

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 3 January 2019 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	(A)	Councillor K Hamilton	(A)
Councillor A Brook	(A)	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	(P)
Councillor I Carr	(A)	Councillor C Lynn	(A)
Councillor J Cockaday	(P)	Councillor P Mutton	(P)
Councillor D Denny	(-)	Councillor J Neal	(A)
Councillor D Drew	(P)	Councillor P North	(P)
Councillor B Few Brown	(A)	Councillor B Page	(-)
Councillor M Flood	(P)	Councillor G Stallard	(P)

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Minutes

Resolved:

That the minutes of the meeting held on 6 December 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>
8	54-66	18/02836/FULLN	Ms K Crutchfield (Applicant's Agent)

(The meeting ended at 5.47pm)

Schedule of Development Applications

7	APPLICATION NO.	18/02807/VARN
	APPLICATION TYPE	VARIATION OF CONDITIONS - NORTH
	REGISTERED	25.10.2018
	APPLICANT	Mr Anderson, Places For People Leisure Management
	SITE	Andover Leisure Centre, West Street, Andover, SP10 1QP, ANDOVER TOWN (ST MARYS)
	PROPOSAL	Vary conditions 2, 4, 7, 12, 16, 21, 22, 23, 24, 26, 27, 28, 30, 31, 32, 33 and 34 of 17/01435/VARN (To vary condition 33 of 16/03191/FULLN (Phased demolition of the existing wet and dry Leisure Centre and the construction of a replacement Leisure Centre including associated external works and car parking)) to retain minor changes to the building footprint and design to co-ordinate with existing below ground services, safe construction zones to enable the retention of part of the existing dry centre, a reduction in the building height and increasing the public realm along West Street
	AMENDMENTS	Additional information received 29/10/18, 05/11/18, 30/11/18, 04/12/18, 05/12/18
	CASE OFFICER	Mrs Laura McKay

Delegated to the Head of Planning and Building to grant PERMISSION subject to conditions and notes, subject to the decision of the Secretary of State for Housing, Communities and Local Government in respect of the call in request, and with delegated authority to agree the final wording of conditions.

1. **The development hereby permitted shall be begun within three years from 31 March 2017.**
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:**
8229 PL007 C
8229 PL010 E
8229 PL011 D
8229 PL012 B
8229 PL013 B
8229 PL014 B
8229 PL015 B
8229 PL016 C

8229 PL020 C
8229_L_9_020
L2095/D01 Rev. C7
4895-C-01 Rev. C2
4895-C-02 Rev. C3
4895-C-03 Rev. C4
BB_41_PEL37_EE1 B1
BB_41_PEL37_EE2 B1
L_24_010 Rev. C
L_24_011 Rev. C

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

- 3. The demolition of the existing buildings on site shall be carried out in strict accordance with the "Safe Method of Work for the Demolition of Swimming Pool and Sports Hall" by John Stacey & Sons Document Reference Number 01/MS/01 Revision 2.**
Reason: To safeguard the amenity of neighbouring residents and to control pollution from the site in the interests of human health and the natural environment having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.
- 4. The demolition of the existing buildings on site and the construction of the replacement leisure centre hereby permitted shall be carried out in phases in accordance with drawing number 8229 PL007 C "Phasing Plan". The existing fitness and studio facilities shall be retained in accordance with the Phasing Plan until the replacement leisure centre is open for public use. The retained facilities shall be made available for use by the public for the duration of the demolition and construction phases other than during the period of works necessary to construct the temporary façade and install temporary plant.**
Reason: To ensure provision of some leisure facilities on site to mitigate the impact of the loss of facilities during construction having regard to policy LHW1 of the Test Valley Borough Revised Local Plan 2016.
- 5. Access for cyclists and pedestrians shall be provided to the retained fitness and studio facilities at all times when those facilities are available for use by the public.**
Reason: To provide safe access to the retained facilities having regard to policy T1 of the Test Valley Borough Revised Local Plan 2016.
- 6. The development shall be carried out in accordance with the Environmental Management Plan by Pellikaan received 10 November 2017 and approved under 16/03191/COND6.**
Reason: To safeguard the amenities of neighbouring residents and sensitive ecological features of the River Anton and adjacent pond during construction having regard to policies E5 and E8 of the Test Valley Borough Revised Local Plan 2016.
- 7. The construction compound, parking and manoeuvring areas shall be provided in accordance with the details for Phases 2 and 3 as shown on the approved plan 8229 PL007 C.**

Reason: In the interests of highway safety having regard to policy T1 of the Test Valley Borough Revised Local Plan 2016.

