paragraph 134 of the National Planning Policy Framework 2021.**
- 2. The proposed development by virtue of the height of the two storey extension and close proximity to the common boundary with No.35A Woodley Lane would result in an unacceptable feeling of enclosure that would have an overbearing impact when experienced from the private rear garden of that property. The proposal would therefore result in an adverse effect on the living conditions of the occupiers of this property contrary to policy LHW4 of the Test Valley Borough Revised Local Plan 2016.**
- 3. The proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. In the absence of information relating to the development achieving nutrient neutrality or onsite/off site mitigation, the applicant has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**

**Note: In reaching the decision to refuse planning permission for these reasons the Southern Area Planning Committee acknowledged, via a planning balance exercise, the economic benefits (comprising the provision of an additional 4no. jobs, and employment during the construction phase) and social benefits (comprising the provision of dementia and end of life care accommodation to serve the needs of the community) that would otherwise arise from the grant of permission but felt that the effect of the proposal was such that these benefits did not weigh sufficiently in favour to override the harm identified to the street**

**scene, character and appearance of the area, the amenity of No.35A Woodley Lane, or the effect on the European site.**

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**22/01494/FULLS**

<b>APPLICATION NO.</b>	22/01494/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION – SOUTH
<b>REGISTERED</b>	08.06.2022
<b>APPLICANT</b>	Ben Kantsler
<b>SITE</b>	Chalk Vale Barn, Chalk Hill, Little Somborne, SO20 6QU, <b>KING'S SOMBORNE</b>
<b>PROPOSAL</b>	Installation of six water storage tanks for frost control and vine irrigation (retrospective)
<b>AMENDMENTS</b>	Received on 08.06.2022, 30.08.2022, 24.10.2022 and 15.11.2022: <ul style="list-style-type: none"><li>• Additional and amended landscape information.</li></ul>
<b>CASE OFFICER</b>	Graham Melton

**PERMISSION subject to:**

- 1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Site Location Plan (001) Block Plan (002) Proposed Plans and Elevations (005) Amended Landscape Plan (version 5) Reason: For the avoidance of doubt and in the interests of proper planning.**
- 2. The proposed landscaping works shall be carried out in accordance with the document titled ‘Nyetimber Chalkvale Landscape Management Plan’, received on the 5<sup>th</sup> December 2022, and as shown on the approved Amended Landscape Plan (version 5) in the first available planting season following the issuing of planning permission. The planting shall be maintained to encourage its establishment for a minimum period of five years following the initial planting phase. Any planting that is removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting. Reason: To enable the development to protect and conserve the landscape character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**
- 3. Within 3 months of the permission hereby issued, the storage tanks hereby permitted shall be completely painted in charcoal grey, RAL 7024, in accordance ‘Nyetimber Chalkvale Landscape Management Plan’, received on the 5<sup>th</sup> December 2022. Thereafter, the external colour of the development hereby permitted shall not be altered unless otherwise agreed in writing by the Local Planning Authority. Reason: To enable the development to protect and conserve the landscape character of the area in accordance with Policies E1 and E2**

- of the Test Valley Borough Revised Local Plan (2016).
4. No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires. The external lighting shall be installed in accordance with the approved details.

Reason: To ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).

Note to applicant:

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

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**21/01542/VARS**

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

**WITHDRAWN by the Head of Planning and Building.**

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**22/00605/FULLS**

<b>APPLICATION NO.</b>	22/00605/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	03.03.2022
<b>APPLICANT</b>	Miss O Hardy
<b>SITE</b>	Land at Newtown Road, Newtown Road, Sherfield English, <b>SHERFIELD ENGLISH</b>
<b>PROPOSAL</b>	Change of use of agricultural land to secure off leash dog exercise facility, provision of a new access and gate, deer fencing, parking and other associated works
<b>AMENDMENTS</b>	Various amendments have been submitted in terms of landscaping and ecological information

**CASE OFFICER**

Nathan Glasgow

**PERMISSION subject to:**

1. **The development hereby permitted shall be begun within three years from the date of this permission.  
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans/numbers:  
Location Plan - 755.01 B  
Block Plan - 755.02 G  
Details - 755.03  
Access/Visibility - NJC-001  
Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **Development shall proceed in accordance with the measures set out in Section 5.0 'Assessment of Ecological Effects and Mitigation/Compensation/Enhancement Measures' of the Land At Newtown Road, Awbridge, Romsey, Ecological Impact Assessment (ECOSA, September 2021). Thereafter, the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details.  
Reason: To ensure the favourable conservation status of protected species and enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006, the NPPF and Policy E5 of the Test Valley Revised Local Plan (2016).**
4. **Prior to commencement, a Construction Environment Management Plan (CEMP) and an Ecological Management Plan (EMP) 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: To avoid impacts to protected species and to conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**
5. **At no times shall any external lighting be installed and/or used within or around the site.  
Reason: To safeguard the amenities of the area and local residents and to avoid impacts to protected species in accordance with Test Valley Borough Revised Local Plan (2016) Policies E2, E5, E8 and LHW4.**
6. **The development hereby permitted shall not be brought into use until the access has been constructed with the visibility splays as shown on plan number NJC-001, and these visibility splays shall be maintained and retained for the lifetime of the development.  
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**
7. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the Helen Brown**

