

**Minutes of the Southern Area Planning Committee
of the Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on Tuesday 15 August 2023 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor G Bailey

Councillor P Bundy

Councillor C Dowden

Councillor K Dunleavy

Councillor A Ford

Councillor A Dowden (Vice-Chairman)

Councillor S Gidley

Councillor I Jeffrey

Councillor A Johnston

Councillor J Parker

Also in attendance

Councillor T Swain

Councillor S Yalden

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Apologies

Apologies were received from Councillors Burnage and Warnes.

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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>
8	45-62	23/00805/FULLS	Mr Critchley (Romsey Town Council) Dr H Briers (Objector) Ms Houghton (Applicant) Miss Mccrudden (Applicant's Agent)
9	63-97	23/01508/FULLS	Mr Stubbs (Braishfield Parish Council) Ms Cutts (Applicant's Agent) Councillor Yalden (Ward Member 5 minutes)
10	98-110	23/01080/FULLS	Councillor Swain (Reading statement from residents) (Objector) Mr Stentiford (Applicant's Agent) Councillor Swain (Ward Member 5 minutes)

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Declarations of Interest

Councillor A Dowden wished it to be noted that he knew two of the speakers on application 23/00805/FULLS but that it did not constitute an interest.

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Urgent Items

There were no urgent items.

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Minutes of previous meeting

Councillor Cooper proposed and Councillor A Dowden 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 25 July 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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22/03346/FULLS - 03.01.2023

APPLICATION NO.	22/03346/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	03.01.2023
APPLICANT	Boom Developments Limited
SITE	Land South West Of, Misslebrook Copse, Misslebrook Lane, CHILWORTH VALLEY PARK
PROPOSAL	Battery electrical storage system (BESS), with substation, transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements
AMENDMENTS	Amended/Additional Plans received 05.07.23, 30.06.23, 02.05.23, 13.04.23,
CASE OFFICER	Mr Paul Goodman

WITHDRAWN by the Head of Planning and Building.

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23/00805/FULLS - 30.03.2023

APPLICATION NO.	23/00805/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	30.03.2023
APPLICANT	The Romsey School
SITE	The Romsey School, Greatbridge Road, Romsey, SO51 8ZB, ROMSEY TOWN
PROPOSAL	Removal of hedgerow, trees and 10 car parking bays to facilitate bus bay, and installation of 15 car parking bays along northern boundary and planting
AMENDMENTS	12 th June 2023 – amended construction environmental management plan received 31 st May 2023 – Update to description of development 26 th May 2023 – amended plans received to remove the fence along the northern site boundary. Vehicle access plan and CEMP received
CASE OFFICER	Kate Levey

The Officer's recommendation as per the agenda and amended condition 1 in the update paper was proposed by Councillor M Cooper and seconded by Councillor A Dowden. Deferral was proposed by Councillor Parker and seconded by Councillor Bundy. Upon being put to the vote the motion to defer was carried.

Committee resolved to DEFER consideration of the application to enable Officers to undertake further discussion with the applicant to consider:

- **Noise impact of the proposed parking bays and removal of hedge adjacent to properties in Priestlands.**
- **The harm associated with the removal of the planting on the northern Boundary of the site and its impact on the visual amenities of properties in Priestlands.**

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23/01508/FULLS - 12.06.2023

APPLICATION NO.	23/01508/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	12.06.2023
APPLICANT	Mr N Ramiah
SITE	Woolley Green Farm, Dores Lane, Braishfield, SO51 0QJ, BRAISHFIELD/AMPFIELD
PROPOSAL	Erect 2 self and custom build dwellings, convert coach house to annex and garage for plot 1, erect garage for plot 2, demolish all remaining barns and

	buildings, and the temporary siting of mobile home during the construction period only
AMENDMENTS	<input type="checkbox"/> Amended ecological information submitted 30/06/2023
CASE OFFICER	Mark Staincliffe

The Officer's recommendation as per the agenda was proposed by councillor M Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

Delegate to Head of Planning & Building for completion of satisfactory consultation with Natural England with respect to the impact of the development on European sites (together with any appropriate conditions as required), and the completion of a legal agreement to secure;

- Removal of nitrate mitigation land from agricultural production
- Future management of the nitrate mitigation land
- New Forest SPA contribution
- Prohibit the implementation of extant Class Q prior approval with respect to the retained "Coach House" to ensure it is not used as a separate dwelling, but as ancillary accommodation for Plot 1;

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:

1 Rev A

SL01

SL01 Mobile Home Location

Mobile Home Elevation & Section

Exist06

Exit07

L170/B01

P1.e1

P1.e2

P1.p1

P1.p2

P2.e1

P2.e2

P2.p

Gar.01

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. 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.

- 5. 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 to and approved in writing by the Local Planning Authority. Details shall include-where appropriate: means of enclosure and car parking layouts. 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.

- 6. 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.**

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.

- 7. 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, walls or fences 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) Policy E1.

