

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in the Crosfield Hall, Broadwater Road, Romsey
on Tuesday 20 November 2018 at 5:30 pm

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

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Declarations of Interest

Councillor Adams-King informed the Committee that, in light of comments made by him, he had received legal advice to the effect that he may have predetermined his position in relation to application 18/01904/FULLS. Accordingly, and after having made a statement on the application, he left the room.

Councillor Bailey wished it to be noted that he knew the speaker from Awbridge Parish Council on application 18/01904/FULLS, but that it did not constitute an interest.

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Minutes

Resolved:

That the minutes of the meeting held on 30 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 - 28	18/01837/FULLS	Mr Trussier (Applicant)
8	29 - 54	18/01904/FULLS	Mr Jackson (Awbridge Parish Council) Mrs Aston (Objector) Mr Airey (Applicant's Agent)
9	55 - 71	18/02246/OUTS	Mr Black (Objector) Mr Airey (Applicant's Agent)

(The meeting ended at 8:10 pm)

Schedule of Development Applications

7	APPLICATION NO.	18/01837/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	16.07.2018
	APPLICANT	Nursling Power Limited
	SITE	Land adjoining Crescent Industrial Estate, Station Road, Nursling, SO16 0YD, NURSLING AND ROWNHAMS
	PROPOSAL	Erection of a 20MW embedded short term plant building, auxiliary equipment, substation, landscaping, hard standing, access, and associated works
	AMENDMENTS	Amended plans received 31/08/18 & 30/10/18
	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. 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.

- 4. 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 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. 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 including any works of demolition until a Construction Environmental Management Plan been submitted to and been approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the construction period.**

The statement shall provide for:

- **Parking of vehicle of site operatives and visitors**
- **Routes for construction traffic**
- **Hours of operation**
- **Construction and permanent lighting**
- **Method of prevention of mud being carried onto highway**
- **Pedestrian and cyclist protection**
- **Proposed temporary traffic restrictions**
- **Arrangements for turning vehicles**
- **Arrangements to receive abnormal loads or unusually large vehicles**
- **Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses**
- **Measure for the protection and mitigation of ecological interests including trees.**
- **Measures to protect water quality in runoff from the site**

Reason: In the interests of safe operation of the highway and residential amenity both during the demolition and construction phase of the development in accordance with Test Valley Borough Revised Local Plan policies T1, E8 and LHW4.

- 6. Works shall be carried out in full accordance with all measures set out within section 6 of the Preliminary Ecological Appraisal (Seasons Ecology, June 2018) and the Preliminary Ecological Appraisal addendum (Seasons Ecology, August 2018).
Reason: In order to secure sufficient ecological mitigation and enhancement in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.**
- 7. Details of any external lighting, including any temporary lighting during construction work, shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. Any lighting scheme shall be in line with the measures set out in section 6 of the Preliminary Ecological Appraisal (Seasons Ecology, June 2018) and the Preliminary Ecological Appraisal addendum (Seasons Ecology, August 2018). Development shall be carried out in accordance with the approved details.
Reason: To safeguard the amenities of the area and in the interests protected species in accordance with Test Valley Borough Revised Local Plan (2016) Policies E8 and E5.**
- 8. No development shall commence until a scheme for the import of gas to the site and the export of electricity from the site, including routes of pipes and cables has been submitted to and approved in writing by the local planning authority. The connection infrastructure shall be constructed in accordance with the approved details prior to the development being first brought into use.
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.**
- 9. The combined BS4142: 2014 'rating level' of noise associated with generators and ancillary plant and equipment on site shall not exceed 50 dB(A) between 0700 - 2300hrs and 47 dB(A) between 2300 - 0700 hrs, as determined at the nearest existing residential property and/or any existing residential properties that may be more greatly affected. The measurements and assessment shall be made according to BS4142: 2014. The electricity generation unit shall not be brought into use until a scheme for controlling noise and verifying compliance with the above limit has been submitted to, and approved in writing by, the local planning authority. All noise control measures that form part of the approved scheme shall be implemented and thereafter retained for the lifetime of the development.
Reason: In order to avoid unacceptable levels of noise from the proposed development in accordance with Test Valley Borough Local Plan policy E8.**
- 10. The development hereby permitted shall not be brought into use until a scheme to ensure that emissions to air associated with the electricity generation unit are efficiently abated throughout the life of the plant. The approved scheme shall include details of the arrangements for maintenance, testing and/or performance monitoring of the air quality abatement system to ensure continued**

