

**Minutes of the Northern Area Planning Committee
of the Test Valley Borough Council**
held in Conference Room 1, Beech Hurst, Weyhill Road, Andover
on Thursday, 12 October 2023 at 5.30 pm

Attendance:

Councillor J Budzynski (Chairman) **Councillor Z Brooks (Vice-Chairman)**

Councillor I Andersen
Councillor C Borg-Neal
Councillor A Gillies
Councillor L Gregori
Councillor L Lashbrook

Councillor P Lashbrook
Councillor N Lodge
Councillor J Neal
Councillor K North
Councillor J Sangster

Also in attendance
Councillor M Flood

Councillor S Hasselmann

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Apologies

Apologies for absence were received from Councillor Donnelly.

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Public Participation

In accordance with the Council's scheme of Public Participation, the following spoke on the application indicated:

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
7	18 - 60	21/02304/FULLN	Mr Harris (Amport Parish Council) Mr Ashworth (Applicant) Mr Langer (Applicant's Agent) Councillor Flood (Ward Member)
8	61 - 70	23/00932/FULLN	Mr Seastron (Applicant) Mr Partridge (Applicant's Agent)
9	71 - 79	23/02043/FULLN	Mr Ewer (Chilbolton Parish Council) Mr Dryden (Applicant)

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Declarations of Interest

There were no declarations of interest.

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Urgent Items

There were no urgent items for consideration.

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Minutes of previous meeting

Councillor Neal proposed and Councillor Andersen seconded the motion that the minutes of the previous meeting were an accurate record. Upon being put to the vote the motion was carried.

Resolved:

That the minutes of the meeting held on 21 September 2023 be approved and signed as a correct record.

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Schedule of Development Applications

Resolved:

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

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21/02304/FULLN

APPLICATION NO.	21/02304/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	03.08.2021
APPLICANT	Another Place
SITE	Amport House, Furzedown Lane, Amport, SP11 8BG, AMPORT
PROPOSAL	Conversion of Amport House into a Boutique Hotel with additional accommodation in the grounds (planning use class C1), kids club, energy centre, cycle storage, new swim club (planning use class E) and landscaping enhancements
AMENDMENTS	Amended plans dated 5 November 2021 Additional Transport Assessment, Addendum to Historic Environment, Additional Management and Servicing Plan – 5 November 2021. Amended Plans received 17 June 2022 Amended Design and Access Statement, Amended

Noise Impact Assessment, Biodiversity Net Gain,
Transport Statement Addendum, Amended
Preliminary Ecological Appraisal – 17 June 2022
Amended Plans received 30 August 2022
Additional Air quality Assessment dated 12
September 2022
Nitrogen Load Calculation Report dated 31 October
2022
Additional supplementary Tree Plan – 1 December
2022
Additional Water Monitoring Maintenance – 5
January 2023
Additional Ecology Reports – 31 March 2023
Amended Bat Survey - 15 June 2023
Additional Information regarding the swim club and
plan showing location of LPG tanks – 21 August
2023

CASE OFFICER

Samantha Owen

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;**
 - 001 – P4**
 - 002 – P3**
 - 420 P3**
 - 130 P4**
 - 310 P6**
 - 814 P1**
 - 19240-201A**
 - 19240 – 101 – E**
 - 19240 – 102 – F**
 - 19240 – 103 – C**
 - 19240 – 104 – C**
 - 19240 – 105 – D**
 - 19240 – 301 – E**
 - 19240 – 302 – D**
 - 19240 – 303 – C**
 - 19240 – 304 – C**
 - 19240 – 305 – C**
 - 19240 – 306- A**
 - 19240-055-E**
 - 150-P3**
 - D110 P10**
 - D100 P10**

19240 – 350C
410 –P3
110-P9
100 P11
120-P10
010 P6
19240-056-G
180-P14
320 P5
D120 P10
812 –P4
810 –P4
811-P4
813-P4
814 –P1
430 P1
431 P1
200 P14

