

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey, Hampshire, SO51 8GL
on 25 April 2023 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor P Bundy

Councillor J Burnage

Councillor A Dowden

Councillor C Dowden

Councillor G Bailey (Vice-Chairman)

Councillor S Gidley

Councillor I Jeffrey

Councillor M Maltby

Councillor J Parker

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Apologies

Apologies were received from Councillors Hatley and Johnston.

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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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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	10-59	21/02697/RESS	Mr Nanson (Ampfield Parish Council) Mr Cormacey (Objector) Mr Parkhurst (Applicant)
8	60-79	21/02965/OUTS	Mr Nanson (Ampfield Parish Council) Mr Burman (Objector) Mr Johnson (Applicant's Agent)

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Minutes

Resolved:

That the minutes of the meeting held on 14 March 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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21/02697/RESS - 13.09.2021

APPLICATION NO.	21/02697/RESS
APPLICATION TYPE	RESERVED MATTERS - SOUTH
REGISTERED	13.09.2021
APPLICANT	Senior Living (Chandler's Ford) Ltd
SITE	Former North Hill Sawmill Yard, Baddesley Road, Flexford, SO52 9BH, AMPFIELD
PROPOSAL	Approval of details for appearance, landscaping, and layout of a care village pursuant to outline planning permission 17/01615/OUTS
AMENDMENTS	Received on 13.07.2022, 18.11.2022 and 17.02.2023: <ul style="list-style-type: none">· Amended Plans and Elevations reflecting amended elevation detailing.
CASE OFFICER	Graham Melton

REFUSED for the reasons:

1. The proposed development, and specifically Blocks 7 and 9, would by virtue of the overall building height at those points (resulting from the combination of the physical structures themselves and the positioning on higher ground level relative to the original ground level) would lead to a feeling of overbearing giving rise to an adverse and detrimental effect on the living conditions of neighbouring properties at No.'s 21 and 55 Flexford Close. In this respect the proposal would be to the detriment of those residents 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 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 phosphate 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).

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221/02965/OUTS - 11.10.2021

APPLICATION NO.	21/02965/OUTS
APPLICATION TYPE	OUTLINE APPLICATION - SOUTH
REGISTERED	11.10.2021
APPLICANT	Mr Russell Duke
SITE	Land To The Rear of The Paddocks, Winchester Road, Ampfield, SO51 9BG, AMPFIELD
PROPOSAL	Outline application for detached dwelling and garage with all matters reserved
AMENDMENTS	26 th July 2022 – amended ecology assessment received 1 st November 2022 – amended nitrate calculation received 9 th January 2023 – additional plans outlining fire tender access 23 rd February 2023 – additional plan outlining fire tender access
CASE OFFICER	Kate Levey

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

- Removal of nitrate mitigation land from agricultural production;
- Future management of the nitrate mitigation land
- Nitrate Offsetting Admin Fee

New Forest SPA contribution

Then PERMISSION subject to:

1. Applications for the approval of all the reserved matters referred to herein shall be made within a period of five years from the date of this permission. The development to which the permission relates shall be begun not later than whichever is the later of the following dates:
 - i) five years from the date of this permission: or
 - ii) three years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.Reason: To comply with the provision of S.92 of the Town & Country Planning Act 1990.
2. Approval of the details of the layout, scale and appearance of the building(s), along with landscaping of the site and access to it (herein after called "the reserved matters" shall be submitted to and approved in writing by the local planning authority in writing before the development is commenced.
Reason: To comply with Article 4 of the Town and Country Planning (General Management Procedure) (England) Development Procedure Order 2015 (or any order revoking and re-enacting that Order).
3. The development hereby permitted shall be carried out in accordance with the approved plans as follows:
Site location plan 21010-A-PL-001A
Reason: For the avoidance of doubt and in the interests of proper planning.
4. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Alderwood Consulting Limit Arboricultural Impact Appraisal and Tree Protection reference D2178AIA dated 21st December 2021.
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.
5. 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.
6. Development shall proceed in accordance with the measures set out in Section 5.0 'Requirements and Recommendations' of the Land off Ampfield Hill, Ampfield, Ecology Assessment (Peach Ecology, July 2022). 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 DPD.

- 7. Any reserved matters application shall meet the requirements of the Council's parking standards as set out in policy T2 and annex G of the Test Valley Borough Revised Local Plan (2016).**

Reason: To ensure that adequate parking provision is required in accordance with Test Valley Borough Revised Local Plan (2016) policy T2 and annex G.

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. Great crested newts 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 great crested newts are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**

(The meeting terminated at 8.15 pm)