

**Minutes of the Southern Area Planning Committee  
of the Test Valley Borough Council**  
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey  
on Tuesday, 19 December 2023 at 5.30 pm

Attendance:

**Councillor M Cooper  
(Chairman)**

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

Councillor P Bundy  
Councillor J Burnage  
Councillor C Dowden  
Councillor K Dunleavy  
Councillor A Ford

Councillor S Gidley  
Councillor I Jeffrey  
Councillor A Johnston  
Councillor J Parker  
Councillor A Warnes

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**Apologies**

Apologies were received from Councillor Bailey.

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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	18-38	23/01264/FULLN	Dr Peace (Objector) Mr Roycroft (Applicant's Agent)
8	39-50	23/01497/FULLS	Mr Burgess (Romsey Town Parish Council)
9	51-95	23/01649/FULLS	Mrs Kirk (Objector) Mr Donohue (Applicant's Agent) Mr Blackledge (Applicant)
10	96-124	23/01752/FULLS	Mr Grosscurth (Objector)
11	125-137	23/00660/PIPS	Mr Brazier (Braishfield Parish Council)

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**Declarations of Interest**

Councillor Gidley wished it to be noted that she knew Mrs Waller who was listed as one of the speakers on application 23/01649/FULLS but that it did not constitute an interest. Mrs Waller did not speak on this application.

Councillor Parker wished it to be noted that he knew Mrs Waller who was listed as one of the speakers on application 23/01649/FULLS but that it did not constitute an interest. Mrs Waller did not speak on this application.

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**Urgent Items**

There were no urgent items.

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**Minutes**

**Resolved:**

**That the minutes of the meeting held on 28 November 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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**23/01264/FULLN**

<b>APPLICATION NO.</b>	23/01264/FULLN
<b>APPLICATION TYPE</b>	FULL APPLICATION - NORTH
<b>REGISTERED</b>	18.05.2023
<b>APPLICANT</b>	Mr and Mrs Suckling
<b>SITE</b>	Marwood, Farley Street, Nether Wallop, SO20 8EQ, <b>NETHER WALLOP OVER WALLOP</b>
<b>PROPOSAL</b>	Demolition of existing dwelling and agricultural building, erection of two dwellings and associated works
<b>AMENDMENTS</b>	Amendments received 12.07.2023
<b>CASE OFFICER</b>	Katie Nethersole

Prior to the presentation a verbal update was provided by the Case Officer as follows:

“On 19 December 2023, the National Planning Policy Framework was updated. The updates undertaken do not alter the considerations or officer recommendation for this particular application as previously reported, but included the following topics:

- Changes to the requirements for the monitoring of housing land supply and delivery of housing.
- Changes to the definition and requirements for community-led development and rural exception affordable housing schemes.
- Additional support for householder level renewable energy infrastructure.
- Changes to the requirements for changing green belt boundaries.”

**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 P1, 020 AI, 025 AC, 030 AC, 031 AB, 032 AB, 045 AA, SK13 AB**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
- 3. The development hereby permitted shall not be occupied until the new package treatment plants have been installed in accordance with drawing no. 42078-020 AI. The package treatment plants shall be retained and maintained in perpetuity in accordance with the maintenance and monitoring plan dated July 2023.**  
**Reason: In order to avoid adverse impact on the Solent and Southampton Water SPA by way of additional nitrates emanating from the development in accordance with the Conservation of Habitats and Species Regulations 2017 and Test Valley Borough Revised Local Plan 2016 Policies E5 and E8.**
- 4. 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.**
- 5. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include:**
  - proposed finished levels or contours;
  - means of enclosure;
  - car parking layouts;

- other vehicle and pedestrian access and circulation areas; hard surfacing materials;
- proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.)

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 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.

6. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule.

Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

7. Development shall proceed in accordance with the measures set out in section 4 of the Preliminary Ecological Appraisal dated 20<sup>th</sup> June 2022, reference S1198.001. Thereafter, the enhancements shall be permanently maintained and retained in accordance with the approved details.