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

3. **No development shall take place until an arboricultural method statement has been submitted to and approved in writing by the Local Planning Authority. Specifically the method statement shall:**
1. **Provide a schedule of trees to be retained within 15m of the proposed building, the schedule to include the required root protection areas as set out in British Standard 5837:2012;**
 2. **Provide a specification for tree protective fencing and ground protection in accordance with the above standard;**
 3. **Confirm timing of erection of such tree protective fencing, which must in any case be erected prior to commencement of any site clearance or ground works. A pre commencement site visit with the Council will be undertaken to ensure all tree protection is correctly positioned. The agreed tree protection shall be retained and maintained for the full duration of works;**
 4. **Require a sign to be hung on such tree protective fencing, repeated as appropriate, which clearly states Construction Exclusion Zone – No access**
 5. **Demonstrate that where foundations encroach within any calculated RPA's of any retained trees these foundations can be constructed without compromising the future health and longevity of the retained trees affected;**
 6. **Demonstrate that any new hard surfacing that encroaches within the calculated RPA of any retained trees can be constructed without compromising the future health and longevity of the retained trees affected;**
 7. **Demonstrate that any service runs/trenches where they encroach within the calculated RPA of any retained tree can be achieved without compromising the future health and longevity of the retained trees.**

8. Demonstrate that all site works, mixing areas, storage compounds, site buildings and associated contractor parking areas remain wholly outside any tree protection zones and at a suitable separation to prevent damage to retained trees.
9. The removal of hard surfacing within the RPA and VTBZ of the T072 as shown in drawing number 8428-D-AIA rev A shall be carried out in accordance with paragraph 4.4.3 of Hayden's Tree Survey, Arboriculture Impact Assessment Preliminary Arboricultural Method Statement and Tree Protection Plan dated 30.11.22.
10. Provide a phasing plan of all works that impact trees on site including a schedule of all tree felling and tree surgery works proposed.
11. All work shall be undertaken in accordance with the requirements, specifications and timing detailed within the approved method statement.

Reason: To prevent the loss during development of trees and natural features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice, in accordance with Policy E2 of the Test Valley Borough Revised Local Plan 2016.

4. No development shall commence until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment and Drainage Strategy P1, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed
 - b. If infiltration is viable, an updated drainage strategy including implementation and calculations are provided to take into account infiltration features and an assessment of the risks to controlled waters.

Reason: To ensure the site has adequate surface water drainage in accordance with Policy E7 of the Test valley Borough Revised Local Plan 2016.

5. Prior to the commencement of demolition and construction activity including site clearance or ground-works, a Construction Environment Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval. The CEMP shall detail the significant risks posed to amenity from the emission of noise, light and dust and set out the mitigation measures to be employed to control such emissions and mitigate the effects of such emissions on sensitive land uses. Unless otherwise agreed by the Local Planning Authority, construction activity shall only take place in accordance with the approved CEMP.

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

- 6. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for:**
- The parking of site operatives and visitors' vehicles.**
 - Loading and unloading of plant and materials.**
 - Management of construction traffic and access routes.**
 - Storage of plant and materials used in constructing the development.**

Development shall be carried out in accordance with the approved details.

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

- 7. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway.**
- Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**

- 8. No development shall take place (other than works to existing building fabric) 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, taking into account the former military use of 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.

- 9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.**

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.

- 10. No development of the Swim Club shall commence until details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

- 11. No work relating to the construction of the development hereby approved, including deliveries, collections or works of demolition or preparation prior to operations, shall take place before the hours of 07.30 nor after 18.00 on Mondays to Fridays; before the hours of 08.00 nor after 13.00 on Saturdays; and not at all on Sundays and Bank/Public Holidays.**

Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.

- 12. 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 will include details of when these measures will be introduced. To support the promotion of the use of sustainable modes the travel plan will 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 more sustainable travel will be promoted. The approved travel plan shall thereafter be retained throughout the lifetime of the development.**

Reason: To comply with the Council's sustainability objectives.

13. Prior to the commencement of works on the accommodation in the grounds hereby permitted details of the following shall be submitted to and approved by the Local Planning Authority:

- **Materials and finishes of all surfaces including windows and doors**
- **Joinery details of doors and windows at a scale of 1:20**
- **Details of any external refuse storage**

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 and impact on the setting of the listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E9.

14. Prior to any works being carried out on increasing the size of the opening in the wall between Amport House and the outbuilding as shown on Drawing Number DRA A 811 P4 a detailed demolition method statement shall be submitted and approved in writing. The demolition method statement shall include detailed drawings at 1:50 showing the finished appearance and full details of making good the areas affected. Development shall be carried out in accordance with the approved details.