efficient operation, and indicate how the operator of the facility will monitor and record air quality information. Any records kept in accordance with the approved scheme shall be kept for at least 24 months and shall, upon request, be made available to the local planning authority as soon as reasonably practicable. Development shall be carried out in accordance with the approved scheme.

Reason: To ensure residential amenity is not detrimentally affected in accordance with Policy E8 of the Test Valley Borough Revised 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.**
- 3. The applicant's attention is drawn to the letter from Cadent of 16 August 2018 regarding working near Cadent and/or National Grid's apparatus.**

8	APPLICATION NO.	18/01904/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	23.07.2018
	APPLICANT	English Developments Ltd
	SITE	Crofton, Kents Oak, Awbridge, SO51 0HH, AWBRIDGE
	PROPOSAL	Erection of six detached dwellings, and two detached garages
	AMENDMENTS	
	CASE OFFICER	Mrs Sarah Appleton

Delegate to the Head of Planning and Building subject to:

- Submission of amended plans and tree protection details to show additional protection measures to be installed around the Monterey Cypress (G3) to the north east of the site.**
- Submission of amended plans to correct discrepancies between the submitted tree information and the site plan/landscaping plan. The amended plans will be required to show proposed mitigation planting which would replace the Walnut to the south of Crofton.**

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. 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. The development hereby permitted shall be undertaken in full accordance with the landscaping shown on the Landscape Strategy Plan (drawing number: TBC on submission of amended plans) and Landscape Maintenance Plan (details TBC on submission of amended plans). No development shall take place above DPC level of the development hereby permitted until a planting plan detailing species, plant numbers, sizes and percentage mix has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall also include an implementation strategy. The landscape works shall be carried out in accordance with the implementation strategy.
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.
4. 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.
5. The development hereby approved shall be undertaken in full accordance with the provisions set out within the [MJC Tree Services Ltd Arboricultural Impact Appraisal and Method Statement reference: TBC on submission of amended information/plans].

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.

- 6. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained 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.**

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.

- 7. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.

- 8. The development shall be undertaken in full accordance with the measures set out in section 5 and the plan at Appendix E of the Ecological Assessment (Peach Ecology, June 2018), including those relating to landscaping.**

Reason: In order to avoid impacts to protected species and to provide ecological enhancements in accordance with the Test Valley Borough Revised Local Plan 2016 policy E5.

- 9. Parking and manoeuvring on site of contractor and delivery vehicles during the construction period shall be undertaken in accordance with drawing number: TBC on submission of amended plans.**

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

- 10. 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.

- 11. 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 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.

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

TBC upon submission of amended plan

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

- 13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows/roof lights in the any elevation of the dwellings hereby permitted on plots 2 and 3 [other than those expressly authorised by this permission] shall be constructed.**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.

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. No vehicle shall leave the site unless its wheels have been sufficiently cleaned as to minimise mud and other material being deposited on the highway. Appropriate measures, including drainage disposal, should be taken and shall be retained for the construction period. (Non-compliance may breach the Highway Act 1980.)**

9	APPLICATION NO.	18/02246/OUTS
	APPLICATION TYPE	OUTLINE APPLICATION - SOUTH
	REGISTERED	27.08.2018
	APPLICANT	Shone
	SITE	Tibbles Yard, Highwood Lane, Romsey, ROMSEY
		EXTRA
	PROPOSAL	Rebuild and extend partly demolished Tibbles Barn, to form office floor space on two floors plus toilet and kitchen facilities. Landscaping of yard, removal of temporary buildings and provision of 18 parking spaces
	AMENDMENTS	None
	CASE OFFICER	Mr Paul Goodman

