

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in the Crosfield Hall, Broadwater Road, Romsey
on Tuesday 8 January at 5:30 pm

Councillor A Finlay (Chairman)	(P)	Councillor I Richards (Vice Chairman)	(P)
Councillor N Adams-King	(A)	Councillor A Dowden	(P)
Councillor J Anderdon	(P)	Councillor C Dowden	(P)
Councillor G Bailey	(P)	Councillor M Hatley	(P)
Councillor D Baverstock	(P)	Councillor I Hibberd	(P)
Councillor A Beesley	(A)	Councillor P Hurst	(P)
Councillor P Boulton	(A)	Councillor I Jeffrey	(A)
Councillor P Bundy	(P)	Councillor A Johnston	(P)
Councillor D Busk	(P)	Councillor J Ray	(A)
Councillor C Collier	(P)	Councillor C Thom	(A)
Councillor M Cooper	(P)	Councillor A Tupper	(A)
Councillor S Cosier	(A)	Councillor A Ward	(P)

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Declarations of Interest

Councillor Richards wished it to be noted that he knew the applicant's partner on application 18/02613/FULLS, but that it did not constitute an interest.

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Minutes

Resolved:

That the minutes of the meeting held on 11 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	39 - 79	18/02613/FULLS	Mr D Roycroft (Applicant's Agent)
10	87 - 99	18/01955/FULLS	Mrs J Sheath (Objector)

(The meeting ended at 6.41pm)

Schedule of Development Applications

7	APPLICATION NO.	18/02547/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	16.10.2018
	APPLICANT	Jose Bernardez
	SITE	Golden Hill, Belbins, Romsey, SO51 0PE, ROMSEY EXTRA
	PROPOSAL	Conversion of existing house and garage into ten dwellings
	AMENDMENTS	Updated proposal wording to remove summerhouse conversion from the proposal – 20.11.2018 Drawings updated to include hedging and obscure glazing through subdivided areas – 14.12.2018
	CASE OFFICER	Miss Sarah Barter

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
18-GHILL-02 B Site Plan proposed
18-GHILL-02 B Proposed Lower Ground Floor Plan
03 B Proposed Ground Floor Plan
04 B Proposed First Floor Plan
05 B Proposed Elevations
02 J Site Plan as Existing
01 A Proposed Basement Floor Plan
03-GHILL -009 – Garage existing
18-GHILL-009 – Garage proposed
04-GHILL-003 H – Existing Ground floor plan
04-GHILL-03 H – Existing Lower Ground Floor Plan
04-GHILL-B C – Existing Basement Floor Plan
04-GHILL-004 K – Existing First Floor Plan
04-ghill-005 – Elevations
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Prior to first occupation, details of biodiversity enhancements to be incorporated into the development 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 enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006 and policy E5 of the Test Valley Revised Local Plan DPD.

- 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. 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 Policies T1 and T2 of the Test Valley Borough Revised Local Plan (2016).**
- 6. Prior to first occupation of the development hereby permitted full details of hard and soft landscape works have been submitted and approved. 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. 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 and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.
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.**
- 7. Prior to first occupation of the development hereby permitted a schedule of landscape implementation and maintenance for a minimum period of 5 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.
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.**
- 8. The 1.8m high obscure glazing privacy panels annotated on drawings 04 B, 02 B, 03 B hereby permitted shall be fitted and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.

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. 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.**
- 3. Other than the areas shown as private gardens on the approved plans, all other communal gardens shall remain as such and should not be subdivided or enclosed in any way.**

8	APPLICATION NO.	18/02613/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	05.10.2018
	APPLICANT	Mr S Jupe
	SITE	Oaklands Farm, Lockerley Road, East Tytherley, SP5 1LJ, EAST TYTHERLEY
	PROPOSAL	Demolition of two agricultural buildings and erection of two dwellings and garages, creation of new access and associated hard and soft landscaping.
	AMENDMENTS	Additional/Amended plans received 08/11/18 & 07/12/18.
	CASE OFFICER	Mr Paul Goodman

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. 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.

- 3. Development shall proceed in accordance with the measures set out in the Mitigation and Enhancement section 5 of the Bat Surveys and Mitigation Plan - Barns at Oaklands Farm, East Tytherley, Salisbury Hampshire, SP5 1LJ report (Emma Pollard, September 2018) unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and any enhancements 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 Revised Local Plan 2016.

