

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in the Crosfield Hall, Broadwater Road, Romsey
on Tuesday 30 October 2018 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	(A)
Councillor A Beesley	(A)	Councillor P Hurst	(P)
Councillor P Boulton	(P)	Councillor I Jeffrey	(P)
Councillor P Bundy	(P)	Councillor A Johnston	(P)
Councillor D Busk	(A)	Councillor J Ray	(P)
Councillor C Collier	(P)	Councillor C Thom	(A)
Councillor M Cooper	(P)	Councillor A Tupper	(P)
Councillor S Cosier	(A)	Councillor A Ward	(P)

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Declarations of Interest

Councillor Boulton wished it to be noted that he knew three of the speakers on application 18/00877/FULLS, but that it did not constitute an interest.

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Minutes

Resolved:

That the minutes of the meeting held on 9 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>
7	11 - 46	18/00877/FULLS	Mr Elliott (Broughton Parish Council) Mr Davies (Objector) Mrs Jenkins (Objector) Mr Barrons (Applicant) Mr Fowler (Applicant's Agent)
8	47 - 66	18/01719/FULLS	Mr Kay (Objector) Mr Kelly and Mr McClea (Applicant)
9	67 - 79	18/01486/FULLS	Ms O'Shea (Objector) Mr Anderson (Applicant)
10	80 - 90	18/02131/FULLS	Mr Hull (Objector)

(The meeting ended at 8:58 pm)

Schedule of Development Applications

7	APPLICATION NO.	18/00877/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	25.04.2018
	APPLICANT	Mr R Barons
	SITE	Hyde Farm, Horsebridge Road, Broughton, SO20 8BD, BROUGHTON
	PROPOSAL	Removal of existing structures, erection of 9 no. dwellings with associated parking, turning, landscaping and alterations to the existing access
	AMENDMENTS	Amended plans and information received on 15/08/2018, 17/08/2018, 29/08/2018, 03/09/2018, 04/09/2018 and 12/09/2018. These amendments included the following: <ul style="list-style-type: none">• Amended layout• Amended house designs, including amendment to materials schedule• Amended landscaping proposals• Amended flood risk assessment• Amended Arboricultural Impact Assessment• Amended transport statement• Amended ecology report
	CASE OFFICER	Mrs Sarah Appleton

Delegate to the Head of Planning and Building subject to:

- **Completion of a legal agreement to secure financial contributions towards:**
 - **Affordable Housing provision**
 - **Improvement of the adjacent Public Right of Way**

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. **Notwithstanding the submitted details 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. **Soft landscaping works shall be undertaken in full accordance with the ‘Hyde Farm Broughton. Hants. Landscape Masterplan’, Issue 9, August2018/Oct 18.**

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) Policies E1 and E2.

- 4. No development shall take place until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The details shall include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme. The implementation programme shall confirm that the landscaping proposed on the north west boundary of the site, adjacent to South Road shall be implemented in the first planting season after the grant of this permission. The approved management plan shall be carried out in accordance with the implementation programme.**

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.

- 5. No development shall take place above DPC level of the development hereby permitted until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. Details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports). Implementation and maintenance details shall also be included. 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.

- 6. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Arboricultural Impact Assessment (SJ Stephens Associates, Project number 805, report date 16 August 2018).**

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.

- 7. No development shall take place above DPC level of the development hereby permitted until a detailed biodiversity mitigation and enhancement strategy that includes (but is not limited to) specifications, locations of and management of features for nesting birds, roosting and foraging bats, and botanical/habitat interests has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details prior to the occupation of the new dwellings.
Reason: To enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006 and Policy E5 of the Test Valley Borough Revised Local Plan 2016.**
- 8. Details of any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of such lighting. The lighting scheme should demonstrate that existing boundary vegetation will remain unilluminated by new lighting. The lighting shall be installed in accordance with the approved details.
Reason: To avoid impacts to bat commuting and foraging activity and 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) Policies E1, E2 and E5.**
- 9. 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.**
- 10. 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.**
- 11. No development shall take place above DPC level of the development hereby permitted until full details of all new windows and doors have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details.
Reason: To protect the character and appearance of the building and setting of adjacent conservation area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.**
- 12. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Flood Risk Assessment (Cole Easdon Consultants Limited, September 2018, Issue 7).
Reason: In the interest of water management in accordance with Test Valley Borough Revised Local Plan policy E7.**

13. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.

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) Policies E1 and E2.

