

Minutes of the **Southern Area Planning Committee**  
of the **Test Valley Borough Council**  
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey  
on 14 March 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

505

**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	11-22	22/01989/FULLN	Ms Rickards (Applicant's Agent)

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**Declarations of Interest**

There were no declarations of interest.

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**Urgent Items**

There were no urgent items.

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 31 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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**22/01989/FULLN**

<b>APPLICATION NO.</b>	22/01989/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	03.08.2022
<b>APPLICANT</b>	Mr Anthony Jepson-Turner, IX Limited
<b>SITE</b>	Berry Court Farm , Church Hill, Nether Wallop, SO20 8EY, <b>NETHER WALLOP</b>
<b>PROPOSAL</b>	External alterations to building to facilitate change of use permitted under planning permission 21/02595/PDRN
<b>AMENDMENTS</b>	Internal Lighting Report submitted December 2022.
<b>CASE OFFICER</b>	Samantha Owen

**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 2117-P-302A; 2117-P-303A; 2117-P-304A; 2117-P-305A; 2117-P-301-A; RWW-03.  
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3, No cladding of the building shall take place until details of the proposed finish of the cedar boarding has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and thereafter retained.  
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 and E5.**
- 4. Prior to the installation of any rooflights or windows, details of the glazing to be used shall be submitted to and approved in writing by the local planning authority. The submitted details shall demonstrate how the proposed glazing will reduce external light spill from the building over and above standard glazed windows such as using tinting or reflective films. Development shall be undertaken in accordance with the approved details and once installed thereafter maintained and retained for the lifetime of the development.**

**Reason: to prevent disturbance to protected species in accordance and to ensure the development has a satisfactory external appearance in accordance with the National Planning Policy Framework, Policy E5 and E2 of the Test Valley Borough Revised Local Plan 2016.**

5. Prior to the commencement of development hereby permitted, a detailed scheme of replacement tree planting along the western and northern site boundaries shall be submitted to and approved in writing by the local planning authority. The scheme shall include the size, species, mix, density and locations of replacement tree planting, including a scheme of implementation and a five year maintenance and management programme. The replacement tree planting shall be carried out in accordance with the details submitted and implemented as approved and maintained in accordance with the management programme.

**Reason: to mitigate the visual impact of the proposal in accordance with policy E2 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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**22/00362/FULLS**

<b>APPLICATION NO.</b>	22/00362/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	11.02.2022
<b>APPLICANT</b>	Mr Jose Bernardez
<b>SITE</b>	Golden Hill , Belbins, Romsey, SO51 0PE, <b>ROMSEY EXTRA</b>
<b>PROPOSAL</b>	Conversion of existing house and garage into 10 flats
<b>AMENDMENTS</b>	Additional letter and appeal decisions – Southern Planning Practice – Nov 2022
<b>CASE OFFICER</b>	Sarah Barter

**Subject to receipt of:**

- Satisfactory completion of response from Natural England and imposition of any additional condition or legal agreement required.

**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**

**04-ghill-005 K – Elevations**

**18-GHILL-03 – Proposed ground floor plan**

**03-GHILL -009 – Garage existing**

**18-GHILL-003 H – Floor plan existing Ground Floor Plan**

**18-GHILL-004 K – Floor plan existing First Floor Plan**

**18-GHILL-03 H – Floor plan existing Lower Ground Floor Plan**

**04-GHILL- B C – Existing Basement Floor Plan**

**18-GHILL - 01 A Proposed Basement Floor Plan**

**18-GHILL-02 C Proposed Lower Ground Floor Plan**

**18-GHILL -04 B Proposed First Floor Plan**

**18-GHILL -03 Proposed Ground Floor Plan**

**18-GHILL-009 – Garage proposed**

**18-GHILL-02 C Site Plan proposed**

**18-GHILL - 05 B Proposed Elevations**

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

- 3. Prior to first occupation, details 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.**

**Reason: to enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006 and policy E5 of the Test Valley Revised Local Plan DPD.**

- 4. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.**

**Reason: In the interests of improving water usage efficiency in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).**

- 5. 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 Policies T1 and T2 of the Test Valley Borough Revised Local Plan (2016).**

- 6. Prior to first occupation of the development hereby permitted full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials. 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. Prior to first occupation of the development hereby permitted a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule.  
Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**
- 8. The 1.8m high obscure glazing privacy panels annotated on drawings 04 B, 02 C, 03 B hereby permitted shall be fitted and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.  
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.**
- 9. No development shall take place until a tree protection plan has been submitted to and approved in writing by the Local Planning Authority. Specifically the plan shall:
  - 1) Provide a specification for such tree protective fencing, either in accordance with the above standard or as otherwise agreed in writing with the Local Planning Authority.**
  - 2) Confirm timing of erection and dismantling of such tree protective fencing, which must in any case be erected prior to commencement of any site clearance or ground works, and be retained and maintained for the full duration of works until onset of final landscape work or as otherwise agreed in writing with the Local Planning Authority.**
  - 3) Provide a plan at 1:200 or better, detailing the location of such tree protective fencing, including annotation that such fencing shall remain in this position for the full duration of works or unless by prior written agreement with the Local Planning Authority.**
  - 4) Require a sign to be hung on such tree protective fencing, repeated as necessary, which clearly states 'Tree Root Protection Area, do not enter, do not move this fence, or such other similar wording as may be agreed in writing with the Local Planning Authority.**
  - 5) 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.****

