

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on Tuesday, 26 September 2023 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor A Dowden (Vice-Chairman)

Councillor P Bundy
Councillor C Dowden
Councillor S Gidley

Councillor I Jeffrey
Councillor J Parker
Councillor A Warnes

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Apologies

Apologies were received from Councillors Bailey, Burnage, Dunleavy, Ford and Johnston.

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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	25-48	23/00805/FULLS	Ms Eagle and Ms Houghton (Applicant)
8	49-63	23/01560/FULLS	Tony Burley (Supporter) Mr Woodley (Applicant)

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Declarations of Interest

Councillors Bundy, Cooper and Parker declared a personal interest in application 23/01560/FULLS in that they knew the applicant. They remained in the room and spoke and voted thereon.

210

Urgent Items

There were no urgent items to consider.

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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 held on 5 September 2023 were an accurate record. Upon being put to the vote the motion was carried.

Resolved:

That the minutes of the meeting held on 5 September 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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23/00805/FULLS

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	As per those detailed on the SAPC 15 th August 2023 report to members
CASE OFFICER	Kate Levey

PERMISSION subject to:

- 1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
28153-PD200 A, 28153-PD201 A, 28153-PD202 C, 28153-PD199, 28153-PD206, 28153-PD203A, 28153-PD204A
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 2. The bus bay and parking spaces along the northern boundary hereby permitted shall not be occupied until space has been laid out and provided as appropriate for the intended use, in accordance with the approved plan (28153 – PD202C) 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.

- 3. Notwithstanding details already submitted on the submitted mitigation planting plan, a planting plan, detailing tree and hedgerow species, sizes and numbers, locations and densities of planting shall be submitted to and agreed by the Local Planning Authority. Hedgerow planting shall be native, and details to be submitted to the Local Planning Authority shall include percentage mix of hedgerow species. The new trees and hedgerows, as detailed, shall be planted in the approved positions in the first planting season following the completion of the development. These must be planted in accordance with the recommendations in BS8545 (2014) Trees: from nursery to independence in the landscape - Recommendations. If any of the proposed trees or hedgerow die following planting, they shall be replaced with similar species in similar positions within six months of the death of each specimen.**

Reason: To ensure the continuation of canopy cover in the area and enhance the development.

- 4. Prior to first use of the parking spaces along the northern boundary hereby permitted, a schedule of landscape management and maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The landscaping shall be maintained 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.

- 5. Development shall proceed in accordance with the measures set out in Section 5 of the EIA by ECOSA (March 2023), the Construction Environmental Management Plan (CEMP) and proposed plan (Drawing number 28153- PD203A).**

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.

- 6. 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. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights and a light spread diagram**

Reason: To safeguard the amenities of the area and To prevent disturbance to protected species in accordance with the National Planning Policy Framework and policy E5 the Revised Test Valley Local Plan 2016.

7. **No machinery shall be operated, no process shall be carried out and no deliveries taken at or despatched from the site outside the following times 07:30 – 18:00; nor at any time on Sundays, Bank or Public Holidays.**

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

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.**

The Officer's recommendation as per the agenda (including a minor alteration to Condition 4) 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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23/01560/FULLS

APPLICATION NO.	23/01560/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	22.06.2023
APPLICANT	Mr and Mrs Ross and Emma Woodley
SITE	Ashley Glebe Farm Barn, Chalk Vale, Ashley, SO20 6RG, ASHLEY
PROPOSAL	Reconstruction of barn to create residential dwelling, conversion of existing outbuilding into home office and construction of garage. Details in accordance with plans (21/00650/FULLS) for barn conversions and garage, following demolition of barn
AMENDMENTS	Additional information 14/08/23
CASE OFFICER	Paul Goodman

Delegated to the Head of Planning and Building to finalise appropriate wording to conditions associated with

- 1. Commencement of development within 3 years;**
- 2. Controlling external materials;**
- 3. In accordance with Arboricultural report;**

- 4. Install Tree Protection Measures;**
- 5. Provide details of service runs and avoid trees;**
- 6. Provision of hard and soft landscaping to the boundaries and public appreciable areas of the development;**
- 7. Provision and retention of car parking areas;**
- 8. Controls on the provision of external lighting;**
- 9. Controls on water efficiency to 110 litres per day per person;**
- 10. Controls on the hours of construction;**
- 11. Controls on the contamination and contaminated land;**
- 12. List of approved plans;**
- 13. Requirement for a Construction and Environmental Management plan (CEMP);**
- 14. Ensure the Package treatment plant is installed in accordance with the manufacturer's instructions and maintained in perpetuity in accordance with the methodology approved as part of the Habitats Regulation Assessment;**

PERMISSION subject to those conditions.