14. Prior to the occupation of the dwellings hereby permitted bird boxes shall be installed within the site in accordance with the bird box plan submitted on 26 October 2018. The bird boxes shall be retained in perpetuity.

Reason: To enhance biodiversity in accordance with the Natural Environment and Rural Communities Act 2006 and Policy E5 of the Test Valley Borough Revised Local Plan 2016.

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

150504-02 Rev A – Site Location Plan
150504-100 Rev D – Site Plan
150504-109 Rev A – Block Plan
150504-101 Rev A – Plot 1 Design Scheme
150504-102 Rev A – Plot 2 Design Scheme
150504-103 Rev A – Plot 3 Design Scheme
150504-104 Rev A – Plot 4 Design Scheme
150504-105 Rev A – Plot 5 Design Scheme
150504-106 Rev A – Plot 6 Design Scheme
150504-107 Rev A – Plot 7 Design Scheme
150504-108 Rev A – Plots 8 & 9 Design Scheme
150504-110 – Cartsheds

Hyde Farm Broughton. Hants. Landscape Masterplan Issue 9
August 2018/Oct 18

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

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. **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.**

8	APPLICATION NO.	18/01719/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	10.07.2018
	APPLICANT	Mr John Kelly
	SITE	Grain Buildings, Forest of Bere Estate, Moor Court Lane, SO20 6RA, KINGS SOMBORNE
	PROPOSAL	Change of use of land and buildings from sui generis (agricultural buildings) to B1 (light industry and offices) and B8 (storage).
	AMENDMENTS	Commercial vehicle routing 22.08.2018
	CASE OFFICER	Ms Astrid Lynn

DEFERRED to enable Officers to provide the following Highway information:

1. **Full details on how the vehicle movements to and from the site were calculated.**
2. **Success of the existing routing agreements.**
3. **Details of the passing places and time scale of implementation of the passing places.**

9	APPLICATION NO.	18/01486/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	03.08.2018
	APPLICANT	Mr David Anderson
	SITE	Winter Cottage, The Green, Pugs Hole, SP5 1LA, WEST TYTHERLEY AND FRENCHMOOR
	PROPOSAL	Erection of 26 solar panels
	AMENDMENTS	Received on 03.10.2018: <ul style="list-style-type: none">• Revised Block Plan (reflecting amended positioning and additional landscaping)
	CASE OFFICER	Mr Graham Melton

PERMISSION subject to:

1. **The development hereby permitted shall be begun within three years from the date of this permission.**
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:**
 - Site Location Plan**
 - Block Plan (annexe A)**
 - Proposed Elevations**
 - Proposed Elevations - south****Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **Prior to electricity from the development being first exported to the National Grid or to any dwelling until 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 Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**
4. **No later than 6 months following the cessation of electricity generation by the solar PV facility, a detailed site restoration scheme for the removal of the solar PV panels, foundations, frames and all other associated equipment, works and structures hereby permitted and for the restoration of the land to a condition suitable for exclusive agricultural use shall be submitted to the Local Planning Authority for their approval in writing. The site restoration scheme shall include a timetable for the completion of restoration works and shall be implemented wholly in accordance with the agreed restoration details and timetable. The operator of the solar panels shall notify the local planning authority in writing no later than five working days following the cessation of electricity generation.****Reason: To ensure the achievement of satisfactory restoration.**

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.**

10	APPLICATION NO.	18/02131/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	09.08.2018
	APPLICANT	Mr and Mrs M Branagan-Harris
	SITE	6 Redlands Drive, Upper Timsbury, SO51 0AG, MICHELMERSH AND TIMSBURY
	PROPOSAL	Proposed 2 storey side/rear extension, single storey rear extension with balcony above, elevational alterations (revised scheme)
	AMENDMENTS	None.
	CASE OFFICER	Mr Graham Melton

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:
Composite Plan (01 Rev F)
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The materials to be used in the development hereby permitted shall be in accordance with the materials specified on the approved plans and application form.
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).**
- 4. Prior to the first use of the balcony hereby approved, the privacy screen on the side (north-west) elevation as shown on the submitted Composite Plan drawing (01 Rev F), shall be fitted with obscured glazing 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 Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows at first floor level on the rear elevation of the extension, other than those expressly authorised by this permission shall be constructed or inserted.
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 LHW4.**

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. The above property is located in an area of land which required all properties to be constructed with an integral gas-proof membrane in order to prevent the potential infiltration of ground-gas into the new dwellings. As a precaution, you are advised to make your building contractor aware so that they can ensure a suitably designed gas membrane can be installed during the construction of the development hereby permitted.**
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