8. **During the demolition and construction phases of the development, the following activities shall not take place outside the hours of 0730 - 1800 hrs Monday - Friday (excluding public holidays) and 0800 and 1300 hrs on Saturdays only (excluding public holidays):**
- a) **The external operation of any plant, machinery and/or power tool;**
 - b) **The movement of any Heavy Goods Vehicles (i.e. any vehicle exceeding 3.5 tonnes maximum permissible gross vehicle weight), including all deliveries to and from the site of building materials and waste;**
 - c) **The movement of plant and machinery to and from site.**

Reason: To safeguard the amenities of neighbouring residents during demolition and construction having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.

9. **No external plant or machinery shall be installed on the retained fitness/studio building during the construction period unless in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The details shall include the noise performance of the plant or machinery and any noise mitigation measures proposed. The scheme shall be carried out in accordance with the approved details.**

Reason: To safeguard the amenities of neighbouring residents from noise from operation of plant and machinery having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.

10. **No fixed plant or machinery shall be operated or brought into operation on the site, other than the 4 no. Combined Supply and Exhaust Air Handling Units, 14 no. Inverter Condensing Units and 1 no. natural gas CHP unit specified in the Noise Impact Assessment 036075 dated 11 December 2018 Revision 01 by Buro Happold, unless a scheme of noise control for that plant or machinery has been installed and is operational as necessary to ensure that the combined BS4142: 2014 'rating level' of noise from all fixed plant and machinery associated with the permitted leisure development (including any other plant or machinery already installed or in operation) shall not, at any time of operation, exceed a level equivalent to 5 dB below the prevailing background noise level, as determined at each of the receptor locations 1 and 2 as indicated in the 3 December 2018 Noise Impact Assessment. The measurements and assessment shall be made according to BS4142: 2014. All noise control and mitigation measures shall thereafter be retained and maintained to be effective in controlling noise during the life of the development, unless otherwise agreed with the Local Planning Authority.**

Reason: To safeguard the amenities of neighbouring residents from noise from operation of plant and machinery having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.

- 11. No CHP units, Air Handling Units or Inverter Condensing Units shall be installed other than those specified in the Noise Impact Assessment 036075 dated 11 December 2018 Revision 01 by Buro Happold, unless in accordance with details (including noise control measures) that have first been submitted to and approved in writing by the Local Planning Authority. Those Units specified in the report shall be installed in accordance with the details in that report, including the make, model, specification and location of each Unit. None of the Units shall be operated, or brought into operation, unless the noise mitigation measures specified in that report are in place and are operational. All noise control and mitigation measures shall thereafter be retained and maintained to be effective in controlling noise during the life of the development, unless otherwise agreed with the Local Planning Authority.**

Reason: To safeguard the amenities of neighbouring residents from noise from operation of plant and machinery having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.
- 12. All doors on the southern elevation of the building hereby approved shall be fitted with a self-closing mechanism before the leisure centre is first brought into use. All doors on the southern elevation of the building hereby approved (doors to the plant room, HV switch, substation, chemical store and bin store) shall be used as emergency exits only and shall not be left open at any time.**

Reason: To maintain the acoustic integrity of the building to safeguard the amenities of nearby residents having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.
- 13. The doors to the plant room, HV switch, substation, chemical store and bin store shall only be used as an emergency exit or for servicing and deliveries and shall not be left or kept open at any other time.**

Reason: To maintain the acoustic integrity of the building to safeguard the amenities of nearby residents having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.
- 14. The leisure centre hereby approved hereby permitted shall not be open for business other than between the hours of 05:30 to 23:00 Monday to Friday and 07:00 to 23:00 Saturdays, Sundays and Public Holidays except for when in use for elections, as a rest centre or for other emergency purposes, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To safeguard the amenities of neighbouring residents from noise and disturbance having regard to policies E8 and LHW4 of the Test Valley Borough Revised Local Plan 2016.
- 15. The lighting hereby approved shall be installed in accordance with approved drawings BB_40_PEL37 EE Rev. B1 and BB_40_PEL37 EE2 Rev. B1 and the External Lighting methodology by Barrie Beard Ltd.**

No external lighting other than that shown on the approved drawings shall be installed on the building hereby approved (including within or under the covered walkway and entrance canopy), or within the application site, unless in accordance with

