

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, 11 June 2024 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 N Gwynne

Councillor I Jeffrey

Councillor J Parker

Councillor Dr A Warnes

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**Apologies**

Apologies were received from Councillor Johnston.

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**Public Participation**

In accordance with the Council's scheme of Public Participation, the following spoke on the applications indicated.

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
7	28 - 59	23/01053/FULLS	Mr Greenwood (Applicant's Agent) Mr Liddel (on behalf of Applicant)
9	71 - 84	24/00757/VARS	Ursula Gooding (Objector)

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**Declarations of Interest**

Councillor Bundy wished it to be noted that she knew the applicant on application 23/01053/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 A Dowden proposed and Councillor Parker seconded the motion that the minutes of the previous meeting were an accurate record. Upon being put to the vote the motion was carried.

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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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**23/01053/FULLS**

<b>APPLICATION NO.</b>	23/01053/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	31.05.2023
<b>APPLICANT</b>	Mrs Jenny Govan
<b>SITE</b>	Hilltop Farm, Newtown Road, Newtown, <b>SHERFIELD ENGLISH / AWBRIDGE</b>
<b>PROPOSAL</b>	Continued seasonal change of use from agricultural and (formerly golf course) to tourism accommodation comprising x 2 overnight holiday let shepherds huts, x 3 ancillary huts (kitchen, break-out and replacement larger bathroom), two open front shelters, timber decking, formation of car park area, sewage treatment plant and landscaping
<b>AMENDMENTS</b>	Received on 22.06.2023, 29.08.2023 and 14.11.2023: <ul style="list-style-type: none"><li>• Additional and amended information relating to nutrient neutrality.</li></ul> Received on 22.06.2023, 29.08.2023: <ul style="list-style-type: none"><li>• Additional information relating to economic impact of development.</li></ul>
<b>CASE OFFICER</b>	Graham Melton

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.

**RECOMMENDATION A**

**Delegated to the Head of Planning and Building for the completion of satisfactory legal agreement on or before 11th September 2024 which secures the following:**

- **Installation and ongoing maintenance of onsite package treatment plant.**
- **Offsetting of onsite land as woodland.**
- **Financial contribution towards the New Forest SPA recreational pressure mitigation scheme.**

Then **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:  
Site Layout Plan (BEN 3502 Rev G)  
Bedroom Shepherds Hut (BEN 4007 A)  
Bedroom Shepherds Hut (BEN 4008 A)  
Bathroom Shepherds Hut (BEN 4005 A)  
Kitchen Shepherds Hut (BEN 4001 A)  
Lounge Shepherds Hut (BEN 4003 A)  
Existing shelter (BEN 4002 A)  
Existing shelter (BEN 4006 A)  
Reason: For the avoidance of doubt and in the interests of proper planning.**
2. **The tourist accommodation shall not be occupied as a persons' sole or main place or residence, and shall only be occupied for tourism purposes between the 1<sup>st</sup> April and the 30<sup>th</sup> September during any one calendar year.  
Reason: This 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 Policy COM2 of the Test Valley Borough Revised Local Plan (2016).**
3. **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 more than 2 shepherd huts offering overnight accommodation within the application site shall be occupied at any one time. No other tourist accommodation comprising tents, caravans or other temporary chattels associated with the site being used in tourist use shall be permitted to be brought onto the land.  
Reason: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of amenity, access, and planning policies pertaining to the area, would not permit tourism accommodation in excess of 2 units having regard to Policy COM2 of the Test Valley Borough Revised Local Plan (2016).**
4. **The owners/operators of the site shall maintain an up-to-date register of the names of all persons who stay within the approved tourism accommodation on the site, the duration of their stay, their main home addresses by way of road name and town, and shall make such information available at all reasonable times to the Local Planning Authority.  
Reason: This 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 Policy COM2 of the Test Valley Borough Revised Local Plan (2016).**
5. **The development hereby approved shall not be occupied until the car**

parking spaces shown on the approved Site Layout Plan (BEN 3502 Rev G) has been provided. 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 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).