Reason: To ensure the favourable conservation status of bats and other protected species in accordance with Policy E5.

8. 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.

- 9. The development hereby approved shall be undertaken in full accordance with the provisions set out within the SJ Stephens Associates Arboricultural Impact Appraisal and Method Statement reference 1774 dated 31<sup>st</sup> August 2023 and Tree Protection Plan reference 1774-03 Rev C.**

**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.**
- 10. 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.**
- 11. 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.**
- 12. Replacement trees, as detailed in SJ Stephens Associates drawing, reference 1774-03 Rev C, shall be planted in the approved positions in the first planting season following first occupation of the development. These trees must be planted in accordance with the recommendations in BS8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'. If any of the trees planted in discharge of this condition, (or any other tree planted in replacement for it) is removed, uprooted, destroyed or dies within a period of five years from the date of planting, another tree of the same size and species shall be planted in the same place, or as may be agreed in writing with the Local Planning Authority.**

**Reason: To ensure the continuation of canopy cover in the area and enhance the development, in accordance with policy E2 of the Test Valley Borough Revised Local Plan 2016.**
- 13. The new dwellings hereby permitted shall not be occupied unless or until the existing septic tank has been disconnected and physically removed from the site and the land backfilled and remediated with suitable material.**

**Reason: In order to ensure the permanent removal of a septic tank from the river catchment and avoid continued adverse impact on the Solent and Southampton Water SPA in accordance with the Conservation of Habitats and Species Regulations 2017 and Test Valley Borough Revised Local Plan 2016 Policy E5.**

- 14. All construction and site preparation works shall only take place between 0730 and 1800 hours Monday to Friday except on Bank Holidays when no work shall take place and between 0800 and 1300 hours on Saturdays. No works shall take place at all on Sundays. Reason: In the interests of protecting the amenity of future occupiers and in accordance with policy LHW4 of the Test Valley Borough Revised Local Plan 2016.**
- 15. No development shall commence on site (including any works of demolition), until a Construction and demolition Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Plan shall include the following:**
- i) the parking of vehicles of site operatives and visitors;**
  - ii) loading and unloading of plant and materials;**
  - iii) storage of plant and materials used in constructing the development;**
  - iv) hours of construction, including deliveries;**
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
  - v) wheel washing facilities**
  - vi) measures to control the emission of dust and dirt during demolition and construction;**
  - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works; and**
  - viii) Measures for the protection of the natural environment**

**The approved statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.**

**Reason: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase having regard to 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. **No vehicles (including builder’s and contractor’s), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use or occupation of the development, shall be left on or near to any Public Rights of Way, including Footpath Over Wallop 6 and Footpath Nether Wallop 2, as to cause obstruction, hindrance or hazard to the legitimate users. The public retain the right to use the PROW network at all times.**
3. **There must be no surface alterations to a Public Right of Way, including Footpath Over Wallop 7 and Footpath Nether Wallop 2 (excluding the required removal of the beech whips), without the consent of Hampshire County Council as Highway Authority. Planning permission under the Town and Country Planning Act (1990) does not provide this and separate consent is required. To carry out such works without this permission would constitute an offence under Section 131 of the Highways Act (1980).**

The Officer’s recommendation as per the agenda and update paper was proposed by Councillor Cooper and second by Councillor A Dowden. Upon being put to the vote the motion was carried.

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**23/01497/FULLS**

<b>APPLICATION NO.</b>	23/01497/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	09.06.2023
<b>APPLICANT</b>	Churchill Retirement Living
<b>SITE</b>	Edwina Mountbatten House, Broadwater Road, Romsey, SO51 8GH, <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Erection of site hoarding (Retrospective)
<b>AMENDMENTS</b>	· Additional information received 27.07.2023
<b>CASE OFFICER</b>	Katie Savage

Prior to the presentation a verbal update was provided by the Case Officer as follows:

“On 19 December 2023, the National Planning Policy Framework was updated. The updates undertaken do not alter the considerations or officer recommendation for this particular application as previously reported, but included the following topics:

- Changes to the requirements for the monitoring of housing land supply and delivery of housing.
- Changes to the definition and requirements for community-led development and rural exception affordable housing schemes.
- Additional support for householder level renewable energy infrastructure.
- Changes to the requirements for changing green belt boundaries.”

