

**Minutes of the Northern Area Planning Committee
of the Test Valley Borough Council**
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover
on Thursday 25 October 2018 at 5:30 pm

Attendance:

Councillor C Borg-Neal (Chairman)	(P)	Councillor T Preston (Vice Chairman)	(A)
Councillor I Andersen	(P)	Councillor P Giddings	(P)
Councillor P Boulton	(P)	Councillor K Hamilton	(A)
Councillor A Brook	(P)	Councillor S Hawke	(P)
Councillor Z Brooks	(P)	Councillor A Hope	(A)
Councillor J Budzynski	(P)	Councillor P Lashbrook	(A)
Councillor D Busk	(P)	Councillor J Lovell	(A)
Councillor I Carr	(A)	Councillor C Lynn	(P)
Councillor J Cockaday	(P)	Councillor P Mutton	(P)
Councillor D Denny	(-)	Councillor J Neal	(P)
Councillor D Drew	(P)	Councillor P North	(P)
Councillor B Few Brown	(P)	Councillor B Page	(P)
Councillor M Flood	(P)	Councillor G Stallard	(P)

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Minutes

Resolved:

That the minutes of the meeting held on 4 October 2018 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 in the attached schedule be determined as indicated.

Note:

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

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
9	79-84	18/02019/LBWN	Mrs H James (Nether Wallop Parish Council)

(The meeting ended at 6:07pm)

Schedule of Development Applications

7	APPLICATION NO.	16/00544/OUTN
	APPLICATION TYPE	OUTLINE APPLICATION - NORTH
	REGISTERED	03.03.2016
	APPLICANT	Dunsmere Developments Ltd
	SITE	Land north of Walworth Road, Picket Piece, Andover, SP11 6LY, ANDOVER TOWN (ST MARYS)
	PROPOSAL	Outline planning application for the residential development (Class C3) of up to 30 dwellings; with associated car parking, turning, public open space, landscaping, and improvements to existing vehicular access to Walworth Road, external access not reserved.
	AMENDMENTS	
	CASE OFFICER	Miss Emma Jones

Delegated to the Head of Planning and Building that subject to the completion of a S106 legal agreement to secure financial contributions for transport/highways, public open space (including its maintenance), educational provisions, landscape maintenance and management arrangements, affordable housing and skills/training provision then OUTLINE 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 which ever 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. **Details of the appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.**

Reason: To comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 1995 (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; 140126-01**

Reason: For the avoidance of doubt and in the interests of proper planning.

- 4. No construction above foundation level shall take place on the dwellings 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.
- 5. No development shall take place (including site clearance within the application site/area indicated red) until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation which has been submitted to and approved in writing by the Local Planning Authority. The assessment should initially take the form of a geophysical survey of the site, followed by trial trenching targeted on potential archaeological features identified by the geophysics and also within any ‘blank’ areas in between. The Written Scheme of Investigation shall also include a programme of archaeological mitigation of impact, based on the results of the trial trenching.**

Reason: Archaeological work is required prior to construction of the development in order to assess the extent, nature and date of any archaeological deposits that might be present, to assess the impact of the development upon these heritage assets, to mitigate the effect of the works associated with the development upon any heritage assets, and to ensure that information regarding these heritage assets is preserved by record for future generations in accordance with Test Valley Borough Revised Local Plan 2016 policy E9.
- 6. Following completion of the archaeological fieldwork a report shall be produced in accordance with an approved programme including, where appropriate, post-excavation assessment, specialist analysis and reports, publication and public engagement. The report shall be submitted to and approved in writing by the Local Planning Authority.**

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available in accordance with Test Valley Borough Revised Local Plan 2016 policy E9.
- 7. All landscape works forming part of the approved reserved matters shall be carried out in accordance with the approved details and with an implementation programme that shall have first been submitted to and approved in writing by the local planning authority prior to any development above foundation level taking place.**

Reason: To provide a satisfactory landscape setting to the development having regard to policy E2 of the Test Valley Borough Revised Local Plan 2016.

- 8. A landscape management plan, including long-term design objectives and arrangements for its implementation, including management responsibilities and maintenance schedules (for a five year period), for all landscape areas other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby permitted. The landscape management plan shall be carried out as approved.**

Reason: To ensure appropriate maintenance of all non-domestic landscaped areas in the development having regard to policy E2 of the Test Valley Borough Revised Local Plan 2016.
- 9. 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.
- 10. The development hereby permitted shall be carried out in accordance with the provisions set out within the submitted Arboricultural Impact Assessment (SJ Stephens Associates, 26th May 2016).**

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.
- 11. Tree protective measures installed (in accordance with the tree protection condition above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority Arboricultural Officer. No activities, nor material storage, nor placement of site huts or other equipment whatsoever shall take place within the barrier without the prior written agreement of the Local Planning Authority.**

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.
- 12. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective barrier without the prior written agreement of the Local Planning Authority.**

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.
- 13. Details of the layout and specification for the children’s play area shall be submitted to and approved in writing by the local planning authority prior to its installation. The development shall be carried out in accordance with the approved details.**

Reason: To ensure its layout and equipping is of a high standard in accordance with Test Valley Borough Revised Local Plan 2016 policy LHW1.