The Committee recognised that the grant of planning permission in this instance, contrary to the Officer recommendation, constituted a departure from the adopted Development Plan (Policy COM02 of the Test Valley Borough Local Plan 2016) in that the proposal was neither an appropriate form of development specified in the policy (criterion a), or that it was essential to be in the countryside (criterion b). Despite that position, the Committee considered, as material planning considerations, that the previous approval of a Class Q conversion of an existing building on site, and a subsequent grant of planning permission for conversion of the same building, before the building was demolished weighed in favour of permitting a new-build residential dwelling on the land in this instance. The Committee attached significant weight to the position that the new dwelling was identical in shape, form, appearance and siting of the previously approved conversion scheme. The Committee also attached moderate weight to the benefits arising from the clearance, and "tidying-up", of demolition material currently at the site in the interests of protecting the amenity of neighbouring dwellings. The Committee was also satisfied that suitable arrangements had been made (secured via condition 14) with regard to the effect of nitrates arising from the development on the Solent European site of nature conservation. Whilst this factor neither weighed-in favour or against the grant of planning permission the Committee was satisfied that a resolution in favour of granting planning permission did not require further action from the Head of Planning and Building in this respect.

The Committee, having considered the planning history of the site and environmental benefits associated with the proposed development, was satisfied that there were sufficient material planning considerations to justify granting permission as a departure from the policies of the local plan.

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 fell. An alternative recommendation for permission was proposed by Councillor Parker and seconded by Councillor A Dowden, upon being put to the vote the motion was carried.

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23/01816/FULLN

APPLICATION NO.	23/01816/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	20.07.2023
APPLICANT	Mr and Mrs Steward Macdonald
SITE	Kings Farm House, Station Road, Over Wallop, SO20 8HZ, OVER WALLOP
PROPOSAL	Replacement of metal railings at front boundary with Brick/flint wall
AMENDMENTS	Confirmation regarding retention of brick piers, pillars and plinth received 18.08.23
CASE OFFICER	Gillian Wheeler

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 and Block Plans, drawing number 900, dated June 2019 and received 14.07.23
Block Plan as Proposed, drawing number D01, dated June 2023 and received 14.07.23
Front and West Elevations as Proposed, drawing number D02, dated June 2023 and received 14.07.23
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The development hereby permitted shall not be erected unless or until samples and details of the materials to be used, including the lime mortar, and including a sample flint panel and detailed drawings showing the design and arrangement of the bricks and flints, 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 and to ensure that the details would sustain the significance of the heritage assets in accordance with Policies E1 and E9 of the Test Valley Borough Revised Local Plan 2016.**
- 4. The existing brick plinth, brick pillars and brick piers shall be retained and incorporated into the resultant new wall in accordance with the email received from Stuart MacDonald on 18.08.23 and drawing number D02.
Reason: To sustain the significance of the heritage assets in accordance with Policy E9 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 Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

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23/01817/LBWN

APPLICATION NO.	23/01817/LBWN
APPLICATION TYPE	LISTED BUILDING WORKS - NORTH
REGISTERED	20.07.2023
APPLICANT	Mr and Mrs Steward Macdonald
SITE	Kings Farm House, Station Road, Over Wallop, SO20 8HZ, OVER WALLOP
PROPOSAL	Replacement of metal railings at front boundary with Brick/flint wall
AMENDMENTS	Confirmation regarding retention of brick piers, pillars and plinth received 18.08.23
CASE OFFICER	Gillian Wheeler

CONSENT subject to:

- 1. The works hereby consented to shall be begun within three years from the date of this permission.
Reason: To comply with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The works hereby permitted shall not be erected unless or until samples and details of the materials to be used, including the lime mortar, and including a sample flint panel and detailed drawings showing the design and arrangement of the bricks and flints, 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 and to ensure that the details would sustain the significance of the heritage assets in accordance with Policies E1 and E9 of the Test Valley Borough Revised Local Plan 2016.**
- 3. The existing brick plinth, brick pillars and brick piers are to be retained in accordance with the email received from Stuart MacDonald on 18.08.23 and drawing number D02.**

Reason: To sustain the significance of the heritage assets in accordance with Policy E9 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 Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

(The meeting terminated at 7.20 pm)