**PERMISSION subject to:**

1. The timber hoarding and associated timber posts hereby permitted shall be removed and the land restored to its former condition on or before 2 years from the date of this permission in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

**Reason:** In order that the Local Planning Authority can exercise control in the locality given that the proposed form of boundary treatment is not of a type or appearance that is appropriate, other than on a temporary basis while re-development of the plot takes place, in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan Policy LHW4.

**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. As part of hoardings are on public highway the developer is required to gain permission from the Highway Authority and apply for a Hoarding or Temporary Structure consent. The details can be found at the following link:

<https://www.hants.gov.uk/transport/licencesandpermits/tempstrucure>

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

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**23/01649/FULLS**

<b>APPLICATION NO.</b>	23/01649/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	30.06.2023
<b>APPLICANT</b>	Mr M Blackledge
<b>SITE</b>	Erlcombe, Butts Green, Lockerley, SO51 0JG, <b>LOCKERLEY</b>
<b>PROPOSAL</b>	Erection of a 4 bedroom dwelling with sewage treatment plant, construction of vehicular access including widening dropped kerb and associated soft and hard landscaping
<b>AMENDMENTS</b>	Received on 19.10.2023: <ul style="list-style-type: none"><li>· Amended arboricultural information.</li></ul> Received on 13.09.2023: <ul style="list-style-type: none"><li>· Amended Proposed Site Plan (clarifying boundary treatments)</li></ul> Received on 26.07.2023: <ul style="list-style-type: none"><li>· Additional information regarding proposed package treatment plant</li></ul>



**CASE OFFICER**

Mr Graham Melton

Prior to the presentation a verbal update was provided by the Case Officer as follows:

“On 19 December 2023, the National Planning Policy Framework was updated. The updates undertaken do not alter the considerations or officer recommendation for this particular application as previously reported, but included the following topics:

- Changes to the requirements for the monitoring of housing land supply and delivery of housing.
- Changes to the definition and requirements for community-led development and rural exception affordable housing schemes.
- Additional support for householder level renewable energy infrastructure.
- Changes to the requirements for changing green belt boundaries.”

**Delegated to the Head of Planning and Building for the following:**

**Completion of a legal agreement to secure the proposed mitigation measures ensuring the development achieves nutrient neutrality.**  
then **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:**  
**Block Plan (19-006-AMD-XX-XX-DR-A-0601-01)**  
**Amended Proposed Site Plan (19-006-AMD-XX-XX-DR-A-0102-03)**  
**Proposed Floor Plan (19-006-AMD-XX-XX-DR-A-0200-01)**  
**Proposed Elevations (19-006-AMD-XX-XX-DR-A-0300-01)**  
**Proposed Sections (19-006-AMD-XX-XX-DR-A-0400-01)**  
**Proposed Site Entrance Layout (19-006-AMD-XX-XX-RD-A-0600-01)**  
**Amended Tree Protection Plan (19263-5)**  
**Reason: For the avoidance of doubt and in the interests of proper planning.**
3. **The development hereby permitted 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).**
4. **The development hereby approved shall be undertaken in full accordance with the provisions set out within the Barrell Treecare Arboricultural assessment and Method Statement 19263-AA4-JB dated 11<sup>th</sup> October 2023, supplementary letter dated 17<sup>th</sup> November 2023 and the associated tree protection plan reference (19263-5).**

**Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).**

- 5. 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 Policy E2 of the Test Valley Borough Revised Local Plan (2016).**

- 6. No development shall commence on site (including any works of demolition), until a Construction and Demolition Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include the following:**