- 14. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, shall take place before the hours of 0730 nor after 1800 on Mondays to Fridays; before the hours of 0800 nor after 1300 on Saturdays; and at all on Sundays and public holidays.
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.**
- 15. No development shall take place until a method of demolition and construction has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority. No piling or any other foundation designs using penetrative methods shall take place. The scheme should include dust control measures.
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.**
- 16. 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, in accordance with the recommendations set out in the submitted Geoprobe Environmental Limited report (Ref: GPE 15/202). In the event that contamination is found, or is considered likely, a scheme containing remediation proposals designed to bring the site to a condition suitable for the intended use shall be submitted to and approved in writing by the Local Planning Authority. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.**
- 17. In the event that contamination that was not previously identified 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 ensure a safe living/working environment in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.**

- 18. The development hereby permitted shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. Details shall include the responsibilities of each party for the implementation of the scheme; a timetable for its implementation; a management and maintenance plan for the lifetime of the development; arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.**
Reason: Details are required prior to the commencement of development to ensure the prevention of an increased risk of flooding and to ensure the improvement and protection of water quality, habitat and amenity in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.
- 19. No dwelling hereby permitted shall be occupied until the crossing points on Walworth Road as shown on drawing XXXXXX have been implemented to the satisfaction of the Local Planning Authority.**
Reason: This is required prior to the commencement of development in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 policy T1.
- 20. The development hereby permitted shall not commence until details of the roads, footways, footpaths and cycleways to be offered to HCC for adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. Details shall include;**
- a) the width, alignment, gradient and surface materials including all relevant horizontal and longitudinal cross sections showing existing and proposed levels**
 - b) the type of street lighting including calculations, contour illumination plans and means to reduce light pollution**
 - c) the method of surface water drainage including local sustainable disposal.**
- Reason: Details are required prior to commencement to ensure that the roads, footway, footpath, cycleway, street lighting and surface water drainage are constructed and maintained to an appropriate standard to serve the development in accordance with Test Valley Borough Revised Local Plan 2016 policy T1.**
- 21. Prior to the commencement of development full details of the layout for the parking and manoeuvring onsite of contractor's and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.**
Reason: Details are required prior to the commencement of the development to ensure that construction of the proposed development will be in the interest of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 policy T1.

22. The development hereby permitted 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 policies T1 and T2.
23. At least the first 4.5 metres of the access track 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.
24. No development shall take place until an updated biodiversity mitigation strategy has been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details, with all compensatory habitat and biodiversity enhancement features being permanently retained.
Reason: Details are required prior to commencement to avoid impacts to protected species, to maintain the favourable conservation status of dormice, and to conserve and enhance biodiversity in accordance with Test Valley Borough Revised Local Plan 2016 policy E5.
25. No deliveries of materials or removal of spoil during the construction of the development shall take place before 0915 or after 1500 on Mondays to Fridays, or before 0800 or after 1300 hours on Saturdays. There shall be no deliveries of materials or removal of spoil during the construction of the development on Sundays and public holidays.
Reason: In the interests of amenity in accordance with Test Valley Borough Revised Local Plan 2016 policy E8.

Notes to applicant:

1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of 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. Attention is drawn to the requirements of the Agreement dated XXXXXX under Section 106 of the Town and Country Planning Act 1990 which affects this development.
3. A formal application for connection to the public sewage system and the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119 or www.southernwater.co.uk).

4. **Permission is required under the Highways Act 1980 to construct/alter/close a vehicular access. Please contact the Head of Highways, Hampshire County Council, Jacobs Gutter Lane Hounslow, Totton, Southampton, SO40 9TQ. (0300 555 1388) or highways-transportwest@hants.gov.uk at least 6 weeks prior to work commencing.**
5. **Birds nests, when occupied or being built, receive legal protection under the *Wildlife and Countryside Act 1981* (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) 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 conditions. 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.**

8	APPLICATION NO.	18/01615/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED	22.06.2018
	APPLICANT	Mr Arthur Tizard
	SITE	Plot 35, South Way, Walworth Business Park, SP10 5LH, ANDOVER TOWN (ST MARYS)
	PROPOSAL	Demolition of existing industrial building and erection of two industrial buildings, for B2 or B8 use, access from Walworth Road, and landscaping works.
	AMENDMENTS	Amended/additional plans and information received: <ul style="list-style-type: none">• 01.08.2018• 05.09.2018• 19.09.2018• 03.10.2018
	CASE OFFICER	Miss Emma Jones

Delegated to the Head of Planning and Building that subject to the completion of a S106 legal agreement to secure mitigation in respect of highway infrastructure/delivery of travel plan 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: 2369 PL100 A; 2369 PL102 E; 2369 PL103 E; 2369 PL121; 2369 PL110; 2369 PL120; 2369 PL112 A; 2369 PL122 A; 2369 PL111; 2369 PL 113; 2369 PL123; 18025/002 B; 18025/TK03 B; 18025/001. Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
- 4. Notwithstanding the details submitted no development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Details shall include, where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.); retained historic landscape features and proposals for restoration, where relevant. 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, proposed numbers/densities and tree pit details. The landscape works shall be carried out in accordance with the approved details. 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.**
- 5. Notwithstanding the details submitted 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 10 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme. The landscape implementation, management and maintenance shall be carried out in accordance with the approved details.**

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.