- details that shall have first been submitted to and approved in writing by the Local Planning Authority. The details shall include the location, number, specification and angle of installation of all lights, and details of light spill. The design of the external lighting shall have regard to the Institution for Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light (GN01: 2011). Reason: To safeguard the amenities of neighbouring residents and the character of the local area from light pollution having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.
16. No external lighting hereby approved within the application site (including on the exterior of the building) shall be illuminated later than one hour after the leisure centre is closed to the public or earlier than half an hour before the leisure centre is open to the public on any day, and in any case shall not be illuminated before 05:30 or after 23:00 Monday to Friday or before 07:00 or after 23:00 Saturdays, Sundays and Public Holidays except for when in use for elections, as a rest centre or for other emergency purposes, unless otherwise agreed in writing by the Local Planning Authority. Reason: To safeguard the amenities of neighbouring residents and the character of the local area from light pollution having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.
17. No deliveries to the leisure centre hereby approved by heavy goods vehicles or any commercial waste collections from the leisure centre shall take place outside the hours of 07:30 to 18:00 hrs weekdays (excluding public holidays) and 08:00 to 18:00 hrs Saturdays. No deliveries by heavy goods vehicles or any commercial waste collections shall take place on Sundays or public holidays. Reason: To safeguard the amenities of neighbouring residents from noise and disturbance having regard to policies E8 and LHW4 of the Test Valley Borough Revised Local Plan 2016.
18. Other than those shown on the approved plans, no extract or ventilation equipment (including flues) shall be installed on the exterior or roof of the building unless in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the specifications of the equipment, drawings and/or plans of its location, the colour and finish of all exterior surfaces. Reason: To safeguard the amenities of neighbouring residents and the character of the local area from pollution having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.
19. Other than the details approved under approval 17/01435/COND17 on 20 July 2018, no external lighting shall be installed or erected within or around the construction compound unless in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority. The details shall include the location, number, specification and angle of installation of all lights, details of light spill and an assessment of the impact of the lighting on bats. Reason: To safeguard protected species from disturbance resulting from artificial light having regard to policy E5 of the Test Valley Borough Revised Local Plan 2016.

20. **No combustion plant where the single or combined emission rate of nitrogen oxides will be greater than 5mg/second (see Table 6.2, Row 7 of the Institute of Air Quality Management publication dated January 2017 'Land-use Planning & Development Control: Planning for Air Quality') shall be installed until verification has been submitted to the Local Planning Authority that the proposed stack height is appropriate for the setting. The combustion plant shall thereafter be installed in accordance with the submitted details. Reason: In the interests of safeguarding air quality having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.**
21. **In the event that contamination that was not previously identified is found at any time during demolition 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 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 leisure centre hereby permitted being brought in to use. Reason: To protect human health from risk of contamination having regard to policy E8 of the Test Valley Borough Revised Local Plan 2016.**
22. **The development shall be carried out in accordance with the Employment and Skills Plan approved under approval 17/01435/COND20 on 20 July 2018. Reason: To mitigate the impact of the development on the labour market and to contribute to the enhancement of skills training and the provision of apprenticeships within the local community in accordance with policy ST1 of the Test Valley Borough Revised Local Plan 2016.**
23. **A minimum of 5 standard car parking spaces, 2 accessible car parking spaces and 4 cycle parking spaces shall be provided in accordance with the details shown for Phase 1 on the approved phasing plan 8229 PL07C and shall be available for parking for staff and visitors to the retained fitness and studio facilities until the replacement leisure centre is open to the public for business. Reason: In the interests of highway safety having regard to policies T1 and T2 of the Test Valley Borough Revised Local Plan 2016.**
24. **The leisure centre hereby permitted shall not be open to the public for business unless a minimum of 14 standard car parking spaces, 6 accessible parking spaces and 47 cycle parking spaces have first been provided in accordance with the details shown for Phase 3 on the approved phasing plan 8229 PL07C. Those spaces shall be made available for parking of cars at all times until alternative parking provision has been completed pursuant to condition 24 of this permission.**