- i) the parking of vehicles of site operatives and visitors;**
- ii) loading and unloading of plant and materials;**
- iii) storage of plant and materials used in constructing the development;**
- iv) hours of construction, including deliveries;**
- v) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- vi) wheel washing facilities;**
- vii) measures to control the emission of dust and dirt during demolition and construction;**
- viii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
- ix) measures for the protection of the natural environment**

**The approved statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.**

**Reason: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase having regard to Policy E8 of the Test Valley Borough Revised Local Plan (2016).**

- 7. 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 would integrate, respect and complement the character of the area in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).**

- 8. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include:**
- (i) planting plans;**
  - (ii) written specifications (including cultivation and other operations associated with plant and grass establishment);**
  - (iii) schedules of plants, noting species, plant sizes and proposed numbers/densities;**
  - (iv) hard surfacing materials.**

**The landscape works shall be carried out in accordance with the approved details.**

**Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**

- 9. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, 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 enable the development to respect, complement and positively integrate into the character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**

- 10. No development shall take place above DPC level of the development hereby permitted, until details of a scheme of ecological enhancement measures to be incorporated within the proposed is submitted and approved by the Local Planning Authority. All enhancement measures should be permanently maintained and retained in accordance with the approved details.**

**Reason: To enhance the biodiversity of the site in accordance with requirements under the National Planning Policy Framework and Policy E5 the Test Valley Borough Revised Local Plan (2016).**

- 11. No development above DPC level of the development hereby permitted shall take place until, details of the measures to be taken to physically and permanently close the existing access located in the south-west corner of the application site have been submitted to and approved in writing by the Local Planning Authority. This approved scheme shall be completed prior to the first use of the development hereby approved and, notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and**

re-enacting that Order), no access other than that shown on the approved plan shall be formed thereafter.

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

12. The development hereby approved shall not be occupied until manoeuvring space, including the widening of the existing vehicular access, has been provided within the site in accordance with the approved Amended Proposed Site Plan (19-006-AMD-XX-XX-DR-A-0102-03) drawing to enable vehicles using the site to enter and leave in a forward gear. This area shall be retained and made available for such purposes at all times.

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

13. The development hereby approved shall not be occupied until 2 car and 2 cycle parking spaces and the associated driveway area, have been provided in accordance with the approved plans. The areas of land so provided shall be retained at all times for this purpose.

Reason: To ensure sufficient off-street parking has been provided in accordance with Policy T2 of the Test Valley Borough Revised Local Plan (2016) and in the interest of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).

14. The package treatment plants hereby approved shall be installed in accordance with the specification set out in the email dated 3<sup>rd</sup> November 2021. In the event that additional acoustic mitigation measures are required to achieve this threshold, details of the proposed additional measures shall be submitted to and approved by the Local Planning Authority prior to the first use of the package treatment plants. The approved acoustic measures and the boundary wall shown on the Amended Proposed Site Plan (19-006-AMD-XX-XX-DR-A-0102-03) shall be retained thereafter.

Reason: To protect the amenity of the adjoining occupiers in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

15. No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires. The external lighting shall be installed in accordance with the approved details.

Reason: To ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).

16. In the event that contamination is found at any time during the construction of the development hereby approved, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing with that contamination has been submitted to and approved by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of

certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.

Reason: To ensure a safe living environment in accordance with Policy E8 of the Test Valley Borough Revised Local Plan (2016).

17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), no first floor or two storey extension of any kind, shall be erected without the prior written consent of 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).

18. Prior to the commencement of development plans and cross sections of the existing and proposed ground levels of the development and boundaries of the application site, including details of the height of the ground floor slab and damp proof course level, shall be submitted to and approved by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.

Reason: To ensure satisfactory relationship between the new development and the adjacent neighbouring dwellings and amenity areas in accordance with Policy LHW4 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 applicant is advised that when seeking the LPA's approval of details pursuant to Condition 6 (CEMP) there is an expectation that all traffic associated with the groundwork and construction phases of development (including deliveries and contractor vehicles) shall be accommodated within the application site for the duration of the work.

