

Minutes of the **Southern Area Planning Committee**  
of the **Test Valley Borough Council**  
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey  
on Tuesday, 12 March 2024 at 5.30 pm

Attendance:

**Councillor M Cooper (Chairman)**

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

Councillor G Bailey

Councillor S Gidley

Councillor P Bundy

Councillor I Jeffrey

Councillor J Burnage

Councillor A Johnston

Councillor C Dowden

Councillor A Warnes

Councillor K Dunleavy

Also in attendance:

Councillor S Yalden

489

**Apologies**

Apologies for absence were received from Councillors Ford and Parker.

490

**Public Participation**

In accordance with the Council's scheme of Public Participation, the following spoke on the applications 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 - 67	23/01700/FULLS	Town Councillor Burgess (Romsey Town Council)  Mrs Duignan (Objector) on behalf of Romsey and District Society  Mr Goodwill (Applicant's Agent)
8	68 - 124	23/02385/FULLS	Parish Councillor Nanson (Ampfield Parish Council)  Mr Cormacey (Objector)  Mr Parkhurst (Applicant)

491

### Declarations of Interest

Councillor Johnston wished it to be noted that she knew the applicant on application 23/01924/FULLS, but that it did not constitute an interest. She remained in the room and spoke and voted thereon.

492

### Urgent Items

There were no urgent items to be considered.

493

### Minutes of previous meeting

Councillor Cooper proposed and Councillor A Dowden 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 30 January 2024 be confirmed and signed as a correct record.**

494

### 23/01700/FULLS

<b>APPLICATION NO.</b>	23/01700/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	07.07.2023
<b>APPLICANT</b>	Churchill Retirement Living
<b>SITE</b>	Edwina Mountbatten House, Broadwater Road, Romsey, SO51 8GH <b>ROMSEY TOWN</b>
<b>PROPOSAL</b>	Redevelopment for retirement living accommodation comprising 47 retirement apartments including communal facilities, access, car parking and landscaping
<b>AMENDMENTS</b>	Amended plans received 17.07.23, 09.08.23 & 23.11.23
<b>CASE OFFICER</b>	Paul Goodman

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 lost. A proposal for refusal was proposed by Councillor Gidley and seconded by Councillor Bundy. Upon being put to the vote the motion was carried.

**REFUSED for the reasons:**

- 1. By virtue of the scale, bulk and design of the proposal the development would be detrimental to the special architectural and historic importance of the setting of the Romsey Conservation Area and the setting of heritage assets. This harm is compounded further when the proposal is viewed from the roundabout junction of the A27 and Palmerston Street. It is acknowledged that the development would result in less than substantial harm to the significance of these designated heritage assets and the conservation area. However, the public benefits arising from the development would not outweigh this real and identified harm. As such, the proposal is considered to be contrary to Policies E1 and E9 of the Test Valley Borough Revised Local Plan (2016).**
- 2. The proposed development by virtue of the size, scale, mass and proximity to dwellings on Palmerston Street will result in a sense of enclosure and overbearing impact on 38-48 Palmerston Street & 30-36 Palmerston Street to the detriment of the residential amenities of these dwellings, contrary to policy LHW4 of the Test Valley Borough Revised Local Plan (2016).**
- 3. In the absence of a legal agreement to secure the provision of and financial contribution towards affordable housing, the proposal is contrary to policy COM7 of the Test Valley Borough Revised Local Plan (2016) and the Infrastructure and Developer Contributions Supplementary Planning Document.**
- 4. The proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. In the absence of securing mitigation, the applicant has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**
- 5. The application site lies within close proximity to the New Forest SPA and Solent and Southampton Water SPA which are designated for their conservation importance. In the absence of a legal agreement, the application has failed to secure the required mitigation measures in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework' and Solent Recreation Mitigation Strategy (2017). As such, it is not possible to conclude that the development would not have an in-combination likely significant effect on the interest features of these designated sites, as a result of increased recreational pressure. The proposed development is therefore contrary to the Council's adopted 'New Forest SPA Mitigation - Interim Framework', Solent Recreation Mitigation Strategy (2017), Policy E5 of the adopted Test Valley Borough Revised Local Plan 2016, and the Conservation of Habitats and Species Regulations 2017 (as amended).**

6. In the absence of a legal agreement to secure the provision of a financial contribution towards off-site public open space provision, the proposed development fails to provide sufficient public open space required to serve the needs of the future population. The proposal would therefore result in unnecessary additional burden being placed on existing public open space provision adversely affecting the function and quality of these facilities, to the overall detriment of the area and users of the open space. The proposal is contrary to policy LHW1 of the Test Valley Borough Revised Local Plan (2016), and the Infrastructure and Developer Contributions Supplementary Planning Document.
7. In the absence of a legal agreement to secure the provision of a financial contribution towards off-site health infrastructure, the proposed development fails to provide sufficient infrastructure required to serve the needs of the future population. The proposal would therefore result in unnecessary additional burden being placed on existing public health facilities affecting the function and quality of these facilities, to the overall detriment of the area and users of the National Health Service. The proposal is contrary to policy COM15 of the Test Valley Borough Revised Local Plan (2016), and the Infrastructure and Developer Contributions Supplementary Planning Document.

