

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 17 October 2023 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor J Burnage

Councillor C Dowden

Councillor K Dunleavy

Councillor S Gidley

Councillor A Dowden (Vice-Chairman)

Councillor I Jeffrey

Councillor A Johnston

Councillor J Parker

Councillor A Warnes

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Apologies

Apologies were received from Councillors Bailey, Bundy and Ford.

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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	18-63	23/00847/FULLS	Ms Cook (Sherfield Parish Council) Ms Gooding (Objector) Mr Arnison Newgass (Objector) Ms Trillo (Supporter) Mr Barry (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 to consider.

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Minutes of previous meeting

Councillor Cooper reported that there were some inaccuracies in the minutes of the 26 September. He proposed that the minutes be accepted as a correct record subject to the following amendment under application 23/01560/FULLS

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; then PERMISSION subject to those conditions.

Councillor A Dowden seconded the motion.

Resolved:

That the minutes of the meeting held on 26 September be confirmed and signed as a correct record subject to the amendment set out above.

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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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23/00847/FULLS - 11.04.2023

APPLICATION NO.	23/00847/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	11.04.2023
APPLICANT	Mr G Billett
SITE	Hill Farm Park, Branches Lane, Sherfield English, SO51 6FH, SHERFIELD ENGLISH
PROPOSAL	Use land for the siting of holiday lodges (static caravans), access and parking, landscape planting and associated infrastructure; to replace existing touring caravan, camping pitches and caravan storage areas
AMENDMENTS	Received on 14.07.2023: <ul style="list-style-type: none">• Applicant's nutrient budget assessment. Received on 25.05.2023: <ul style="list-style-type: none">• Preliminary Ecological Appraisal and Preliminary Roost Assessment.
CASE OFFICER	Mr Graham Melton

Delegate to the Head of Planning and Building for the following:

- **Receipt of a satisfactory consultation response from Natural England**
- **Completion of a legal agreement to secure the following restrictions:**
 - **Replicate the restrictions relating to The Holiday Park, as defined by the previous legal agreement completed under 11/00308/OBLS.**
 - **Secure the phasing of the development in accordance with the submitted phasing plan.**
 - **Secure an obligation preventing occupation of the holiday lodges the subject of this application during the calendar month of January.**
 - **Secure an obligation to ensure that the holiday lodges occupying the pitches are not occupied as a persons' sole or main place of residence.**

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: Site Location Plan (102 D)
Landscape Masterplan (Figure 9 P8)
Soft Landscape Details Sheet 1 of 2 (501 D)
Soft Landscape Details Sheet 2 of 2 (502 D)**
Reason: For the avoidance of doubt and in the interests of proper planning.
3. **The development hereby permitted shall only be occupied by units qualifying as caravans, as defined by the Caravan Sites and Control of Development Act (1960) and the Caravan Site Act (1968) as amended.**
Reason: To accord with the terms of the application and to ensure satisfactory planning of the area.
4. **The pitches hereby permitted shall only be occupied by a maximum of 68 units at any one time.**
Reason: To accord with the terms of the application and to ensure satisfactory planning of the area.
5. **The owners/operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make such information available at all reasonable times to the Local Planning Authority.**
Reason: The application site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, access, and planning policies pertaining to the area, would not permit permanent residential accommodation having regard to Policies COM2 and LE18 of the Test Valley Borough Revised Local Plan (2016).
6. **The development hereby permitted shall be undertaken in full accordance with the provisions set out within the RPS Tree Survey and Arboricultural Impact Appraisal (containing tree protection measures) reference JSL3693_780 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 Policy E2 of the Test Valley Borough Revised Local Plan (2016).

- 7. Tree protective measures installed (in accordance with the tree protection condition listed as no. 6) 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 Policy E2 of the Test Valley Borough Revised Local Plan (2016).

