

Minutes of the **Southern Area Planning Committee**  
of the **Test Valley Borough Council**  
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey  
on Tuesday 7 November 2023 at 5.30 pm

Attendance:

**Councillor M Cooper (Chairman)**

Councillor G Bailey

Councillor P Bundy

Councillor J Burnage

Councillor C Dowden

Councillor K Dunleavy

**Councillor A Dowden (Vice-Chairman)**

Councillor S Gidley

Councillor I Jeffrey

Councillor A Johnston

Councillor J Parker

Councillor A Warnes

Also in attendance

Councillor T Swain

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**Apologies**

Apologies were received from Councillor Ford.

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**Public Participation**

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

<b><u>Agenda Item No.</u></b>	<b><u>Page No.</u></b>	<b><u>Application</u></b>	<b><u>Speaker</u></b>
7	20-49	23/00609/FULLS	Mr Henley (Chilworth Parish Council) Mr Joseph (Objector) Ms Webb (Applicant's Agent) Councillor Swain (Ward Member)

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**Declarations of Interest**

There were no declarations of interest.

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**Urgent Items**

There were no urgent items to consider.

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**Minutes**

**Resolved:**

That the minutes of the meeting held on 17 October 2023 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 below, be determined as indicated.

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**23/00609/FULLS - 21.03.2023**

<b>APPLICATION NO.</b>	23/00609/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	21.03.2023
<b>APPLICANT</b>	Mrs and Mr Sam and Terry Davis
<b>SITE</b>	Land lying to The north east of Manor Farm, Chilworth Old Village, <b>CHILWORTH</b>
<b>PROPOSAL</b>	Change of use from arable to equestrian use, erection of stables, hay barn, jump shed, construction of manege and parking, installation of septic tank, erection of fencing
<b>AMENDMENTS</b>	19 <sup>th</sup> September 2023 – description of development altered to remove reference to floodlighting 31 <sup>st</sup> August 2023 – further information on essential need for the proposals received 24 <sup>th</sup> August 2023 – samples and details of materials and muck heap details received. 14 <sup>th</sup> July 2023 – amended landscape management plan received. 15 <sup>th</sup> May 2023 – surface water drainage information received. 12 <sup>th</sup> April 2023 – ecological impact assessment received.
<b>CASE OFFICER</b>	Kate Levey

**REFUSED for the reasons:**

- 1. The proposed development, by reason of the size and scale of the equestrian buildings, constitutes unjustified development in this countryside location. In both this context, and the resultant unacceptable impact of the proposal on character and function of the countryside gives rise to unjustified harm to the countryside, contrary to Policy COM2(b) of the Test Valley Borough Revised Local Plan (2016).**
- 2. The proposed buildings, by reason of their size and scale, and their siting and visual prominence from the A27 and Old Chilworth Lane which afford extensive views of the development from the public domain, results in an uncharacteristic and unacceptably prominent form of development within the local gap. The development results in a detrimental impact on the character and appearance of the area and both physically and visually diminishes the separation between settlements. In doing so the proposal has the unacceptable effect of compromising the integrity of the Local Gap. This was afforded significant weight in the planning balance by the Southern Area Planning Committee. The proposal is contrary to policies E2(a) and E3(a) and (b) of the Test Valley Borough Revised Local Plan (2016).**

The Officer's recommendation as per the agenda and the update paper was proposed by Councillor Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was lost. A proposal for refusal was proposed by Councillor Bundy and seconded by Councillor Dunleavy. Upon being put to the vote the motion was carried.

(The meeting terminated at 7.05 pm)