Reason: To protect the architectural interest of the wall in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

15. Prior to any external works being carried out on the existing buildings on site including the Grade II Amport House samples and details of any materials and finishes shall be submitted to or made available for inspection on site 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 preserving the historic interest of the listed building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

16. Prior to the laying of any new hardstanding material samples and details of all new hardstanding and paths shall be submitted to or made available for inspection on site 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 preserving the historic interest of the listed building in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

17. No underground tanks shall be installed until a scheme detailing the full structural details of the installation has been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- **Excavation for the tanks;**
- **tank surround and**
- **associated pipework and monitoring system.**

Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not have an adverse impact on the quality of the water environment in accordance with paragraph 174 of the National Planning Policy Framework, Position Statement D2 of the [‘The Environment Agency’s approach to Groundwater protection’](#) and Test Valley Borough Revised Local Plan policy E8.

18. No development shall take place above DPC level on the Swim Club Building hereby permitted until details of the following shall be submitted to and approved by the Local Planning Authority;

- Details of any proposed ventilation or plant
- External servicing

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 and impact on the setting of the listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E9.

19. No development shall take place above DPC level of the new buildings/structures/walls 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 or made available for inspection on site 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 and impact on the setting of the listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E9.

20. No development shall take place above DPC level of the development hereby permitted until the following landscaping details have been provided:

Soft landscape works shall include: 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.

21. 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.

22. Prior to occupation, 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 proceed in accordance with any such approved details, with the enhancement features being permanently retained and managed in accordance with the approved plan. Within one month of implementation photographs and a report of the implemented measures shall be submitted by an ecologist for approval to the Local Planning Authority.

Reason: To ensure that the scheme complies with Policy E5 of the Test Valley Revised Local Plan DPD and the NPPF.

23. The design of the final biomass boiler shall not exceed the parameters set out in the Air Quality Assessment dated 9 September 2022 in terms of its net thermal input and stack height.

Reason: To ensure the biomass boiler does not result in unacceptable levels of air pollution in accordance with Policy E8.

24. Vehicle deliveries and collections shall be restricted to the following hours:

07:00 - 18:00 Monday to Friday

08:00 – 18:00 Saturdays

09:00 – 16:00 Sundays/Bank Holidays

Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.

25. The Kids Club shall be used by residents of the Hotel only and will only operate between the hours of 09:00-21:00 and be restricted to a maximum of 18 children at any one time. Daily Records shall be kept of numbers within the facility with 3 months being kept at all times and these shall be made available to the Local Planning Authority on request.

Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.

- 26. The uses within the Swim Club building (excluding the Kids Club) shall operate between the hours of 07:00 - 21:00 only and be restricted to a maximum of 27 non-hotel residents per day. Daily Records shall be kept of numbers within the facility with 3 months being kept at all times and these shall be made available to the Local Planning Authority on request.**

Reason: To protect the amenities of neighbouring residential properties and to ensure adequate parking on site in accordance with Policy E8 and T2 of the Test Valley Borough Revised Local Plan 2016.
- 27. The development shall operate in accordance with the details as set out in the Management and Servicing Plan dated June 2022.**

Reason: To protect the amenities of neighbouring properties in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.
- 28. The development shall be carried out in accordance with the recommendations included in Section 6 'Recommendations' of the Amport House Bat Survey Report (Avondale Ecology, June 2023).**

Reason: To ensure that the scheme complies with Policy E5 of the Test Valley Revised Local Plan DPD and the NPPF.
- 29. Prior to the installation of the proposed Energy Centre and Swim Club plant, an assessment of the cumulative noise from these sources shall be submitted to the Local Planning Authority for approval. The assessment shall be undertaken using the procedures within BS 4142:2014+A1:2019 and shall include the location, specification, hours of operation, noise performance of the plant or equipment in octave bands, the sound pressure level predicted at the nearest noise sensitive premises and all measures required to mitigate any adverse impact identified in the assessment. Any mitigation measures required to reduce noise from the Energy Centre and Swim Club plant shall be completed prior to the same being brought into use and permanently retained thereafter.**

Reason: To protect the amenities of neighbouring residential properties in accordance with Policy E8 of the Test Valley Borough Revised Local Plan 2016.
- 30. 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.
- 31. Prior to the creation of any boreholes details shall be submitted to the local planning authority for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes. The details shall include how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post-development, for monitoring purposes will be secured, protected and inspected.**

Reason: To ensure that redundant boreholes are safe and secure, And do not cause groundwater pollution or loss of water supplies in accordance with paragraph 174 of the National Planning Policy Framework, Position Statement D2 of the [‘The Environment Agency’s approach to Groundwater protection’](#) and Test Valley Borough Revised Local Plan policy E8.