- 8. Prior to the commencement of development, a method statement, detailing the no dig surfacing construction method for areas within the root protection zones of the retained trees, shall be submitted to and approved in writing by the Local Planning Authority. All work shall be undertaken in accordance with the requirements, specifications and timing detailed within the approved method statement.**

Reason: To prevent the loss during development of important local landscape 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).

- 9. No development shall commence on site (including any works of demolition), until a Construction and Demolition Environmental Management Plan and Ecological 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) the phasing of delivery vehicles bringing the lodges onto site**
- iii) loading and unloading of plant and materials;**
- iv) storage of plant and materials used in constructing the development;**
- iv) hours of construction, including deliveries;**
- v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- vi) wheel washing facilities;**
- vii) measures to control the emission of dust and dirt during demolition and construction;**
- viii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
- ix) measures for the protection of the natural environment and the ongoing management of Doctors Copse SINC**

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 the matter 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 and dangers to highway safety, during the construction phase having regard to Policy E8 of the Test Valley Borough Revised Local Plan (2016).

10. **The development hereby permitted shall proceed in accordance with the measures set out in Section 4.0 ‘Conclusions, Impacts and Recommendations’ of the Hill Farm Caravan Park, Branches Lane, Romsey, SO51 6FH Preliminary Ecological Appraisal and Preliminary Roost Assessment (Arbtech April 2023), unless varied by a European Protected Species (EPS) licence issued by Natural England.**

Reason: To ensure the favourable conservation status of bats and other protected species in accordance with Policy E5 of the Test Valley Revised Local Plan (2016).

11. **No works to enable the formation of the tracks and pitches hereby permitted shall take place, until details of a scheme of ecological enhancement measures to be incorporated within the development is submitted and approved by the Local Planning Authority. All enhancement measures should be permanently maintained and retained in accordance with the approved details.**

Reason: To enhance the biodiversity of the site in accordance with requirements under the National Planning Policy Framework and Policy E5 of the Test Valley Borough Revised Local Plan (2016).

12. **Notwithstanding the information provided for the western boundary, no works to enable the formation of the tracks hereby permitted shall take place, until full details of the hard and soft landscape works have been submitted and approved. Details shall include:**

- (i) planting plans;**
- (ii) written specifications (including cultivation and other operations associated with plant and grass establishment);**
- (iii) schedules of plants, noting species, plant sizes and proposed numbers/densities;**
- (iv) hard surfacing materials.**

The landscape works shall be carried out in accordance with the approved details.

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

13. **Prior to the pitches hereby approved being brought into use, a schedule of landscape implementation and maintenance for a minimum period of 10 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 Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

14. Prior to the stationing of any static caravans on the pitches hereby approved, details of exterior materials and colours of the static caravans shall be submitted to and approved in writing by the Local Planning Authority. Only caravans constructed in accordance with the approved details shall be positioned on the pitches hereby approved.

Reason: To ensure that the development protects, conserves and enhances the landscape character of the area, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

15. The drainage system hereby permitted shall be constructed in accordance with the approved documents:

- Site Investigation Percolation Testing (reference: PT-2020-00002 1.1, dated: 12/01/2020).
- Surface Water Drainage Technical Summary (reference: AAC5728; dated: 16th December 2020).
- Flood Risk Assessment and Conceptual Foul and Surface Water Drainage Strategy (reference: RCEF77450 002, dated 28th September 2020).

Any changes to the approved drainage strategy and associated documentation must be submitted to and approved in writing by the Local Planning Authority and the Lead Local Flood Authority in consultation with the Environment Agency where necessary. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detailed drainage calculations. Implementation of the surface water drainage system shall be in accordance with the approved details and retained thereafter.

Reason: To ensure that the development does not result in the deterioration of water quality and unacceptable level of surface water flooding or an unacceptable polluting impact on controlled waters in accordance with Policies E7 and E8 of the Test Valley Borough Revised Local Plan (2016).

