

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on 25 July 2023 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor J Burnage

Councillor C Dowden

Councillor K Dunleavy

Councillor S Gidley

Councillor A Dowden (Vice-Chairman)

Councillor I Jeffrey

Councillor J Parker

Councillor A Warnes

Also in attendance

Councillor R Kohli

115

Apologies

Apologies were received from Councillors Bailey, Bundy, Ford and Johnston.

116

Public Participation

There was no public participation.

117

Declarations of Interest

There were no declarations of interest.

118

Urgent Items

There were no urgent items.

119

Minutes

Resolved:

That the minutes of the meeting held on 4 July 2023 be confirmed and signed as a correct record.

Resolved:

That the applications for development, as set out below, be determined as indicated.

23/00793/FULLS - 23.03.2023

APPLICATION NO.	23/00793/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.03.2023
APPLICANT	Lauren Wiltshire
SITE	Little Beeches, Braishfield Road, Crookhill, SO51 0QB, BRAISHFIELD
PROPOSAL	Erection of single storey side extension, works to roof with alterations to create living accommodation in the roof, erection of single storey front porch and various alterations
AMENDMENTS	7 June 2023 – amended plan reference 20073-PL-805A received, removing the chimney from the proposal
CASE OFFICER	Kate Levey

The Officer's recommendation as per the agenda and amended condition 1 in the update paper was proposed by Councillor M Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

PERMISSION subject to:

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 20073-PL-801, 20073-PL-802 GF, 20073-PL-803 FF, 20073-PL-804, 20073-PL-805A
Reason: For the avoidance of doubt and in the interests of proper planning.
2. The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on the submitted application form.
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
3. The roof lights in the north elevation of the development hereby permitted shall be installed at a minimum height of 1.8 metres above the finished 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 Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

- 4. The three high level windows on the south elevation of the development hereby permitted shall be installed at a minimum height of 1.8 metres above the finished 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 Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

- 5. The development hereby approved shall be undertaken in full accordance with the provisions set out within the eco urban arboricultural, Arboricultural Impact Appraisal and Method Statement reference 231534 - AIA 2 dated 6 March 2023.**

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. Prior to the first occupation of the development hereby permitted, Details of the new standard sized oak tree shall be submitted to and agreed by the Local Planning Authority. Details shall include its size and exact location along the front (east) boundary of the site. The new tree as detailed shall be planted in the approved position within the first planting season following the completion of the development. If the tree dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective within the first five years after it is planted, it shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.**

Reason: To ensure the continuation of canopy cover in the area and enhance the development in accordance with the Test Valley Borough Revised Local Plan policy E2.

- 7. Development shall proceed in accordance with the measures set out in the 'Recommendations' section of the Preliminary Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, July 2021) unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.**

Reason: to ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Revised Local Plan 206.

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.**

APPLICATION NO.	23/01208/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	10.05.2023
APPLICANT	Mr and Mrs Holland
SITE	12 Stinchar Drive, Chandlers Ford, Eastleigh, SO53 4QH, VALLEY PARK
PROPOSAL	Demolish detached double garage and conservatory, erect two storey rear extension and attached double garage extension to side
AMENDMENTS	None
CASE OFFICER	Nathan Glasgow

The Officer's recommendation as per the agenda was proposed by Councillor M Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

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:
 - Location Plan
 - Block Plan
 - Proposed Plans - HOLL/01/23
 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garage hereby approved shall at all times be available for the parking of vehicles.
Reason: In order to maintain the approved on-site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policies T1 and T2.

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.**
- 3. 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.**

(The meeting terminated at 5.59 pm)