

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on Tuesday 30 January 2024 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 Ford

Councillor A Dowden (Vice-Chairman)

Councillor S Gidley

Councillor I Jeffrey

Councillor A Johnston

Councillor J Parker

Councillor A Warnes

417

Apologies

There were no apologies.

418

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	29 - 72	22/02694/FULLS	Nicola Davies (Objector) (on behalf of the residents of Embley Lane) Dr Murdoch (Applicant's Agent)
8	73 - 93	23/01161/FULLS	Mr C Riley (Applicant's Agent)

The Chairman read out a statement on behalf of Councillor Adams King (Ward Member) on agenda item 7 and on behalf of Councillor Yalden (Ward Member) on agenda item 8.

419

Declarations of Interest

There were no declarations of interest.

420

Urgent Items

There were no urgent items.

421

Minutes of previous meeting

Resolved:

That the minutes of the meeting held on 19 December 2023 be confirmed and signed as a correct record.

422

22/02694/FULLS - 14.12.2022

APPLICATION NO.	22/02694/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	14.12.2022
APPLICANT	Mssrs Nolan And Quinn
SITE	Land At Embley Lane, Embley Lane, East Wellow, WELLOW
PROPOSAL	Change of use of land as a travellers caravan site consisting of 3 pitches, each containing 1 mobile home, 1 utility dayroom and 1 touring caravan, sewage treatment plant and associated development
AMENDMENTS	Amended plans received 29/03/23 & 09/05/23
CASE OFFICER	Mr Paul Goodman

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 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.**
- 3. No more than six 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 three static and three 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.**

4. No 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 E1, E2 & LHW4.
5. 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 E1, E2 & LHW4.
6. 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 (other than those permitted by this permission) 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 boundary features in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 & E2.
7. No development shall take place until full details of hard and soft landscape works have been submitted and approved. 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.
8. The Day Room buildings hereby permitted shall be used for purposes ancillary to the use of the land as a gypsy and traveller site and shall not be occupied as a permanent means of habitable accommodation at any time or used for any commercial activities.
Reason: To comply with the terms of the application and to protect the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM13.
9. Prior to the commencement of development the visibility splays, as shown on the approved plan TV/AJW/725/1/002 shall be provided. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) these visibility splays shall be maintained in accordance with the approved details at all times.
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1
10. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
TDA.2803.01 A
TDA.2803.02
TDA.2803.03 E
TDA.2803.04

TV/AJW/725/1/002

16474-HYD-XX-XX-SK-S-0001 P1

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

- 11. Details of any external lighting shall be submitted to and approved in writing by the local planning authority prior to first installing any such lighting. External lighting will need to be in accordance with measures outlined within the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Development shall be carried out in accordance with the approved details.**

Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

- 12. Development shall proceed in accordance with the measures set out in the Preliminary Ecological Appraisal (Pro Vision Ecology, Jan 2023). Thereafter, the mitigation and enhancement measures shall be permanently maintained and retained in accordance with the approved details.**

Reason: To ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

- 13. No development shall take place (including site clearance and any other preparatory works) until a scheme for the protection of trees to be retained has been submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include a plan showing the location and specification of tree protective barriers. Such barriers shall be erected prior to any other site operations and at least three working days' notice shall be given to the Local Planning Authority that it has been erected.**

Note: The protective barriers shall be as specified at Chapter 6.2 and detailed in figure 2 of B.S.5837:2012 unless otherwise agreed in writing with the Local Planning Authority.

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 (2016).

- 14. Before the development hereby permitted is commenced 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 of the day rooms. 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.

- 15. The existing stable shall only be used for private equestrian purposes and not for any commercial riding, livery use or other business use.**

Reason: To enable the Local Planning Authority to regulate and control the development of land and to preserve the visual amenity of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

Notes to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
- 2. 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 seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

423

23/01161/FULLS - 23.05.2023

APPLICATION NO.	23/01161/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.05.2023
APPLICANT	Forth Engineering Ltd
SITE	3 - 4 Sleepy Hollow Business Park, Ampfield Hill, Ampfield, SO51 9AW, AMPFIELD
PROPOSAL	Construction of car parking area, EV charging points, and erection of two outbuildings
AMENDMENTS	Clarification on site ownership and following plans: Location / Block Plan – 9940.100 P2 Existing Site Plan – 9940.101 P2 Proposed Site Plan – 9940.102 P3 Site sections – 9940.104 P1
CASE OFFICER	Mr Nathan Glasgow

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 - 9940.100 P1
Proposed Site Plan - 9940.102 P2
Proposed Plans / Elevations - 9940.103 P1

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

- 3. The external materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture of those used on the existing buildings of Sleepy Hollow. Specifically, the approved buildings shall be clad in untreated Canadian Western Red Cedar, installed in a horizontal orientation, unless otherwise approved in writing by the Local Planning Authority.**

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).