6. 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.

**OR**

**RECOMMENDATION B**

In the event that the legal agreement has not been completed on or before 11th September 2024 then the application is REFUSED for the reasons:

1. The development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. In the absence of a completed legal agreement securing the proposed mitigation, the applicant has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).
2. The application site lies within close proximity to the New Forest SPA which is designated for its conservation importance. The application has not secured any mitigation in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework'. As such, it is not possible to conclude that the development would not have an in-combination likely significant effect on the interest features of this designated site, as a result of increased recreational pressure. The proposed development is therefore contrary to the Council's adopted 'New Forest SPA Mitigation - Interim Framework', Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).

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**24/00749/FULLS**

<b>APPLICATION NO.</b>	24/00749/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	28.03.2024
<b>APPLICANT</b>	Mr David Pickett, Test Valley Borough Council
<b>SITE</b>	Test Valley Borough Council, Bourne House, Sandy Lane, SO51 0PD, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Clearance of two areas of scrub land and construction of two parking areas, one for staff vehicles the other for service vehicles
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Kate Levey

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

**Delegated to the Head of Planning and Building to grant planning permission subject to the following:**

- **No unresolvable issues being raised by Nature Space or Test Valley Borough Council Ecologist in respect of a Great Crested Newts District Licence**
- **Completion of satisfactory consultation with Natural England with respect to the impact of the development on protected species (together with any appropriate conditions as required),**

**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  
TVBC 300/002 X, TVBC 300/01 X, MJC-23-0177-01 REV 0, MJC-23-0177-03  
Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **The development hereby permitted shall be carried out in accordance with the measures set out in Sections 14 and 15 'Mitigation recommendations' and 'enhancements' of the Extended Phase 1 Ecological Assessment and Phase 2 Surveys by Phillips Ecology (September 2023) unless varied by a European Protected Species (EPS) license issued by Natural England. 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 protected species in accordance with Policy E5 of the Test Valley Revised Local Plan 2016.**

4. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the MJC Services Ltd Arboricultural Impact Appraisal and Method Statement reference MJC-23-0177 dated 18th September 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.**

5. **During the construction period, there shall be no building or demolition works, no machinery shall be operated, no processes carried out and no deliveries received or dispatched outside the following times: 07:30 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. In addition, no such activities shall take place on Sundays, Bank or Public holidays.**

**Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.**

6. **Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting before either car park hereby permitted is occupied.**

**Development shall be carried out in accordance with the approved details. Any external lighting shall only be operated when the site is in use.**

**Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**

7. **Prior to commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP), incorporating measures to avoid impacts on the adjacent designated site (Abbotswood SINC) and protected species shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.**

**Reason: To protect notable locally designated sites and species in accordance with Policy E5 of the Revised Test Valley 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.**

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**24/00757/VARS**

<b>APPLICATION NO.</b>	24/00757/VARS
<b>APPLICATION TYPE</b>	VARIATION OF CONDITIONS - SOUTH
<b>REGISTERED</b>	28.03.2024
<b>APPLICANT</b>	Mr Matthew Whitfield
<b>SITE</b>	Barns at Glebe Farm, Salisbury Road, Sherfield English, SO51 6FL, <b>SHERFIELD ENGLISH</b>
<b>PROPOSAL</b>	Variation of condition 2 of 22/03317/FULLS (Demolish agricultural buildings and associated structures, erect 3 dwellings with associated garages, parking, hard and soft landscaping and associated works) to allow for amendments to the floor plans and elevations for plot 3
<b>AMENDMENTS</b>	
<b>CASE OFFICER</b>	Katie Savage

The Officer's recommendation as per the agenda and update paper was proposed by Councillor 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 the original planning permission (22/03317/FULLS 12.07.2022) 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;  
23003-10,  
20220-01 P1,  
23003-05,  
23003-15,  
23003-20  
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. Development shall proceed in accordance with the window details submitted on 03.04.2024 (powder coated aluminium windows in RAL 7038 Agate colour), the brick and tile details (Sahtas clay red roof tile and Vandersanden Wickford Brick) submitted on 21.05.2024 both of which were approved by the Council under application 22/03317/COND3 dated 29<sup>th</sup> May 2024.  
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. Development shall proceed in accordance with the Hard and Soft landscaping details approved by the Council under application 22/03317/COND5 dated 29<sup>th</sup> May 2024.