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 whichever 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. Approval of the details of the layout, scale and appearance of the building(s) and the landscaping of the site (herein after called "the reserved matters") shall be obtained from the local planning authority in writing before the development is commenced.**
Reason: To comply with Article 4 of the Town and Country Planning (General Management Procedure) (England) Development Procedure) Order 2015 (or any order revoking and re-enacting that Order).
- 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. There shall be no construction or demolition works, no machinery shall be operated, no processes carried out and no deliveries received or dispatched outside the following times: 07:30 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturday. In addition, no such activities shall take place on Sundays, Bank or Public holidays.**
Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.
- 5. No development shall take place unless or until an Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Environmental Management Plan shall cover the control of noise and dust during the demolition, site preparation and construction phases of development. Work shall be undertaken in accordance with the approved Environmental Management Plan.**
Reason: In the interests of the amenities of neighbouring properties in accordance with Test Valley Borough Local Plan policies E8 and LWH4.
- 6. 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: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2016 policy T1.

- 7. Prior to the commencement of development detailed proposals for the sustainable disposal of foul and surface water and any trade effluent shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be fully implemented before the first occupation of the building.**

Reason: To ensure a satisfactory form of development and in the interest of local amenities in accordance with Test Valley Borough Revised Local Plan 2016 policy E7.

- 8. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting before the building(s) is/are occupied. Development shall be carried out in accordance with the approved details.**

Reason: To safeguard the amenities of the area and/or in the interests of road safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 9. The development hereby approved shall not be occupied until evidence that the development achieves the BREEAM(Building Research Establishment Environmental Assessment Method) 'excellent' credit for water consumption (reference Wat 1), or equivalent, 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 Local Plan 2016.

Note: The evidence required could comprise an appropriate final BREEAM Certificate or written details from an accredited professional showing that the BREEAM standard had been met.

- 10. No development shall take place above DPC level of the development hereby permitted unless and until details of any proposed external plant and equipment have been submitted to and approved in writing by the local planning authority. Any measures required by the local planning authority to reduce noise from the plant or equipment shall be completed prior to the same being brought into use.**

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

- 11. 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.

- 12. Prior to the first occupation of the development hereby permitted the existing silo, shipping container and metal shed as shown on the Location Plan (dated 23rd August 2016) shall be removed from the site.**

Reason: To ensure the development has a satisfactory appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E3.

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.**

10 APPLICATION NO.	18/02275/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	29.08.2018
APPLICANT	Mr and Mrs Gosse
SITE	22A The Harrage, Romsey, SO51 8AE, ROMSEY TOWN (ABBEY)
PROPOSAL	Two storey rear and single storey side extensions to create new study and kitchen on ground floor and new enlarged bedroom to first floor
AMENDMENTS	Amended elevations – received 15.10.2018
CASE OFFICER	Mr Nathan Glasgow

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 plan numbers:**
Site Location/Block Plan - 7886/OS
Existing Floor Plans - 7886/P01A
Existing Elevations - 7886/P02
Proposed Floor Plans - 7886/P03 D
Proposed Elevations - 7886/P04 C
Proposed 3D Views - 7886/P05 B
Proposed Replacement Trees – 7886/P06

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.

4. **Within the first planting season following the completion of the development hereby approved, three replacement trees of standard nursery stock size, or larger, shall be planted. The location and the species of the trees shall be as those shown within plan drawing ref. "Proposed Replacement Trees - 7886-P06".**

Reason: In the interests of amenity and the appearance of the locality in accordance with policy E2 of the Test Valley Borough Revised Local Plan (2016).

5. **If any tree planted in discharge of the previous condition (4), within a period of five years from the date of planting is removed, uprooted, destroyed or dies, another tree of the same size and species shall be planted in the same location, unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In order to perpetuate the level of tree cover of the area.

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.**
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