

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 Tuesday, 5 September 2023 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor G Bailey

Councillor P Bundy

Councillor J Burnage

Councillor C Dowden

Councillor K Dunleavy

Councillor A Dowden (Vice-Chairman)

Councillor A Ford

Councillor S Gidley

Councillor A Johnston

Councillor J Parker

Councillor A Warnes

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Apologies

Apologies were received from Councillor Jeffrey.

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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	22 - 48	23/01289/FULLS	Mr Watts (Applicant)
8	49 - 76	22/00217/OUTS	Parish Councillor Young (Houghton Parish Council) Mr Carr (Applicant) Mr Gregory (on behalf of Applicant)
9	77 - 93	23/00804/FULLS	Ms McHugh (Objector) Mrs Eagle (Applicant) Ms McCrudden (On behalf of Applicant)
10	94 - 112	23/00558/FULLS	Mr Lam (Supporter) Ms Cutts (Applicant's Agent)

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Declarations of Interest

Councillor Bundy declared a personal interest in application 23/01289/FULLS in that he was a member of the Bowling Club next door to the application. He remained in the room and spoke and voted thereon.

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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 15 August 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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23/01289/FULLS - 20.06.23

APPLICATION NO.	23/01289/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	20.06.2023
APPLICANT	Trojans Club
SITE	The Trojans Club, Stoneham Lane, South Eastleigh, SO50 9HT, CHILWORTH
PROPOSAL	Alterations and extension to clubhouse, provision of padel courts, and provision of additional parking
AMENDMENTS	Response to Objections from King Edward School – 11.08.2023 Response to Sports England Comments – 14.08.2023
CASE OFFICER	Sarah Barter

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
 - P20-080 02-02-004 - site location plan
 - P20-080 02-02-001 - block plan
 - P20-080 02-02-002 - site plan
 - P20-080 02-02-003 - Topo survey
 - P20-080 02-05-001 - Proposed elevations
 - P20-080 02-05-002 - Proposed Elevations
 - P20-080 02-03-001 - Proposed ground floor
 - P20-080 02-03-002 - Proposed first floor
 - P20-080 02-03-003 - Existing ground floor
 - P20-080 02-05-004 - Existing first floor
 - P20-080 02-05-003 - Existing elevation
 - P20-080 02-02-005 - court planReason: 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. Development shall proceed in accordance with the measures set out in Section 4.2 (Table 8) of the PRA report by Arb Tech (August 2021). In addition, it is highly advisable to undertake clearance of potential bird nesting areas 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 conditons. If there is absolutely no alternative to doing the work in 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 then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.
Reason: To protect and enhance biodiversity in accordance with the Habitat and Species Regulations 2017, Wildlife and Countryside Act 1981, NERC Act, NPPF and Policy E5 of the Test Valley Local Plan.
5. No development (including site clearance and any other preparatory works) shall take place until a scheme detailing how trees shown on the approved plans to be retained are to be protected 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 any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such

time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of 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 policy E2.

- 6. Tree protective measures installed (in accordance with the preceding tree protection condition) shall be installed, 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 avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 7. Prior to the first use of any part of the development hereby approved a replacement tree planting plan and specification shall be submitted to and agreed by the Local Planning Authority. The new trees as detailed shall be planted in the approved positions in the first planting season following the completion of the development. This must be planted in accordance with the recommendations in BS8545:2014 'Trees: from nursery to independence in the landscape -Recommendations'. Any trees which die or become damaged within 5 years shall be replaced, Reason: To ensure the continuation of canopy cover in the area and enhance the development in accordance with policy E2.**
- 8. 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.**
- 9. 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 P20-080 02-02-002 Site plan. Prior to use of the car parking areas details of how these parking spaces are to be demarcated shall be submitted to and approved in writing by the Local Planning Authority. Once approved the parking spaces shall be provided and demarcated in accordance with the approved details prior to the first use and these spaces shall thereafter be reserved for such purposes at all times as shall the demarcation of each individual space. Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1 and to ensure that parking is provided and the correct number of spaces.**
- 10. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to the occupation or first use of any part of the development . Development shall be carried out and maintained in accordance with the approved details and no additional external lighting shall be provided thereafter. Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5 and LHW4.**

11. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for -
- 1) The parking of site operatives and visitors' vehicles.
 - 2) Loading and unloading of plant and materials.
 - 3) Management of construction traffic and access routes.
 - 4) Storage of plant and materials used in constructing the development.
 - 5) Full swept path vehicle tracking
 - 6) Wheel cleaning and chassis of HGVs and delivery vehicles leaving the site
 - 7) Means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction.

Development shall be carried out in accordance with the approved detail.