16. Prior to the completion of the drainage strategy hereby approved, details for the long-term maintenance arrangements of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a. Maintenance schedules for each drainage feature type and ownership.
- b. Details of protection measures.

Management of the surface water drainage system shall be in accordance with the approved details and retained thereafter.

Reason: To ensure that the development does not result in the deterioration of water quality and unacceptable level of surface water flooding in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).

17. **The development hereby approved shall not be brought into use until the car parking spaces shown on the approved masterplan have been provided. The areas 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 Policy T2 of the Test Valley Borough Revised Local Plan (2016) and in the interest of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).

18. **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 and update paper was proposed by Councillor Cooper and seconded by Councillor A Dowden. An amendment . An amendment (comprising the replacement of recommended Condition 5 with an Obligation in the legal agreement that restricted occupancy of the units to prevent them from being occupied as a person's main residence) was proposed by Councillor Parker and seconded by Councillor A Dowden. Upon being put to the vote the amendment was carried. Upon being put to the vote the motion together with the amendment was carried.

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23/00266/OUTS - 01.02.2023

APPLICATION NO.	23/00266/OUTS
APPLICATION TYPE	OUTLINE APPLICATION - SOUTH
REGISTERED	01.02.2023
APPLICANT	Mr L Singh
SITE	Agricultural Barn at Bunny Lane, Bunny Lane, Sheffield English, SHERFIELD ENGLISH
PROPOSAL	Outline application for demolition of barn and

	construction of dwelling, residential caravan and structures (outline application - all matters reserved)
AMENDMENTS	Amended / reduced location plan – 30.08.2023
CASE OFFICER	Mr Nathan Glasgow

Delegate to Head of Planning and 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/and or Obligations as required), and**
- **The completion of a legal agreement to secure:**
 - **New Forest SPA contribution; and**
 - **Extinguish the rights established by application 21/02220/CLES – Certificate of lawful existing use for the use of the land for the stationing of 1 caravan for residential purposes.**

then PERMISSION subject to:

1. **Applications for the approval of all the reserved matters 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) **two 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, the means of access thereto and the landscaping of the site (herein after called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the development is commenced.**

Reason: To comply with the Town and Country Planning (General Management Procedure) (England) Order 2015 (or any order revoking and re-enacting that Order).
3. **Development shall proceed in accordance with the measures set out in Section 4 of the Land at Bunny Lane, Sherfield English, Romsey SO51 6FQ Preliminary Roost Assessment (Arbtech). Thereafter, mitigation and enhancement features shall be permanently maintained and retained 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).
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. 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 COM2.

- 6. Prior to the first occupation of the dwelling hereby permitted, the existing buildings / structures within the applicants ownership, as shown within the application site (red edge) and the adjacent land (blue edge), shall cease to be used for any purpose and removed, with the resultant materials cleared from the site 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 in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2.

- 7. No dwelling that is subject to a Reserved Matters approval, shall exceed 4.5m in height (measured from existing ground level) or have a footprint larger than 100sqm measured externally.**

Reason: In the interests of proper planning when considering the principle of development relates to a Class Q conversion, and in the interest of the amenities of the countryside setting in accordance with Test Valley Borough Revised Local Plan (2016) Policies COM2, E1 and E2.

- 8. Any reserved Matters application shall be accompanied by a scheme for the protection of trees, particularly in relation to those within the eastern boundary of the application site fronting Bunny Lane. Such a scheme shall include a plan showing the location and specification of tree protective barriers in relation to existing trees and the proposed dwelling.**

Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012.

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.

- 9. Any reserved Matters application shall be accompanied by a plan showing existing and proposed ground levels as well as plans clearly identifying both finished floor levels of the proposed dwelling.**

Reason: In the interests of proper planning when considering the principle of development relates to a Class Q conversion, and in the interest of the amenities of the countryside setting in accordance with Test Valley Borough Revised Local Plan (2016) Policies COM2, E1 and E2.

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 6.47 pm)