

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in the Crosfield Hall, Broadwater Road, Romsey
on Tuesday 19 February 2019 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	(P)
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	(P)	Councillor A Tupper	(A)
Councillor S Cosier	(A)	Councillor A Ward	(P)

268

Declarations of Interest

Councillor Collier 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 18/02747/FULLS. He made a statement and left the room whilst the application was discussed.

Councillor Busk declared a personal interest in application 18/02228/LBWS as he managed the land to the east of the site. He made a statement and left the room whilst the application was discussed.

269

Minutes

Resolved:

That the minutes of the meeting held on 29 January 2019 be confirmed and signed as a correct record.

270

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>
9	29 - 55	18/03223/FULLS	Mr P Airey (Applicant's Agent)
10	56 - 75	18/03275/FULLS	Mrs P Cossburn (Objector) Mr J Boswell (Applicant's Agent)

(The meeting ended at 8:52 pm)

Schedule of Development Applications

7	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

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:
Block plans / site / floor plans
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.
-

8	APPLICATION NO.	18/03139/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	03.12.2018
	APPLICANT	Mr and Mrs G Powell
	SITE	Mobile Home Wellow Wood Paddock, Wellow Wood Road, West Wellow, SO51 6EP, WELLOW
	PROPOSAL	Retention of utility and shower room buildings and erection of day room
	AMENDMENTS	None
	CASE OFFICER	Ms Astrid Lynn

PERMISSION subject to:

- 1. The development of the proposed Day Room 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 buildings the subject of this permission shall be used only for purposes incidental to the enjoyment of the existing Mobile Homes of the site and shall not be used for a separate unit of accommodation or for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area in accordance with Test Valley Borough Revised Local Plan 2016 policies COM2, E2 and LHW4.**
- 3. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Block Plan; Site Plan; Proposed elevations and floor plan received 03.12.2018.
Reason: For the avoidance of doubt and in the interests of proper planning.**

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.**
-

9	APPLICATION NO.	18/03223/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	10.12.2018
	APPLICANT	Mr Wright
	SITE	Granton, Cupernham Lane, Romsey, SO51 7LE, ROMSEY EXTRA
	PROPOSAL	Erection of 8 dwellings, partial demolition of existing dwelling and outbuildings, and creation of new access
	AMENDMENTS	Amended plans received 11/01/2019
	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. Notwithstanding the provisions set out within the Barrell Tree Consultancy Arboricultural Assessment and Method Statement reference 16202-AA3-CA dated 30th November 2018 no development shall take place until an updated arboricultural method statement reflecting the removal and replacement of the identified trees, including the additional planting under licence from Hampshire County Council has been submitted to and approved in writing by 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 Test Valley Borough Revised Local Plan policy E2.
- 4. 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.

- 5. 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.
- 6. No development shall take place 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 soft landscape proposals shall include details of soft boundary treatments to the outside edges of the site.
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. 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, including the permitted garages, 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.
- 8. Any gates shall be set back at least 4.5 metres from the edge of the carriageway of the adjoining highway.**
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
- 9. 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.

- 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 (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 prevent adverse impacts resulting from contamination in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.
- 12. 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.
- 13. No development shall take place until the applicant has secured the implementation of a programme of archaeological assessment in accordance with a Written Scheme of Investigation (WSI) that has been submitted to and approved by the Planning Authority in order to recognise, characterise and record any archaeological features and deposits that may exist here. The assessment should take the form of trial trenching, with trenches targeted upon the footprints of the proposed houses, garages and access road. If the results of the evaluation are deemed significant enough by Test Valley Borough Council, then a programme of archaeological mitigation of impact,**

based on the results of the trial trenching, should be carried out in accordance with a further Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Following the completion of all archaeological fieldwork, a report will be produced in accordance with an approved programme including, where appropriate, a post-excavation assessment consisting of specialist analysis and reports together with a programme of publication and public engagement.