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

12. The padel tennis courts hereby approved shall not be used until full details of the design and specification of the ball stop mitigation, including details of management and maintenance responsibilities, as set out in Labosport's risk assessment/mitigation report dated 4th August 2023, have been; (a) submitted to and; (b) approved in writing by the Local Planning Authority, after consultation with Sport England. The approved mitigation shall be installed in full before the padel tennis courts are first used and thereafter be managed and maintained in accordance with the approved details.
- Reason: To provide protection for the new padel tennis courts and its users from potential ball strike from the cricket pitch and to accord with policy LHW4 of the Revised Borough Local Plan 2016.

Note 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.

The Officer's recommendation as per the agenda and 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.

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22/00217/OUTS - 28.01.22

APPLICATION NO.	22/00217/OUTS
APPLICATION TYPE	OUTLINE APPLICATION - SOUTH
REGISTERED	28.01.2022
APPLICANT	Fortitudo Ltd
SITE	Ro-Dor Ltd , Stevens Drove, Houghton, SO20 6LP, HOUGHTON

PROPOSAL	Outline application for demolition of existing industrial unit and the erection of 6 dwellings with associated parking (with all matters to be considered except landscaping which is a reserved matter)
AMENDMENTS	Nitrate information March 2023 Marketing report – Jan 2023
CASE OFFICER	Sarah Barter

Delegate to Head of Planning and Building to complete the legal agreement to secure:

- Financial contribution towards off site housing provision
 - Financial contribution towards New Forest SPA
 - Secure mitigation for Nitrate neutrality
 - Restriction to a maximum of 3 bedrooms per each individual dwelling
1. Applications for the approval of all the reserved matters, within the Outline Application Boundary on Drw.No.9509/300 E, referred to herein shall be made within a period of three 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 landscaping of the site (herein after called "the reserved matters") within the Outline Application Boundary on Drw. 9509/300 E 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 not be carried out except in complete accordance with the details shown on the submitted plans, numbers
Block / site 9509/300 E
Unit 1 9509/301 C
Unit 2 9509/302 C
Unit 3 9509/303 C
Unit 4 9509/303 C
Unit 5 9509/305 C
Unit 6 9509/306 B
suds 9509/309 A
Reason: For the avoidance of doubt and in the interests of proper planning.
 4. Development shall proceed in accordance with the measures set out in Section 6.0 'Recommendations' of the Ro Dor Ltd, Houghton, Preliminary Ecological Appraisal (Ecosupport, January 2022), and Section 5.0 'Mitigation & Compensation' and Section 6.0 'Additional Recommendations' of the Ro Dor Ltd, Houghton, Phase 2 Bat Surveys & Mitigation (Ecosupport, January 2022), unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be

permanently maintained and retained in accordance with the approved details.

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

- 5. External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to commencement, a detailed lighting strategy for the construction and operation phase of 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, with the approved lighting strategy maintained in perpetuity.**

Reason: to prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Revised Test Valley Local Plan DPD.

- 6. 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 must 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: In the interest of pollution in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 7. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for -**
- 1) The parking of site operatives and visitors' vehicles.**
 - 2) Loading and unloading of plant and materials.**
 - 3) Management of construction traffic and access routes.**
 - 4) Storage of plant and materials used in constructing the development.**
 - 5) Vehicle tracking in associated with the largest vehicles associated with construction.**

Reason: In the interests of highway safety in accordance with policy T1 of the Revised Borough Local Plan 2016.

- 8. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction. The scheme shall be**

implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway.

Reason: In the interests of highway safety in accordance with policy T1 of the Revised Borough Local plan 2016.

- 9. The development shall not be brought into use until vehicular visibility splays as indicated on the approved plan(s) in which there should be no obstruction to visibility exceeding 1.0m in height above the adjacent carriageway channel line have been completed. The Visibility Splays shall thereafter be retained for the lifetime of the development.**

Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with policy T1 of the Revised borough Local Plan 2016.

- 10. 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

- 11. At least the first 4.5 metres of both access tracks 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

- 12. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Hearne Arboriculture Arboricultural Impact Appraisal and Method Statement reference JH/AIA/22/034 dated 9 March 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 policy E2.

- 13. Tree protective measures installed (in accordance with the tree protection condition) shall be 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 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. 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.

- 15. 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.

16. **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.

17. **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 in the elevations or roofs of the proposals 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.

18. **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(s) 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 T2.

19. **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-where appropriate: proposed finished levels; means of enclosure; car parking layouts; 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.

20. **No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan**

shall be carried out in accordance with the implementation programme.
Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to 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.

Note 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.

The Officer's recommendation as per the agenda and update paper was proposed by Councillor M Cooper and seconded by Councillor A Dowden. An amendment was proposed by Councillor Johnston and seconded by Councillor A Dowden. Upon being put to the vote the amendment was carried. Members also agreed to remove condition 21 as set out in the agenda. The substantive motion was then put to the vote and was carried.