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. Development shall proceed in accordance with the submitted Schedule of landscape implementation and maintenance details approved by the Council under application 22/03317/COND6.

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. Details of the siting and design of any proposed external meter boxes/metal ducting/flues shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The installation of the meter boxes/metal ducting/flues shall be in accordance with the approved details.

Reason: To protect the setting of the listed building and the wider landscape in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2 and E9.

9. Development shall proceed in accordance with the Construction Method Statement details approved by the Council under application 22/03317/COND9 dated 29.09.2023.

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

10. No work relating to the construction of the development hereby approved, including site clearance, deliveries, collections or works of demolition or preparation prior to operations, 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: To protect the amenities of nearby dwellings in accordance with



- policy LHW4 of the Revised Borough Local Plan 2016.
11. In the event that contamination is found at any time during demolition and/or construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing with that contamination has been approved by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.  
Reason: To minimise the risks of pollution and to ensure the site is satisfactorily de-contaminated in accordance with policy E8 of the Revised Borough Local Plan.
  12. 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.
  13. Development shall be provided in accordance with Section 7 'Precautionary Measures, Avoidance & Mitigation' of the Ecological Impact Assessment by Eclipse Ecology Ltd (February 2023) and the 'Proposed Ecology Mitigation and Enhancement Plan' drawing no. 20220-07 by LDArchitecture Ltd dated 10.02.23.  
Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan.
  14. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Technical Arboriculture Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/GLEBEFARM/001 dated November 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.
  15. 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.
  16. 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.

17. **Development shall proceed in accordance with the Plans and Cross section details approved by the Council under application 22/03317/COND17 dated 16.05.2024.**  
**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.**
18. **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).**
19. **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.**
20. **The proposed Rewatec Solido Smart package treatment plants shall be installed to serve the dwellings hereby permitted prior to occupation. The treatment plants shall be retained and maintained in accordance with the foul drainage management plan (Rewatec Solido Smart package treatment plant user guide), unless otherwise agreed in writing by the Local Planning Authority.**  
**Reason: In order to avoid adverse impact on the Solent and Southampton Water SPA by way of additional nitrates emanating from the development in accordance with the Conservation of Habitats and Species Regulations 2017 and Policy E5 of the Test Valley Borough Revised Local Plan (2016).**
21. **In the event that any of the approved Rewatec Solido Smart package treatment plants are replaced, the replacement package treatment plant/s shall achieve a performance output of 10mg/l nitrogen or less, unless otherwise agreed in writing by the Local Planning Authority.**  
**Reason: In order to avoid adverse impact on the Solent and Southampton Water SPA by way of additional nitrates emanating from the development in accordance with the Conservation of Habitats and Species Regulations 2017 and Policy E5 of the Test Valley Borough Revised Local Plan (2016).**
22. **No development shall take place above DPC level of the development hereby permitted until full details of wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the submitted details and be maintained for the entirety of the development.**  
**Reason: 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 Test Valley Borough Revised Local Plan (2016) Policy E8**

Notes 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.**
- 2. There is potential at this location for asbestos containing material. If this is found at any time during implementation of the development please be aware that removal and disposal must be undertaken in accordance with all legal requirements, whether they be enforced by the Local Authority or other government agencies. Any such removal and disposal must be completed prior to the site being brought in to use.**
- 3. 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 meeting terminated at 6.26 pm)