- 4. Prior to the commencement of the development hereby permitted full details of hard and soft landscape works have been submitted and approved. Details shall include:**

- i) any means of enclosure;**
- ii) hard surfacing materials;**
- iii) planting plans;**
- iv) written specifications (including cultivation and other operations associated with plant and grass establishment);**
- v) schedules of plants, noting species, plant sizes and proposed numbers/densities;**
- vi) programme of implementation, management and maintenance for a minimum period of 5 years;**
- vii) details of the boundary treatment to be planted along the northern boundary.**

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

- 5. Development shall proceed in accordance with the measures set out in Section 9 and 10 of the Ecological Impact Assessment Report for Sleepy Holly, Ampfield (Abbas Ecology, April 2023). Thereafter, mitigation and enhancement features 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 Borough Revised Local Plan (2016).

- 6. Prior to the installation of any external lighting, a detailed lighting strategy for the construction and operation phase of the works shall be submitted to and approved in writing by the Local Planning Authority. Works shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity.**

External lighting shall follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK).

Reason: To protect the local amenities of nearby residents and to prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Test Valley Borough Revised Local Plan (2016).

- 7. The development hereby permitted shall not be occupied until provision for 3 cycle parking/storage has been made, in accordance with details to be submitted and approved in writing with the Local Planning Authority. The approved scheme shall be maintained for this purpose at all times.**

Reason: In the interest of providing sufficient safe parking for cyclists in accordance with the Test Valley Borough Revised Local Plan (2016) Policy T2.

- 8. The buildings and parking area that are subject to this planning permission shall be used solely for the incidental purposes of Unit 3 - 4 Sleepy Hollow Business Park, and for no other purposes whatsoever.**

Reason: The proposed use is considered to be acceptable, but any intensification of the use would result in harm to the amenities of the area, in accordance with policies COM2, E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

- 9. No part of the site shall be used for outside storage purposes at any time.**

Reason: In the interest of the amenities and character of the area in accordance with Test Valley Borough Revised Local Plan (2016) policies E1, E2 and E9.

- 10. Notwithstanding the details provided within the drawing "existing and proposed site sections - 9940.104 P1", prior to the commencement of development existing and proposed levels must be submitted to and approved in writing by the Local Planning Authority. Development shall then proceed in accordance with the approved plan(s).**

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.

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 and update paper was proposed by Councillor Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

424

23/02924/FULLN - 14.11.2023

APPLICATION NO. 23/02924/FULLN
APPLICATION TYPE FULL APPLICATION - NORTH
REGISTERED 14.11.2023
APPLICANT Mr & Mrs Martin / Joy Cummings
SITE Kingfisher Lodge , Longstock Road, Longstock, SO20
6DW, **LONGSTOCK**
PROPOSAL Single storey flat roof exercise swimming pool extension
and plant room
AMENDMENTS
CASE OFFICER Claudia Hurlock

REFUSE for the reason:

- 1. The proposed rear extension by virtue of its design, scale and mass would disrupt and dominate the historical character and appearance of the listed building and would be an incongruous and unsympathetic addition that would result in less than substantial harm which is not outweighed by any public benefits of the proposal. The proposal is contrary to policy E9 of the Test Valley Borough Revised Local Plan (2016) and section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraph 205 of the NPPF.**

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 Update Paper was proposed by Councillor Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

425

23/02925/LBWN - 14.11.2023

APPLICATION NO. 23/02925/LBWN
APPLICATION TYPE LISTED BUILDING WORKS - NORTH
REGISTERED 14.11.2023
APPLICANT Mr & Mrs Martin / Joy Cummings
SITE Kingfisher Lodge , Longstock Road, Longstock, SO20
6DW, **LONGSTOCK**
PROPOSAL Single storey, flat roof exercise swimming pool
extension and plant room
AMENDMENTS
CASE OFFICER Claudia Hurlock

REFUSE for the reason:

- 1. The proposed rear extension by virtue of its design, scale and mass would disrupt and dominate the historical character and appearance of the listed building and would be an incongruous and unsympathetic addition that would result in less than substantial harm which is not outweighed by any public benefits of the proposal. The proposal is contrary to policy E9 of the Test Valley Borough Revised Local Plan (2016) and section 66 of the Planning (Listed Buildings and Conservation Areas) Act (1990) and paragraph 205 of the NPPF.**

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 Update Paper was proposed by Councillor Cooper and seconded by Councillor A Dowden. Upon being put to the vote the motion was carried.

(The meeting terminated at 7.27 pm)