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23/00804/FULLS - 28.03.23

APPLICATION NO.	23/00804/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	28.03.2023
APPLICANT	The Romsey School
SITE	The Romsey School , Greatbridge Road, Romsey, SO51 8ZB, ROMSEY TOWN
PROPOSAL	Demolish garage, timber shed and two lean-to structures, construct single storey extension to the retained building
AMENDMENTS	<ul style="list-style-type: none">• 26 April 2023 – Additional Woodland Trust Plan received.• 26 April 2023 – Additional Hedge Line Plan received.• 15 May 2023 – Construction Environmental Management Plan (CEMP) Received• 07 June 2023 – Revised Construction Environmental Management Plan (CEMP) Received• 17 July 2023 – Ecological Impact Assessment received.

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 – 28153-PD100

Block Plan – 28153-PD111

Topographical Plan – 28153-PD099

Proposed Floor Plan – 28153-PD112

Proposed Elevations – 28153-PD114 B

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. Development shall proceed in accordance with the measures set out in Section 5 of the EIA by ECOSA (July 2023) and the Construction Environmental Management Plan (CEMP). These shall include;**

- Spill kits stored so that they are readily available**
- Materials and machinery stored as far away as possible from the watercourse**
- Two bat boxes to be installed on suitable retained trees, details of which (location and design) shall be submitted to and approved in writing by the local planning authority and then installed in accordance with the approved details.**
- A new roosting opportunity shall be incorporated into the design of the new extension, details of which (location and design) shall be submitted to and approved in writing by the local planning authority and then installed in accordance with the approved details.**
- Two integrated Swift Nest Boxes (or similar) will be installed within the new extension, details of which (location and design) shall be submitted to and approved in writing by the local planning authority and then installed in accordance with the approved details.**

Reason: To protect and enhance biodiversity in accordance with the Wildlife and Countryside Act 1981, Habitat and Species Regulations 2017, NERC Act 2006, NPPF and Policy E5 of the Revised Test Valley Local Plan 2016.

- 5. External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to installation of any external lighting, a detailed lighting strategy for the construction and operation phase of 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, with the approved lighting strategy maintained in perpetuity.

Reason: To prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Revised Test Valley Local Plan 2016.

6. **Development shall proceed in accordance with the measures and times set out in section 3.17 of the Construction Environmental Management Plan (CEMP)**

Reason: In the interest of the amenities of local residents in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.

7. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the Arbor-Eco Consultancy Arboricultural Impact Assessment and Method Statement reference MB230120-01 dated February 2023.**

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.

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 the development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**

The Officers recommendation as per the agenda and update paper was proposed by Councillor M Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

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23/00558/FULLS - 27.02.23

APPLICATION NO.	23/00558/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	27.02.2023
APPLICANT	Mr S Morton
SITE	Woodcot, Yokesford Hill, Romsey, SO51 0PF, ROMSEY EXTRA
PROPOSAL	Change of use from residential (Class C3) to

AMENDMENTS	religious/community (Class F2)
	Received on 07.08.2023: <ul style="list-style-type: none">• Transport Statement.
	Received on 25.07.2023: <ul style="list-style-type: none">• Amended vehicle tracking diagrams and visibility splay drawing.
	Received on 28.04.2023: <ul style="list-style-type: none">• Planning statement addendum.
CASE OFFICER	Mr Graham Melton

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:**
Site Location Plan
Site Layout (WPYB/01A)
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. The use of the building hereby approved shall only be used as a place of worship and religious instruction or a hall and meeting place for the principal use of the local community, and for no other purpose, including any other purpose in Class F2 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order without modification.**
Reason: In order that the Local Planning Authority can exercise control in the locality and in the interest of residential amenity, in accordance with Policies COM2 and LHW4 of the Test Valley Borough Revised Local Plan (2016).
- 4. The development hereby permitted shall be limited to the existing building with no more than 80 square metres (gross internal floor space) of the building subject of this permission shall be used as a meeting hall at any one time.**
Reason: To ensure sufficient off-street parking has been provided in accordance with Policies T1 and T2 of the Test Valley Borough Revised Local Plan (2016).
- 5. The development hereby permitted shall not be brought into use until 8 car parking spaces and associated turning space has been provided in accordance with the layout shown on the approved drawing reference Site Layout (WPYB/01A). The parking and turning shall be finished in a bonded material with provision for the drainage of surface water run-off. The area of land so provided shall be retained at all times for this purpose.**
Reason: To ensure sufficient off-street parking has been provided in

accordance with Policies T1 and T2 of the Test Valley Borough Revised Local Plan (2016).

- 6. The existing hedgerow in the north-east corner of the application site, from the boundary with the footway to the front (north) elevation the building, on the approved Site Layout (WPYB/01A) plan shall be retained and maintained at a minimum height of 1 metre and any plants which die within a five year period shall be replaced in the next planting season after their failure, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To ensure maintenance of adequate screening of the allocated parking area from neighbouring properties to protect residential amenity in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

- 7. The development hereby permitted shall not be brought into use until a scheme of biodiversity enhancement measures is submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed prior to first use and retained thereafter.**

Reason: To ensure the development achieves an enhancement of onsite biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).

- 8. 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.**

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.

(The meeting terminated at 7.28pm)