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

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**23/01752/FULLS**

<b>APPLICATION NO.</b>	23/01752/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	13.07.2023
<b>APPLICANT</b>	Mr Glyn Powell
<b>SITE</b>	Wellow Wood Paddock, Wellow Wood Road, West Wellow, SO51 6EP, <b>WELLOW</b>

<b>PROPOSAL</b>	Extension of gypsy/traveller site, requiring change of use of land to facilitate the creation of 2 gypsy/traveller pitches comprising 1 mobile home and 1 touring caravan, and one dayroom per pitch, alongside formation of permeable hardstanding
<b>AMENDMENTS</b>	14/09/2023- Additional NN calculations and PTP details 16/10/2023- Caravan Delivery Plan
<b>CASE OFFICER</b>	Mr Mark Staincliffe

Prior to the presentation a verbal update was provided by the Case Officer as follows:

“On 19 December 2023, the National Planning Policy Framework was updated. The updates undertaken do not alter the considerations or officer recommendation for this particular application as previously reported, but included the following topics:

- Changes to the requirements for the monitoring of housing land supply and delivery of housing.
- Changes to the definition and requirements for community-led development and rural exception affordable housing schemes.
- Additional support for householder level renewable energy infrastructure.
- Changes to the requirements for changing green belt boundaries.”

On 19 December 2023 the PPTS was updated. The update to the PPTS specifically relates to Annex 1 of that document.

The update was deemed necessary to reflect the judgement in the Court of Appeal case (Smith v SoS for Levelling Up Housing Communities). The definition of Gypsies and Travellers has been altered and reverts back to the wording used in the 2012 version of the PPTS.

This matter (whether the applicant and the proposed occupants meet the definition) is considered in Para 8.8 of Annex A (Page 107) of the agenda report pack. It is confirmed that the applicant and the proposed occupants of the site do meet the definition of the PPTS as currently drafted.

**Delegated to Head of Planning and Building for completion of satisfactory consultation with Natural England with respect to the impact of the development on European sites (together with any appropriate conditions as required), and the completion of a legal agreement to secure:**

- 1. Removal of nitrate mitigation land from agricultural production**
- 2. Future management of the nitrate mitigation land**
- 3. The provision of a financial contribution towards the New Forest Special Protection Area (SPA)**
- 4. Installation and maintenance of Package Treatment Plant**

**then 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:**

**J004567-DD-01 REV A**

**J004567-DD-04 REV A**

**J004567-DD-05 REV A**

**J004567-DD-06**

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

- 3. The site shall not be occupied by any persons other than Gypsies and Travellers, defined as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, or permanently, but excluding members of an organised group of travelling showpeople, or circus people travelling together as such.**

**Reason: It is necessary to keep the site available to meet that need in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.**

- 4. No more than four caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Site Act 1968 as amended, shall be stationed on the site at any one time, comprising no more than two static and two touring caravans.**

**Reason: To accord with the terms of the application and to ensure satisfactory planning of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13**

- 5. With the exception of the buying and selling of horses and ponies, no other commercial, industrial or business activities shall take place on any part of the site, including the storage of materials and goods.**

**Reason: In the interests of neighbouring amenity and to ensure the protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.**

- 6. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the site.**

**Reason: To accord with the terms of the permission and in the interests of protection of this countryside location in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4 and T1**

- 7. 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 fences, gates, walls or other means of enclosure shall be erected within the or on the site.**

**Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities and to ensure the protection of important trees and boundary features in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 & E2**

8. No development shall take place or caravans brought onto site until full details of hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Details shall include:
- 1) Hard surfacing materials;
  - 2) Planting plans;
  - 3) Written specifications (including cultivation and other operations associated with plant and grass establishment);
  - 4) Schedules of plants, noting species, plant sizes and proposed numbers/densities;

The landscape works shall be carried out in accordance with the approved details.