495

**23/02385/FULLS**

<b>APPLICATION NO.</b>	23/02385/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	14.09.2023
<b>APPLICANT</b>	Senior Living (Chandler's Ford) Ltd
<b>SITE</b>	Former North Hill Sawmill Yard, Sawmill Yard, Baddesley Road, SO52 9BH, <b>AMPFIELD</b>
<b>PROPOSAL</b>	Development to form Phases 2 & 3 of care village (Use Class C2), comprising erection of buildings to provide 91 no. 1 and 2-bedroom extra care apartments, provision of outdoor amenity space, landscaping, parking provision and associated works
<b>AMENDMENTS</b>	Received on 13.02.2024: <ul style="list-style-type: none"> <li>• Amended Site Layout, amended plans and elevations (Blocks 5, 13 and 14).</li> </ul>
<b>CASE OFFICER</b>	Graham Melton

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.

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

- **Completion of a satisfactory Appropriate Assessment in consultation with Natural England.**
- **Addition of any necessary conditions to secure mitigation measures enabling the proposed development to achieve nitrate and phosphate neutrality.**
- **Consultation with the Head of Housing and Environmental Health Services and the addition and/or amendment of any planning conditions necessary to secure sufficient remediation measures.**
- **Completion of a legal agreement to secure:**
  - **Restriction of occupation of the units of accommodation consistent with the Basic Care Package defined in the legal agreement for application reference 17/01615/OUTS;**
  - **Operation of care facilities by person or body registered by the Care Quality Commission as a Service Provider;**
  - **Submission and implementation of a Travel Plan;**
  - **Delivery of sufficient mitigation to ensure the development achieves nitrate neutrality;**
  - **Delivery of sufficient mitigation to ensure the development achieves phosphate 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:**
  - Site Location Plan (2496-URB-CF-00-DR-A-208910 P00)**
  - Proposed Site Layout Plan (2496-URB-CF-00-DR-A-208150 P01)**
  - Proposed Refuse Strategy (2496-URB-ZZ-ZZ-DR-A-206920 P01)**
  - Proposed Bin Store - Type 1 - Floor Plans and Elevations (2496-URB-BS-ZZ-DR-A-208160 P00)**
  - Proposed Bin Store - Type 2 - Floor Plans and Elevations (2496-URB-BS-ZZ-DR-A-208161 P00)**
  - Proposed Bin Store - Type 3A - Floor Plans and Elevations (2496-URB-BS-ZZ-DR-A-208153)**
  - Proposed Block 01 - Ground, First Floor and Roof Plans (2496-URB-B01-ZZ-DR-A-208160 P00)**
  - Proposed Block 02 - Ground, First Floor and Roof Plan (2496-URB-B02-ZZ-DR-A-208160 P00)**
  - Proposed Block 02 - Elevations and Sections (2496-URB-B02-ZZ-DR-A-208260 P00)**
  - Proposed Block 03 - Ground and First Floor Plans (2496-URB-B03-ZZ-DR-A-208160 P00)**
  - Proposed Block 03 - Roof Plan (2496-URB-B03-ZZ-DR-A-208161 P00)**
  - Proposed Block 03 - Elevations and Sections (2496-URB-B03-ZZ-DR-A-208260 P00)**