**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.

**Notes to applicant:**

1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to and approved in writing by the local planning authority and in compliance with any conditions imposed by the Local Planning Authority.
2. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of 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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**22/02853/FULLS - 07.11.2022**

<b>APPLICATION NO.</b>	22/02853/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	07.11.2022
<b>APPLICANT</b>	Director Dereck Harris
<b>SITE</b>	Garages Adjacent to Adcock Court, Horns Drove, <b>NURSLING AND ROWNHAMS</b>
<b>PROPOSAL</b>	Demolition of 4 garages and construction of 4- bedroom detached house with a detached garage, garden office and associated parking
<b>AMENDMENTS</b>	28.11.2022 – amended arboricultural impact assessment received 16.01.2023 – nitrate neutrality assessment calculator received
<b>CASE OFFICER</b>	Kate Levey

**Delegate to Head of Planning & Building for completion of satisfactory legal agreement to secure**

- Removal of nitrate mitigation land from agricultural production; and
- Future management of the nitrate mitigation land and
- Secure the monitoring fee

**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**

**1910-LP-103, 1910-SP-102, 1910-SP-103 01, 1910-PP-112, 1910-PP-113 01, 1910-PP-114, 1910-PP-115, 1910-PP-116, 1910-PP-117 01, 1910-PP-117, Q1164-02-01 D.**

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

- 3. The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on the submitted application form.**

**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. 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: any means of enclosure, hard surfacing materials, 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 approved details and all planting shall be completed before the end of the next available planting season following first occupation.**

**Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.**

- 5. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 5; years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise.**

**Development shall be carried out in accordance with the approved schedule. Any trees or planting that are 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 respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.**

- 6. The development hereby approved shall be undertaken in full accordance with the provisions set out within the submitted arboricultural report (Christopher Hoare Tree Services Ltd, November 2022). Additionally, the tree protective fencing detailed on the associated tree protection plan (dated 16/05/2022) shall be installed prior to any site works or site clearance, and 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 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. The development shall not be occupied until space has been laid out and provided for the parking of vehicles in accordance with the approved plan (1910-PP-113 01) and this space shall thereafter be reserved and maintained 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.**

- 8. At least the first 6 metres of the access track measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.**

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

- 9. Prior to the commencement of development full details of the layout for the parking and manoeuvring on site of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.**

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

- 10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garage hereby approved shall at all times be available for the parking of vehicles.**

**Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**

- 11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no building, structure or walls of any kind shall be erected without the prior written consent of the Local Planning Authority.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies T2 and LHW4.**

- 12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows/rooflights in the north and south elevations of the dwelling hereby permitted [other than those expressly authorised by this permission] shall be constructed.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.**

- 13. The proposed first floor bathroom windows on the north and south elevations of the dwelling hereby permitted shall be top hung and fitted**



**with privacy level 4 (pilkington scale) glazing. This glazing shall be installed prior to the first use of the dwelling hereby permitted and thereafter retained as such in perpetuity.**

**Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.**

- 14. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.**

**Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**

- 15. Prior to the commencement of development details of a method statement to control the environmental effects of the construction work shall be submitted to and approved in writing by the Local Planning Authority. The site must be surveyed for the presence of Japanese Knotweed and a copy of this survey sent to the Local Planning Authority. Please note that Japanese Knotweed can be far more extensive than the visible parts on the surface and that the underground parts of the plant may extend laterally up to 7 metres beyond this. Therefore, this survey must also note any knotweed adjoining the site. If Japanese Knotweed is confirmed, full details of a scheme for its eradication and/or control, in accordance with the Environment Agency Code of Practice for managing Japanese Knotweed on Development Sites, shall be submitted to and approved by the Local Planning Authority prior to the commencement of work on site, and the approved scheme shall be implemented prior to the first occupation of the dwellings hereby permitted.**

**Reason: To deal with contamination of the site and preserve and enhance biodiversity in accordance with policies E5 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. Bird nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedge, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period, then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present, work must stop in that area with a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.**

- 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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**22/03354/FULLS - 11.01.2023**

<b>APPLICATION NO.</b>	22/03354/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	11.01.2023
<b>APPLICANT</b>	Test Valley Borough Council
<b>SITE</b>	Ganger Farm Sports Pavilion , Ganger Farm Way, Ampfield, SO51 0EE, <b>ROMSEY EXTRA</b>
<b>PROPOSAL</b>	Increase height of fencing around sports pitches
<b>AMENDMENTS</b>	Updated proposal wording
<b>CASE OFFICER</b>	Sarah Barter

**PERMISSION subject to:**

- 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.**
- The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers  
2304/01 Block Plan  
2304/02 Proposed west elevation  
2304/03 Proposed north elevation  
2304/04 Proposed South elevation  
2304/05 Proposed East Elevation location plan  
Reason: For the avoidance of doubt and in the interests of proper planning.**

**Note to applicant:**

- The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**

(The meeting terminated at 6.16 pm)