- 4. 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 and approved. 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 and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.

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. 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 ensure a safe living/working environment in accordance with Test Valley Borough Local Plan 2006 policy HAZ04.

6. **Details of any external lighting shall be submitted to and approved in writing by the local planning authority before the development is first occupied, or in the event that the lighting is required post occupation then any details should be submitted to and approved in writing by the Local Planning Authority prior to installation. Development shall be carried out in accordance with the approved details.**

Reason: To safeguard the amenities of the area and in the interests of road safety in accordance with Test Valley Borough Revised Local Plan 2016 policies LHW4, E2 and TRA01.

7. **The development shall not be occupied until space has been laid out for the parking and manoeuvring of vehicles to enable them to enter and leave the site in forward gear in accordance with a plan to be submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved plan and this space shall be reserved for such purpose at all times.**

Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 policy T2.

8. **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.

9. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**

**232-D-00
232-D-00 A
232-D-01
232-D-02
232-D-03
232-D-04
232-D-05
232-D-06
232-D-07
232-D-08
232-D-09
232-D-10
232-D-11
232-D-12
232-D-13
232-D-17
232-D-18
232-D-19
232-D-20
P17-069-02-91-001
P17-069-02-91-002
P17-069-02-91-004
P17-069-02-91-005**

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

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. 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.**

9	APPLICATION NO.	18/02747/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	02.11.2018
	APPLICANT	Mr Randall, Haus Mortgages
	SITE	4 Market Place, Romsey, SO51 8NB, ROMSEY TOWN (ABBEY)
	PROPOSAL	Change of use from retail/cafe (A1/A3) to professional services (A2)
	AMENDMENTS	Updated proposal wording to include A1/A3 – 12.12.2018
	CASE OFFICER	Miss Sarah Barter

WITHDRAWN by the Head of Planning and Building

10	APPLICATION NO.	18/01955/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	23.07.2018
	APPLICANT	Mrs B Hayes
	SITE	162B Botley Road, Romsey, Hampshire, SO51 5SW, ROMSEY EXTRA
	PROPOSAL	Extension to provide sitting room, bedroom, kitchen and bathroom
	AMENDMENTS	Tracking Diagram 1 st October 2018 and Amended Site Plan 8 October 2018.
	CASE OFFICER	Mrs Sacha Coen

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:**

Amended Site Plan

Drawing Number 1052/01 - Existing Elevations/Floor Plans

Drawing Number 1052/02 A - Amended Proposed Floor Plan

Drawing Number 1052/03 - Proposed Elevations

Drawing Number 1052/04 - Site/Roof Plan/Section

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

3. **The external materials to be used in the construction of all external surfaces of the development hereby permitted shall match in type, colour and texture those used in the existing building.**

Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

Notes to applicant:

1. **In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
2. **Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**

11	APPLICATION NO.	18/02218/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	23.08.2018
	APPLICANT	Rugby Football Union
	SITE	The Trojans Club, Stoneham Lane, Eastleigh, SO50 9HT, CHILWORTH
	PROPOSAL	Creation of new footpath and relocation of landscape bunding
	AMENDMENTS	Drawing 06 J following comments from the Tree Officer received – 10.12.2018
	CASE OFFICER	Miss Sarah Barter

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:
MUK1854 06 J
MUK1854 11 A
MUK1854 03
Reason: For the avoidance of doubt and in the interests of proper planning.
3. Any crown lifting required to adjacent trees shall not be begun until full details of the extent of work have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.
Reason: To prevent the loss during development of trees and natural 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.
4. The bunding annotated in the locations on the proposed plan no 06 J shall be provided at a height no greater than 2m unless otherwise agreed in writing with the Local Planning Authority.
Reason: To protect the character and appearance of the area in accordance with policy E2 of the Test Valley Revised Local Plan (2016).
5. Development shall proceed in accordance with the measures set out in Section 7.2 and 7.3 of the Middlemarch Environmental Ecological Appraisal Report (November 2018).
Reason: To ensure protected species are not harmed by the development and in accordance with Policy ENV05 of the Test Valley local plan.
6. Any works occurring outside of the recommended time of year for ecological purposes in relation to the creation of the bunding shall not be begun until full details of working methods and a compliance report have first been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.
Reason: To ensure protected species are not harmed by the development and in accordance with Policy ENV05 of the Test Valley local plan.

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. 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.**
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