Reason: In the interest of the heritage of the site in accordance with Test Valley Borough Local Plan policy E9.

- 14. 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 dwellings.**

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.

- 15. 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.

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

08-144-150 A

08-144/151 B

08-144/152 B

08-144/153 C

08-144-170 A

08-144-171

08-144-173

08-144-174

08-144-175

08-144-176

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 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. 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 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.
4. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

10	APPLICATION NO.	18/03275/FULLS
	APPLICATION TYPE	FULL APPLICATION - SOUTH
	REGISTERED	14.12.2018
	APPLICANT	Mr Zahid Dattoo, Delicourt Ltd.
	SITE	Oaklands, Lower Common Road, West Wellow, SO51 6BT, WELLOW
	PROPOSAL	Demolition of existing care home building and construction of four houses with integral/attached double garages; construction of access road and landscaping
	AMENDMENTS	Amended Plans received 07/01/2019.
	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. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the AJ Monk Consulting Arboricultural Method Statement, unreferenced, dated December 2018, and its accompanying Tree Protection Plan.**

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.

4. **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.

5. **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.

6. **No development shall take place above DPC level 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 soft landscape proposals shall include details of soft boundary treatments to the outside edges of the site.

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. 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, including the permitted garages, 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.

- 8. Any gates shall be set back at least 4.5 metres from the edge of the carriageway of the adjoining highway.**

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

- 9. 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.

- 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. 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.

- 12. 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.

- 13. Development shall proceed in accordance with the measures set out in Sections 4.3.2 and 4.3.3 of the Initial Ecological Appraisal (Ecosupport , August 2018) in relation to nesting birds and provision of enhancements and Section 5.2.1 of the Bat Surveys report (Ecosupport , September 2018) in relation to lighting. Thereafter, the new bat roost features and bird boxes shall be permanently maintained and retained in accordance with the approved details, with the photographic evidence of their installation submitted to the LPA.**

Reason: To ensure the protection of bats and birds in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

- 14. The first floor windows in the northeast elevation of Plot 4 and southwest elevation of Plot 3 of the development hereby permitted shall be fitted with obscured glazing and be non-opening below a cil height of 1.7m above internal floor level 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.

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

D111 Rev B

D-100

6911/01

6911/02

D-420

D-210

D-220

D-230

D-240

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

- 16. 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 in the northeast elevation of Plot 4 and southwest elevation of Plot 3 of the proposal hereby permitted [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. 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 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 various trees standing within this site are all protected by virtue of standing within a Conservation Area / Tree Preservation Order TVBC 139. Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection conditions above is likely to result in damage to the trees. Tree damage may lead to the prosecution of those undertaking the work and those causing or permitting the work.

11	APPLICATION NO.	18/02228/LBWS
	APPLICATION TYPE	LISTED BUILDING WORKS - SOUTH
	REGISTERED	23.08.2018
	APPLICANT	Mr James Scougall
	SITE	Tiebridge Farm, Houghton Road, North Houghton, SO20 6LQ, HOUGHTON
	PROPOSAL	Structural repairs and cosmetic improvements including fitting out WC accommodation
	AMENDMENTS	None
	CASE OFFICER	Mr Nathan Glasgow

REFUSED for the reasons:

1. The works that have been carried out are considered to have resulted in less than substantial harm to the listed building. No public benefits have been provided to outweigh this harm. As such, the proposal is considered to be contrary to criterion (a) of Policy E9 of the Test Valley Borough Revised Local Plan (2016) and sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. **Insufficient information has been submitted to enable a clear analysis of the works that have been carried out, to determine exactly what harm has resulted and to assess what works could be reversed without resulting in additional/further harm to the listed building. Without this information, the works are considered to have been undertaken without due care to the setting and fabric of the listed building, with no public benefit provided to outweigh this harm. As such, the proposal is considered to be contrary to criterion (a) of the Policy E9 of the Test Valley Borough Revised Local Plan (2016) and sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.**

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.**
-