32. Prior to occupation of any part of the proposal the proposed mitigation to reduce nutrients being released into the water environment as set out in the Amport House Strategy for water use, monitoring, maintenance and management dated January 2023 shall be implemented. The site shall thereafter be managed in perpetuity in accordance with the Amport House Strategy for water use, monitoring, maintenance and management dated January 2023.

Reason: To ensure that the development would not have an adverse effect on the integrity of the Solent designated sites, including the Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) through excess nutrient loading. In accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.

33. Details of any new 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.

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 lie within a Source Protection Zone. The applicant will need to consult with the Environment Agency to ensure the protection of the public water supply source is maintained and inform Southern Water of the outcome of this consultation.
3. **Waste on-site**
The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

- We recommend that developers should refer to:
- the [position statement](#) on the Definition of Waste: Development Industry Code of Practice
- The [waste management](#) page on GOV.UK04 Waste to be taken off-site.

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on GOV.UK for more information.

The Officer's recommendation as per the update paper was proposed by Councillor Budzynski and seconded by Councillor Brooks. Upon being put to the vote the motion was carried.

APPLICATION NO.	23/00932/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	05.04.2023
APPLICANT	Mr Bryan Powell
SITE	Pure Cremation Group Ltd, Units 1 to 5 Threadster Park, 33B West Way, SP10 5JG, ANDOVER TOWN (DOWNLANDS)
PROPOSAL	Change of use of building from general industrial (Class B2) to mortuary (retrospective)
AMENDMENTS	Amended/additional plans and information received: <ul style="list-style-type: none"> • 11.07.2023
CASE OFFICER	Emma Jones

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;**

 - TV-AP-822.01
 - TV-AP-822.02
 - TV-AP-822.03 REV B
 - TV-AP-822.04 REV A

Reason: For the avoidance of doubt and in the interests of proper planning.
- 2. No new (including replacement) external plant, machinery or equipment shall be installed in association with the use hereby permitted until full details have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the location, appearance, design, specification and noise performance of the plant, machinery or equipment, and all measures required to mitigate any noise emissions to ensure that they will not cause detriment to the amenity of residential occupiers. Any new external plant, machinery or equipment shall be installed in accordance with the approved details, and any mitigation measures required to reduce noise shall be completed prior to the same being brought into use and permanently retained thereafter.**

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

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.**

The Officer's recommendation as per the agenda was proposed by Councillor Budzynski and seconded by Councillor Brooks. Upon being put to the vote the motion was carried.

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23/02043/FULLN

APPLICATION NO.	23/02043/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	08.08.2023
APPLICANT	Mr John Dryden and Mrs Ayeesha Menon
SITE	Tuxford House, Village Street, Chilbolton, SO20 6BE, CHILBOLTON
PROPOSAL	Single storey rear extension, erect garden building, loft conversion with rear dormers and roof lights to front elevation
AMENDMENTS	
CASE OFFICER	Claudia Hurlock

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:
3058/05_01_D - PROPOSED REAR EXTENSION AND LOFT CONVERSION – submitted 08.08.2023
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The new rooflights hereby approved shall be of the 'conservation' type ie flush to the existing roof covering and thereafter retained as such.
Reason: To ensure the development has a satisfactory impact on the character and appearance of the conservation area in accordance with policies E1 and E9 of the TVBRLP.**
- 4. The new brickwork shall match the surrounding existing brickwork in terms of colour, texture, facebond and mortar.**

Reason: To ensure the development has a satisfactory impact on the character and appearance of the conservation area in accordance with policies E1 and E9 of the TVBRLP.

- 5. Prior to the development hereby permitted being brought into use, an electric vehicle charging point shall be installed at the site and thereafter maintained in perpetuity.**

Reason: In the interests of improving sustainability in accordance with policy HD4 of the Chilbolton Neighbourhood Development Plan.

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 vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, skips or anything else associated with the works, use, or occupation of the development, shall be left on or near to Chilbolton Footpath 7 as to cause obstruction, hindrance, or a hazard to its legitimate users. The public retain the right to use the Public Right of Way at all times.**
- 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 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.**

The Officer's recommendation as per the agenda was proposed by Councillor Budzynski and seconded by Councillor Brooks. Upon being put to the vote the motion was carried

(The meeting terminated at 6.30 pm)