- 6. No development shall take place (other than any approved demolition and site clearance works) until a detailed surface water drainage strategy has been submitted to and approved in writing by the Local Planning Authority, containing the following elements:**

- Where infiltration is used for drainage, evidence that a suitable number of infiltration tests have been completed. These need to be across the whole site; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015.**

Reason: Details are required prior to commencement to ensure the prevention of an increased risk of flooding and to ensure the improvement and protection of water quality, habitat and amenity in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

- 7. The units hereby permitted shall not be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site, in accordance with the current BS 4142 assessment. The scheme shall include:-**
- a) the background level(s) (LA90) for the period the development is in operation; and ensure that b) the rating level of the noise emitted from the development shall be at least consistent background level at the boundary of the nearest noise sensitive property at the times of the operation of the unit. The development shall be operated in accordance with the approved scheme.**

Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 8. 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: Details are required prior to commencement to ensure a safe working environment in accordance with Test Valley Borough Revised Local Plan (2016) policy E8.

9. 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 submitted to and approved in writing 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 ensure a safe working environment in accordance with Test Valley Borough Revised Local Plan (2016) policy E8.

10. No development shall take place until an Employment and Skills Plan to encourage and promote skills and training in the construction industry in accordance with the Construction Industry Training Board (CITB) Client Based Approach to developing and implementing an Employment Skills Strategy on Construction projects, Local Client Guidance - England, v2, CITB and the National Skills Academy 2016 has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: Details are required prior to commencement in order to identify and provide skills needs and training delivery in accordance with Test Valley Borough Revised Local Plan 2016 policy ST1.

11. The development shall be designed and built so that it achieves a standard equivalent to Building Research Establishment's Environmental Assessment Method (BREEAM) 'excellent' credit required for water consumption (reference Wat 1). The development shall not be occupied until written evidence demonstrating that this level of water consumption is achieved for the development has been submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

Note: Evidence of a suitable BREEAM certificate or written evidence by a BREEAM accredited professional would both be potentially appropriate forms of submission.

12. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no access, other than those shown on the approved plan(s), shall be formed to the site.

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

- 13. Each unit hereby permitted shall not be occupied for either of the approved uses until the corresponding 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 plans 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.
- 14. Each unit hereby permitted shall not be occupied until provision for cycle parking/storage has been made to serve the same unit for its proposed use, in accordance with details to be submitted and approved in writing with the Local Planning Authority has been made. The approved scheme shall be maintained for this purpose at all times.**
Reason: In the interest of providing sufficient safe parking for cyclists and in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T1.
- 15. No development shall take place until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. This should include; construction traffic routes, parking and turning provision to be made on site, measures to prevent mud from being deposited on the highway and a programme for construction. The agreed details shall be fully implemented before the development is commenced.**
Reason: Details are required prior to commencement in the interests of highway safety in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T1.

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 2010 (as amended). Developments that affect legally protected species are also likely to be contrary to policy E5 of the Test Valley Revised Local Plan DPD. 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.**
- 3. Separate permission is required under Section 278 of the Highways Act 1980 to construct/amend/close an access and/or footway. Please contact the Head of Highways, Hampshire County Council, Jacobs Gutter Lane, Hounslow, Totton SOUTHAMPTON, SO40 9TQ, Tel. No. 03005551388 or at roads@hants.gov.uk at least 12 weeks prior to the access works commencing.**

4. **If the proposals include works to an ordinary watercourse, under the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, prior consent from the Lead Local Flood Authority is required. This consent is required as a separate permission to planning.**
5. **The Environmental Health Officer has advised that no work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, should take place before the hours of 0730 nor after 1800 on Mondays to Fridays; before the hours of 0800 nor after 1300 on Saturdays; and at all on Sundays and public holidays. Best practicable means should also be used to prevent dust emissions from all demolition and construction activities (e.g. the use of water to suppress dust) to prevent causing a nuisance to people living and working in the vicinity of the site.**
6. **Attention is drawn to the requirements of the Agreement dated XXXXXX under Section 106 of the Town and Country Planning Act 1990 which affects this development.**

9	APPLICATION NO.	18/02019/LBWN
	APPLICATION TYPE	LISTED BUILDING WORKS - NORTH
	REGISTERED	03.08.2018
	APPLICANT	Mr and Mrs Li
	SITE	Farley Farm, Farley Street, Nether Wallop, SO20 8EL, NETHER WALLOP
	PROPOSAL	Removal of granary
	AMENDMENTS	None
	CASE OFFICER	Mrs Samantha Owen

CONSENT

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.**