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

9. No external lighting shall be installed unless in accordance with details that have been submitted to and approved in writing by the local planning authority. The details shall include plans and details sufficient to show the location, type, specification, luminance and angle of illumination of all lights/luminaires.

Reason: To safeguard the amenities of the area, in the interests of road safety and to ensure the favourable conservation status of bats in accordance with Policies E5, E8, E2, E1 of the Test Valley Borough Revised Local Plan (2016).

10. No caravan shall be brought onto the site until a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practice. Development shall be carried out in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, 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 enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.

11. The route of delivery of the static caravans shall be undertaken in accordance with the details shown on the Caravan Delivery Plan (Received 16 October 2023) and shall not be delivered to site by any other means.
- Reason: In the interest of highway safety and to ensure that no trees or hedgerows are removed to enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2 and Policy T1.

12. Prior to any caravan being brought onto site the access to the site, as shown on plan number J004567-DD-04 REV A shall have been provided in accordance with the details and shall thereafter be retained as such at all times without any obstructions.



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

- 13. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no access, other than that shown on the approved plans, shall be formed to the site.**

**Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1 and in the interest of the visual amenity of the area in accordance with policy E1 and E2.**

**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 Cooper and second by Councillor A Dowden. Upon being put to the vote the motion was carried.

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**23/00660/PIPS**

<b>APPLICATION NO.</b>	23/00660/PIPS
<b>APPLICATION TYPE</b>	PERMISSION IN PRINCIPLE - SOUTH
<b>REGISTERED</b>	08.03.2023
<b>APPLICANT</b>	Messers Stephen and Mark Garrett
<b>SITE</b>	Land at Fairbourne Farm, Kiln Lane, Braishfield, SO51 0PJ, <b>BRAISHFIELD</b>
<b>PROPOSAL</b>	Permission in principle for construction of two detached dwellings
<b>AMENDMENTS</b>	14 April 2023 – heritage statement received
<b>CASE OFFICER</b>	Kate Levey

Prior to the presentation a verbal update was provided by the Case Officer as follows:

“On 19 December 2023, the National Planning Policy Framework was updated. The updates undertaken do not alter the considerations or officer recommendation for this particular application as previously reported, but included the following topics:

- Changes to the requirements for the monitoring of housing land supply and delivery of housing.
- Changes to the definition and requirements for community-led development and rural exception affordable housing schemes.
- Additional support for householder level renewable energy infrastructure.
- Changes to the requirements for changing green belt boundaries.”

**Delegated to the Head of Planning and Building for the completion of a legal agreement to secure:**

- **Removal of nitrate mitigation land from agricultural production**
- **Future management of the nitrate mitigation land; and**
- **The provision of a financial contribution towards the New Forest Special Protection Area (SPA).**

**Then PERMISSION subject to:**

- 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. It is recommended that a future technical details application should include the following:**
  - **A site location plan, block plan, floor plans and elevations of the development proposed;**
  - **Details of external construction materials;**
  - **A Design and Access Statement/Planning Statement addressing (but not limited to) how any proposed development would integrate, respect and complement the character of the area; and preserve the significance of the settings of the listed buildings, in accordance with Test Valley Borough Revised Local Plan 2016 policies E1 and E9**
  - **A hard and soft landscaping scheme and management plan covering a period of 5 years in accordance with Test Valley Borough Revised Local Plan 2016 policy E2;**
  - **A Heritage Statement assessing the significance of, and the impact of the proposals on, the setting of nearby heritage assets, in accordance with Test Valley Borough Revised Local Plan 2016 policy E9**
  - **A parking plan that demonstrates compliance with the Council's parking standards contained within policy T2 and annex G.**

The Officer's recommendation as per the agenda plus a third bullet point under the legal agreement was proposed by Councillor Cooper and second by Councillor A Dowden. Upon being put to the vote the motion was carried.

(The meeting terminated at 8.40 pm)