

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in the Crosfield Hall, Broadwater Road, Romsey
on Tuesday 12 March 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	(A)	Councillor M Hatley	(P)
Councillor D Baverstock	(P)	Councillor I Hibberd	(P)
Councillor A Beesley	(A)	Councillor P Hurst	(P)
Councillor P Boulton	(A)	Councillor I Jeffrey	(P)
Councillor P Bundy	(P)	Councillor A Johnston	(A)
Councillor D Busk	(P)	Councillor J Ray	(-)
Councillor C Collier	(A)	Councillor C Thom	(P)
Councillor M Cooper	(P)	Councillor A Tupper	(A)
Councillor S Cosier	(A)	Councillor A Ward	(P)

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Declarations of Interest

Councillor Ward declared a Personal Interest in Application 18/02874/FULLS in that he was the project lead for the community building. He made a statement and left the room.

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Minutes

Resolved:

That the minutes of the meeting held on 19 February 2019 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	10 - 52	18/02874/FULLS	Mr P Foyle (Objector) Mr J Vanderpump (Supporter) Mr P Storey (Applicant)

(The meeting ended at 6:40 pm)

Schedule of Development Applications

7	APPLICATION NO. APPLICATION TYPE REGISTERED APPLICANT SITE PROPOSAL AMENDMENTS	<p>18/02874/FULLS FULL APPLICATION - SOUTH 01.11.2018 King's Somborne Parish Council Recreation Ground Adj. Village Hall, Romsey Road, Kings Somborne, SO20 6PP, KINGS SOMBORNE Erection of Community Building/Pre-school</p> <ul style="list-style-type: none">• Amended/additional plans/information received 07/01/2019:<ul style="list-style-type: none">○ Amended plans showing corrected siting of the building;○ Footpath to be retained as grass;○ Fencing changed from close board to open wire mesh;○ All fences noted to be 1.8m in height to correct discrepancy with design and access statement;○ Actual width of hedge shown;○ Tree details and statement;○ Fence included to restrict play area;○ Bollard/building lighting included;○ Height of building in relation to the MUGA now shown;○ Simplified entrance pathway;○ Clarification of soakaway details;○ Clarification of additional hedge planting – shown on plans;○ Utilisation statement• Amended plans received 05/02/2019 after a review of the levels at the site :<ul style="list-style-type: none">○ Amended elevations and plans;○ Removal of hedge on north west boundary;○ Provision of air conditioning units;○ Amendment to fenestration;○ Submission of sequential test information.
CASE OFFICER	Mrs Sarah Appleton	

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 building hereby permitted shall not be brought onto the site 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 building hereby permitted shall not be brought on to the site until full details of hard and soft landscape works have been submitted to and approved by the Local Planning Authority. Details shall include-where appropriate: proposed finished levels or contours; means of enclosure; car parking layouts; hard surfacing materials; minor artefacts and structures. Soft landscape details 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 development 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 and to enhance biodiversity in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2 and E5.
- 4. The building hereby permitted shall not be brought on to the site 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. Details shall include long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme. The development shall be carried out in accordance with the approved details.**

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. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the root protection areas of adjacent trees as shown in document KS 16 (Issue 2), 'Tree Statement'.**

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. The building hereby permitted shall not be brought on to the site until details of proposed biodiversity enhancements have been submitted to and approved in writing by the Local Planning Authority. Details shall include an implementation schedule and details of any required maintenance. The development shall be carried out in accordance with the approved details.**

Reason: To enhance biodiversity at the site in accordance with policy E5 of the Test Valley Borough Revised Local Plan 2016.
- 7. Within the first 3 months of any part of the development being brought into use a travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include measures to improve and encourage the use of sustainable transport. The travel plan shall include details of when these measures will be introduced. To support the promotion of the use of sustainable modes the travel plan shall also include: how the travel plan will be managed; targets aimed at lowering car use, particularly single occupancy trips from/to the site; a program for monitoring the travel plan and its progress and how the travel plan and its objective of encouraging the use of sustainable transport will be implemented. The approved travel plan shall thereafter be retained throughout the lifetime of the development.**

Reason: To comply with sustainability objectives in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.
- 8. Details of all external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. 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. Notwithstanding the submitted details, no external plant or equipment (including air conditioning units) shall be installed until full details of the plant or equipment including their location have been submitted to and approved in writing by the Local Planning Authority. The external plant or equipment shall installed in accordance with the approved details and any measures required by the Local Planning Authority to minimise noise from the plant or equipment shall be completed prior to the same being brought into use.**

Note - Information to be submitted shall include a detailed specification of the plant to be installed including an expected noise level at 1m from the equipment, the exact location of the proposed plant, the distance(s) to the nearest noise sensitive property including gardens, the hours of use and any appropriate remedial measures to reduce the potential for noise, likely to affect nearby residential properties at any time. The applicant should be aware that following the submission of the information, the LPA may require further acoustic control measures to be implemented.

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

- 10. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**
AJ-01-KS04 P01 - OS Map
AJ-01-KS05 P05 - Block Plan
AJ-01-KS06 P04 - Proposed Elevations - Alternative
AJ-01-KS07 P05 - Proposed Plan
Reason: For the avoidance of doubt and in the interests of proper planning.
- 11. The building hereby permitted shall not be used for a pre-school purpose unless or until full details of the acoustic treatment of the building have been submitted to and approved in writing by the Local Planning Authority. The acoustic measures installed in the building, and which are specifically identified in the approved details, shall be maintained in accordance with the approved details in perpetuity.**
Reason: To minimise the effect of noise generated internal to the building on the living conditions of neighbouring properties, in accordance with Policy E8 of the Test Valley Borough Revised Local Plan (2016).

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. The proposed development would be in close proximity to and involve the removal of hedgerow that may support nesting birds. Nesting Birds are protected by the Wildlife and Countryside Act 1981. It is illegal to intentionally or recklessly kill, injure or take any wild bird; to take, damage or destroy any nest while it is in use or being built or to take or destroy a wild bird's egg. It is highly advisable to carry out the hedge removal/building works within 5 metres of any hedgerow outside of the bird nesting season, which is generally considered 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 during this period then a thorough, careful and quiet examination of the vegetation within 5 metres of the works must be carried out before work starts. If occupied nests are present then work must stop and building work recommence once the nest becomes unoccupied of its own accord.**
 - 3. Trees adjacent to the access to the site from the A3057 Romsey Road are protected by virtue of their location in the conservation area or by a Tree Preservation Order (TPO). It is advised that any tree works required to allow access to bring the building onto the site would need to form part of tree works application and/or notice which would need to be submitted to the Local Planning Authority. Such applications can take up to 6-8 weeks to be considered.**
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