8. 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 [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) Policies E1, E2, LHW4

9. 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, dust and light 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: To minimise the risks of pollution and to ensure the site is satisfactorily developed in accordance with policy E8 of the Revised Borough Local Plan

10. No development shall take place (other than any approved demolition and site clearance works) 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 shall 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. 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 a safe living/working environment in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

11. Development shall be provided in accordance with Section 7 'Opportunities for Mitigation' and Section 8 'Conclusions and Recommendation' of the Ecological Assessment by Aluco Ecology June 2023.

Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan

- 12. No development shall commence (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of tree protective barriers. Such barriers shall be erected prior to any other site operations and at least three working days notice shall be given to the Local Planning Authority that it has been erected. Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with the Local Planning Authority.**

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.
- 13. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective 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.
- 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. Before the development hereby permitted is commenced 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
- 16. No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include plans and details sufficient to demonstrate the location, type, specification and luminance level. External lighting shall be undertaken in accordance with the approved details and retained thereafter.**

Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).
- 17. The Coach House as shown on Plan Exist07 shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as plot 1 on the approved plans.**

Reason: To avoid the establishment of a separate unit of accommodation in accordance with Test Valley Borough Revised Local Plan (2016) Policies COM2 and COM11

18. On the day on which any dwelling hereby permitted is first occupied for residential purposes, all existing buildings shown for demolition shall cease to be used for any purpose, and within three months of that day, the existing buildings shall be demolished and the resultant materials cleared from the site.
Reason: The site lies in an area where new dwelling units and buildings are not normally permitted in accordance with Test Valley Borough Revised Local Plan (2016).
 19. On the day on which any dwelling hereby permitted is first occupied for residential purposes, the mobile home as shown on plan 'SL01 Mobile Home Location' and 'Mobile Home Elevation & Section' site shall cease to be used for any purpose, and within three months of that day, the mobile home shall be removed from site and the resultant materials cleared from the site and land restored in accordance with details to be submitted and approved in writing with the Local Planning Authority.
Reason: The site lies in an area where new dwelling units are not normally permitted other than by replacement of the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM12.
 20. 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 extension or alteration to any dwelling or building 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 visual amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 & 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. 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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23/01080/FULLS - 20.06.2023

APPLICATION NO.	23/01080/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	20.06.2023
APPLICANT	Mr Warren Cann

SITE	SHB Hire Ltd, Mill Lane, Nursling, SO16 0YE, NURSLING AND ROWNHAMS
PROPOSAL	Erection of an electricity substation
AMENDMENTS	19/06/2023- Updated acoustic design specification
CASE OFFICER	Mr Mark Staincliffe

The Officer's recommendation as per the agenda and amended condition 7 in the update paper was proposed by Councillor M Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

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**
AUG1217NURSLING-306-A 1/3
AUG1217NURSLING-306-A 2/3
AUG1217NURSLING-306-A 3/3
AUG1217NURSLING-402-B
AUG1217NURSLING-403-A
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. Prior to first use of the transformer hereby approved the proposed acoustic fence shall be installed in accordance with the specification given in section 4.3 of the Ian Sharland Limited Acoustic Design Specification v.2 and the locations shown in Figure 2 of the Ian Sharland Limited Acoustic Design Specification v.2 and in the location shown on Substation - Plan View. Once installed the acoustic fencing shall be retained in perpetuity and maintained to ensure that it performs to the acoustic performance set out in the Ian Sharland Limited Acoustic Design Specification v.2.**
Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan 2016 policy LHW4 & E8.
- 4. No development shall take place (other than any approved demolition and site clearance works) 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 shall 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. 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 a safe living/working environment in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

- 5. No external lighting shall be installed unless in accordance with details that have been submitted to and approved in writing by the local planning authority they shall thereafter be retained as such. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires and a light spread diagram.**

Reason: To safeguard the amenities of the area and protected species in accordance with Test Valley Borough Revised Local Plan (2016) Policies E8 & E2 & E5

- 6. No work relating to the construction of the development hereby approved, including deliveries, collections or site preparation prior to construction, 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 Bank/Public Holidays, unless otherwise agreed with the Local Planning Authority.**

Reason: In order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general having regard to Test Valley Borough Revised Local Plan (2016) Policy E8

- 7. No development shall commence on site (including any works of demolition or site clearance), until a Construction and Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Plan shall include the following:**

- i) the parking of vehicles of site operatives and visitors;**
 - ii) loading and unloading of plant and materials;**
 - iii) storage of plant and materials used in constructing the development;**
 - iv) hours of construction, including deliveries;**
 - iv) wheel washing facilities;**
 - v) measures to control the emission of dust and dirt during demolition and construction;**
- vi) measures for the protection of the natural environment, in particular the details shall include measures to protect the adjacent SINC and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification) no compounds, plant, machinery, storage or parking shall take place**

on land to the north or west of the application site.

The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

Reason: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution/harm to ecology and dangers to highway safety, during the construction phase having regard to Test Valley Borough Revised Local Plan (2016) Policy E8.

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 8.58 pm)