

21/00678/FULLN NAPC Update Paper 06.01.2022

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<b>APPLICATION NO.</b>	21/00678/FULLN
<b>SITE</b>	Land At Local Centre, Picket Twenty, Andover, SP11 6LF <b>ANDOVER TOWN (DOWNLANDS)</b>
<b>COMMITTEE DATE</b>	6 January 2022
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## 1.0 AGENDA PLANS

- 1.1 It is noted that the plans within the Agenda Report have not copied well, the plans have therefore been reproduced in full colour in the presentation.

## 2.0 REPRESENTATIONS

- 2.1 **1 x letter of objection from 15 Bridle Close**, letter refers to original letter of objection already reported, additional concerns are as follows;
- Lodge strong objection to this development.
  - Safety of children attending the Nursery is not being considered.
  - Bridle Close has not been completed.
  - Land along the side of objectors property is running wild, Persimmon have advised that flats are to be built on this land. How do they know planning will go ahead?
  - Persimmon has already been granted further build opportunities than was originally planned will 18 flats make a massive difference in place of safety and overcrowding?

## 3.0 PLANNING CONSIDERATIONS

- 3.1 Paragraph 8.30 of the main Agenda Report refers to a Grampian condition that would be attached to any permission requiring no occupation of any dwelling “..until agricultural activity on that part of the land at Roke Manor Farm to which the legal agreement that accompanies this planning permission, has ceased”. This Condition effectively repeats the requirements of the S106. The S106 Agreement would ensure that the agricultural activity at Roke Farm would cease in accordance with appropriate triggers and to appropriately mitigate the development. The Grampian Condition as proposed (Condition 3 on main agenda report) has been removed.
- 3.2 In paragraph 8.22 of the main agenda report, reference is made to requiring 3 spaces for visitors for every 5 dwellings, it should read 1 space for visitors for every 5 dwellings. Paragraph 8.22 therefore should read as follows;

Policy T2 requires development to provide parking in accordance with Annexe G of the RLP. The development is for 18 flats, 15 two bed and 3 one bed, this amounts to 33 spaces. Annexe G also requires a further 1 space for visitors for every 5 dwellings, this amounts to a further 3 spaces making a total of 36. 36 spaces are proposed on site and there is sufficient manoeuvring room to allow cars to exit the site in a forward gear.

### **3.0 AMENDED RECOMMENDATION**

**Delegate to the Head of Planning and Building that subject to the completion of a satisfactory legal agreement to secure land to offset the nitrogen load of the flats and secure 7 affordable housing units and 0.2 of a housing unit as a financial contribution then PERMISSION subject to:**

- 1. The development hereby permitted shall be begun within three years from the date of this permission.  
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers A-02 11- FE-D; A-02 12 – FP – D; A-02 10-SP-G; Block 01-18-BIN- 100-01 B; SPA 01B; E01 REVB - Levels; Site Location Plan; Distance to POS; E01 Rev B**

- Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. Before the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) and method statement, incorporating measures to avoid impacts on the designated sites, habitats and species during the construction phase shall be submitted to and approved in writing by the Local Planning Authority. This should include, although not exclusively:**
  - a) Biosecurity measures**
  - b) Routing of machinery on site**
  - c) Pollution prevention measures, including dust pollution.**
  - d) Mitigation for protected species, such as avoidance and protection of suitable habitat, protective buffers etc...**
  - e) Storage of materials**
  - f) Contractors parking and welfare buildings**
  - g) Minimising noise and vibration**
  - h) Lighting**

**Development shall subsequently proceed in accordance with any such approved details.**

**Reason: To protect designated sites, habitats and species in accordance with Policy E5 of the Revised Test Valley Local Plan DPD.**

- 4. 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.**
- 5. 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;**

**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.**
- 6. No development shall take place above DPC level of the development hereby permitted 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 Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**
- 7. No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any**

contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority.  
Reason: To ensure that the development does not have an adverse impact on the quality of the local environment in accordance with Test Valley Borough Revised Local Plan policy E8.

8. No development shall take place above DPC level until a detailed scheme 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 process in accordance with such approved details, with photographic evidence provided to the Local Planning Authority within 6 months of first occupation.

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

9. No artificial light shall be brought into use or illuminated unless back plates or other mitigation measures have first been installed where necessary to ensure that light at any residential property does not exceed 2 lux after 2300 hours when the light is illuminated. All such mitigation measures shall thereafter be permanently retained.

Reason: To safeguard the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8

10. The development shall not be occupied until space has been laid out for the parking of vehicles in accordance with the approved plan and this space shall thereafter 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 T2.

11. The windows that serve the living area of flats 7, 12 and 17 as detailed on plan number A-02-12-FP REV D in the north east elevation of the development hereby permitted shall be fitted with obscured glazing and shall be non-opening, 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.

- 12. 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.**

**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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