**Treescaping Arboricultural Impact Assessment and Method Statement (reference HBD2112IAMSR5 dated June 29, 2022), and the Landscape Management Plan (reference HBD2222LS dated October 4, 2022.**

**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 (2016) Policy E2.**

- 8. At no times shall there be more than 4 dogs on-site.**

**Reason: To protect the amenity of local residents in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**

- 9. The use hereby permitted shall only open for business between the hours of 08:00 and 18:00 Monday to Friday and 09:00 and 17:00 Saturday and Sunday/Public Holidays.**

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

**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. Separate permission is required from the Highway Authority to create the proposed vehicle access, in the form of both a Section 171 and Section 184 Licence. This may lead to the requirement of formal engineering drawings and Section 278 application to the Highway Authority. Please contact the Head of Highways, Hampshire County Council, Jacobs Gutter Lane, Hounslow, Totton SOUTHAMPTON, SO40 9TQ, Tel. No. 03005551388 or at roads@hants.gov.uk at least 12 weeks prior to the access works commencing.**

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**22/02814/FULLS**

<b>APPLICATION NO.</b>	22/02814/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	31.10.2022
<b>APPLICANT</b>	Mr M Blackledge
<b>SITE</b>	Erlcombe, Butts Green, Lockerley, SO51 0JG, <b>LOCKERLEY</b>
<b>PROPOSAL</b>	Erection of 4 bedroom dwelling, installation of sewage treatment plant, and construction of vehicular access
<b>AMENDMENTS</b>	Received on 20.12.2022: <ul style="list-style-type: none"><li>• Amended site and floor plans reflecting revised</li></ul>

positioning of dwelling an additional 0.5m away from western boundary.

**CASE OFFICER** Graham Melton

**REFUSED for the reasons:**

1. **Notwithstanding the amendments undertaken, including the reduction in height, repositioning of the proposed dwelling and the alterations to red clay tiles and a hipped roof form, the proposed development would, by virtue of the proximity of the blank, two storey hipped roof end of the proposed dwelling in relation to the relatively short rear garden of "Bowmans", result in an unacceptable feeling of enclosure that would have an overbearing impact to occupiers of that property. The proposal would therefore result in an adverse effect on the living conditions of the occupiers of "Bowmans" contrary to Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**
2. **The proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. In the absence of information relating to the development achieving nutrient neutrality or onsite/off site mitigation, the applicant has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**
3. **The site lies within close proximity to the New Forest SPA which is designated for its conservation importance. In the absence of a legal agreement, the application has failed to secure the required mitigation measures, in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework'. As such, it is not possible to conclude that the development would not have an in-combination likely significant effect on the interest features of this designated site, as a result of increased recreational pressure. The proposed development is therefore contrary to the Council's adopted 'New Forest SPA Mitigation - Interim Framework', Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**

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**22/01976/FULLS**

<b>APPLICATION NO.</b>	22/01976/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	02.08.2022
<b>APPLICANT</b>	Mr John Durman

<b>SITE</b>	Sunnyside House, Ampfield Hill, Ampfield, SO51 9BD, <b>AMPFIELD</b>
<b>PROPOSAL</b>	Erection of two storey rear extension, single storey side extension, reconfiguration of roof space to create one bedroom
<b>AMENDMENTS</b>	Amended Elevations – additional privacy screening and reduction in window size to rear dormer. Plans re-named to correctly show direction of elevations.
<b>CASE OFFICER</b>	Nathan Glasgow

**PERMISSION subject to:**

- 1. The development hereby permitted shall be begun within three years from the date of this permission.**  
**Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans/numbers:**  
**Location Plan - P1069-A-PLN-100**  
**Proposed Ground/First Floor - P1069-A-PLN-210**  
**Proposed Second Floor/Roof - P1069-A-PLN-211-A**  
**Proposed North/East Elevations - P1069-A-PLN-310-A**  
**Proposed South/West Elevations - P1069-A-PLN-311-A**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The external materials to be used in the construction of all external surfaces of the development hereby permitted shall be those as listed within the approved plans, unless otherwise approved in writing by the Local Planning Authority.**  
**Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
- 4. Development shall proceed in accordance with the measures set out in the Bat Mitigation Strategy (The Ecology Partnership, October 2022) unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, mitigation and enhancement features shall be permanently maintained and retained in accordance with the approved details.**  
**Reason: To ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**
- 5. The development hereby permitted shall not be occupied until provision for the manoeuvring, loading and unloading of vehicles and the parking of construction related vehicles has been made in accordance with the approved plans, including any surfacing and marking out. The areas of land so provided shall be retained at all times for these purposes.**  
**Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**

- 6. 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 at all on Sundays and Public Holidays, unless otherwise agreed with the LPA.  
Reason: To protect the amenities of neighbouring residents in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**
- 7. The first floor rooms hereby approved shall not be occupied unless or until the privacy screens shown on the approved plans have been installed in accordance with the approved plans. The privacy screens installed shall thereafter be retained and maintained in perpetuity.  
Reason: To protect the living conditions of the neighbouring property by limiting the degree of overlooking to their garden area, in accordance with Policy LHW4 of the Test Valley Borough Local Plan (2016).**

**Note to applicant:**

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

(The meeting terminated at 9.08 pm)