- Reason: In the interests of highway safety having regard to policies T1 and T2 of the Test Valley Borough Revised Local Plan 2016.**
25. **Unless within 6 months of the date that the leisure centre is open to the public for business 14 standard car parking spaces, 6 accessible car parking spaces and 47 cycle parking spaces have been provided in accordance with the approved site plan 8229 PL010 E, the use of the leisure centre by the public shall cease until such time as the spaces have been implemented and made available for use. Those spaces shall thereafter be permanently retained and made available for parking of cars.**
- Reason: In the interests of highway safety having regard to policies T1 and T2 of the Test Valley Borough Revised Local Plan 2016.**
26. **The leisure centre hereby permitted shall not be open to the public for business until a Travel Plan has first been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include an action plan setting out details of:**
- a) survey methodology;**
 - b) measures and targets;**
 - c) timescales, including timescales for implementation of each measure;**
 - d) the funding available to support and promote the measures in the travel plan;**
 - e) a Travel Plan co-ordinator responsible for promotion and monitoring the measures and targets;**
 - f) the frequency of review of the measures and targets**
 - g) procedures for monitoring;**
 - h) the process for amending or altering the Travel Plan periodically to ensure that it is relevant and up to date**
- The Travel Plan shall be implemented in accordance with the approved details within 6 months of the leisure centre hereby permitted first opening to the public.**
- Reason: To ensure that measures are in place to minimise the impact of the development on the highway network having regard to policy T1 of the Test Valley Borough Revised Local Plan 2016.**
27. **The leisure centre hereby permitted shall not be occupied or brought into use until a layby has first been provided on West Street for deliveries, servicing, customer pick-up and drop-off, and informal crossing arrangements have been provided on the north side of West Street, in accordance with the approved plan ZPFPLANDOVER.2/10 Rev. C, unless subject to such amendments as are required by the Highway Authority under any agreement or licence with that body.**
- Reason: In the interests of highway safety having regard to policy T1 of the Test Valley Borough Revised Local Plan 2016.**
28. **The surface water drainage scheme hereby approved shall be implemented in full in accordance with the Flood Risk Assessment by GTA Civils Ltd, 3rd Issue dated 26 September 2018 and shall thereafter be maintained and managed in perpetuity in accordance with the details set out in the Surface Water Drainage Maintenance Schedule Rev. B by Furness Partnership hereby approved.**

- Reason: To safeguard the development from surface water flooding and to ensure that the development does not contribute to flood risk elsewhere having regard to policy E7 of the Test Valley Borough Revised Local Plan 2016.**
29. The development shall be carried out in accordance with the schedule of materials and finishes approved under approval 17/01435/COND29 on 2 January 2018.
- Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Policy E1 of the Test Valley Borough Revised Local Plan 2016.**
30. The development shall be carried out in strict accordance with the provisions of the Flood Risk Assessment by GTA Civils Ltd, 3rd Issue dated 26 September 2018.
- Reason: To safeguard the development from flood risk and to ensure that the development does not contribute to flood risk elsewhere having regard to policy E7 of the Test Valley Borough Revised Local Plan 2016.**
31. The soft landscape works shall be carried out in accordance with the details shown on drawings EML PEL 1010 01 Rev. J, EML PEL 1010 02 Rev. D, EML PEL 1010 03 and shall be completed in accordance with the implementation programme on drawing EML PEL 1010 01 Rev. J.
- Reason: To ensure that the existing and proposed landscaping enable the development to positively integrate into the character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016.**
32. Notwithstanding the illustrative representations shown on other drawings submitted, the tree mound shall be constructed in accordance with the details shown on drawing EML PEL 1010 03, including the method of construction set out on that drawing.
- 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 enable the development to positively integrate into the character of the area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016.**
33. The hard landscape works shall be carried out in accordance with the details shown on the approved plans and the “Radius Path Edgings – Construction Methodology” by Pellikaan submitted 17 December 2018. The hard landscape works shall be completed no later than 6 months from the date that the leisure centre hereby approved is first opened for business to the public.
- Reason: To ensure that the existing and proposed landscaping enable the development to positively integrate into the character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016.**
34. The hard and soft landscaping hereby approved shall be maintained in accordance with the schedule of landscape maintenance set out on drawing EML PEL 1010 01 Rev. J. Any planting that dies, becomes diseased, is damaged or otherwise removed within three years of the completion of the soft landscaping shall be replaced in the first planting season after its removal.
- 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 enable the development to positively integrate into the character of the area in accordance with policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016.**

- 35. The tree protective measures shown on drawing 26720-R1 approved under 16/03191/COND34 on 26 May 2017 shall be maintained and retained in accordance with the approved details 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(s).
Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with policy E2 of the Test Valley Borough Revised Local Plan 2016.**
- 36. 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.**

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). All demolition 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. Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out**

unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk

8	APPLICATION NO.	18/02836/FULLN
	APPLICATION TYPE	FULL APPLICATION - NORTH
	REGISTERED	29.10.2018
	APPLICANT	The Trinley Estate
	SITE	Finkley Manor Farm, Finkley Road, Finkley, SMANNELL
	PROPOSAL	Change of use of redundant switch room building to office, and extension to the building (following demolition of redundant pump house building) to provide additional office accommodation
	AMENDMENTS	
	CASE OFFICER	Katie Nethersole

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 P1-01, P4-01, P3-01, P2-01, P3-02, P0-01
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. The development shall not be brought into use until the car parking area shown on the submitted plan P1-01 has been provided, marked out and thereafter maintained for car parking for the lifetime of the development and used for no other purpose.
Reason: To ensure adequate space within the site for vehicle movements and parking in accordance with Test Valley Borough Revised Local Plan (2016) Policy T2.**

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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