**Proposed Block 04 - Ground, First Floor and Roof Plans (2496-URB-B04-00-DR-A-208160 P00)**  
**Proposed Block 04 - Elevations and Sections (2496-URB-B04-ZZ-DR-A-208260 P00)**  
**Proposed Block 05 - Ground, First Floor and Roof Plans (2496-URB-B05-ZZ-DR-A-208160 P01)**  
**Proposed Block 05 - Elevations and Sections (2496-URB-B05-ZZ-DR-A-208260 P01)**  
**Proposed Block 06 - Ground, First Floor and Roof Plans (2496-URB-B06-ZZ-DR-A-208160 P00)**  
**Proposed Block 06 - Elevations and Sections (2496-URB-B06-ZZ-DR-A-208260 P00)**  
**Proposed Block 06A - Plans, Elevations and Section (2496-URB-B6A-ZZ-DR-A-208160 P00)**  
**Proposed Block 07 - Ground, First Floor and Roof Plans (2496-URB-B07-ZZ-DR-A-208160 P00)**  
**Proposed Block 07 - Elevations and Sections as Proposed (2496-URB-B07-ZZ-DR-A-208260 P00)**  
**Proposed Block 08 - Ground, First Floor and Roof Plans (2496-URB-B08-ZZ-DR-A-208160 P00)**  
**Proposed Block 08 - Elevations and Sections (2496-URB-B08-ZZ-DR-A-208260 P00)**  
**Proposed Block 09 - Ground, First Floor and Roof Plans (2496-URB-B09-ZZ-DR-A-208160 P00)**  
**Proposed Block 09 - Elevations and Sections (2496-URB-B09-ZZ-DR-A-208260 P00)**  
**Proposed Block 11 - Ground, First Floor and Roof Plans (2496-URB-B11-00-DR-A-208160 P00)**  
**Proposed Block 11 - Elevations and Sections - Sheet 1 (2496-URB-B11-ZZ-DR-A-208260 P00)**  
**Proposed Block 12 - Ground, First Floor and Roof Plans (2496-URB-B12-ZZ-DR-A-208160 P00)**  
**Proposed Block 12 - Elevations and Sections (2496-URB-B12-ZZ-DR-A-208260 P00)**  
**Proposed Block 13 Plans and Elevations (2496-URB-B13-ZZ-DR-A-208160 P01)**  
**Proposed Block 14 - Ground and First Floor Plan (2496-URB-B14-00-DR-A-208160 P00)**  
**Proposed Block 14 - Roof Plan (2496-URB-B14-01-DR-A-208161 P00)**  
**Proposed Block 14 - Elevations and Sections - Sheet 1 (2496-URB-B14-ZZ-DR-A-208260 P01)**  
**Proposed Block 14 - Elevations and Sections - Sheet 2 (2496-URB-B14-ZZ-DR-A-208261 P01)**  
**Proposed Block 14A - Plans and Elevations (2496-URB-B14A-ZZ-DR-A-208160 P00)**  
**Proposed Block 17 - Ground, First, Second Floor and Roof Plans (2496-URB-B17-ZZ-DR-A-208160 P00)**

Proposed Block 17 - Elevations and Sections (2496-URB-B17-ZZ-DR-A-208260 P00)  
 Proposed Block 19 - Ground, First, Second Floor and Roof Plans (2496-URB-B19-00-DR-A-208160 P00)  
 Proposed Block 19 - Elevations – (2496-URB-B19-ZZ-DR-A-208260 P00)  
 Proposed Landscape Masterplan (2496-URB-CF-ZZ-DR-L-208151 P05)  
 Proposed Entrance Feature Wall - Sheet 1 of 2 (2496-URB-CF-ZZ-DR-L-208005 P03)  
 Proposed Entrance Feature Wall - Sheet 2 of 2 (2496-URB-CF-ZZ-DR-L-208006 P02)  
 Landscaping Strategy Plan - Sheet 1 of 4 (2496-URB-CF-ZZ-DR-L-208001 P08)  
 Landscaping Strategy Plan - Sheet 2 of 4 (2496-URB-CF-ZZ-DR-L-208002 P04)  
 Landscaping Strategy Plan - Sheet 3 of 4 (2496-URB-CF-ZZ-DR-L-208003 P04)  
 Landscaping Strategy Plan - Sheet 4 of 4 (2496-URB-CF-ZZ-DR-L-208004 P05)  
 Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall be used only as residential care and/or extra care accommodation and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.  
 Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Policy COM2 of the Test Valley Borough Revised Local Plan (2016).
4. All those involved with the development should be informed of the status and legal obligations attached to the Trodds Copse SSSI designation and where the boundary of the protected area is.  
 Reason: To avoid impacts to protected sites and species and to conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.
5. The development shall be undertaken in accordance with the measures set out in the submitted document titled 'Land at Baddesley Road – Ampfield Care Village, Construction and Environmental Management Plan (CEMP): Biodiversity' dated 4<sup>th</sup> February 2020, unless otherwise agreed in writing by the Local Planning Authority.  
 Reason: To avoid impacts to protected sites and species and to conserve and enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.

- 6. The development shall be undertaken in accordance with the construction traffic management measures set out in the submitted document titled 'Project Traffic Management Plan' dated 14<sup>th</sup> April 2022, unless otherwise agreed in writing by the Local Planning Authority.**  
**Reason: In the interests of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan 2016.**
- 7. Unless otherwise agreed in writing by the Local Planning Authority, construction and demolition activities including the delivery or removal of materials to or from the site, shall only take place between the hours of 08:00 hours to 18:00 hours Monday to Friday and between the hours of 08:00 hours and 13:00 hours on Saturday (excluding Bank Holidays). No such activity shall occur on Sundays or Bank Holidays.**  
**Reason: In the interest of the amenities in the local area in accordance with Policy LHW4 Test Valley Borough Revised Local Plan (2016).**
- 8. The development shall be undertaken in accordance with the drainage strategy set out in the documents titled 'Surface Water and Foul Drainage Strategy' (Farrow Walsh, reference FW2111-DS-001 V1, dated July 2023), 'Drainage Strategy update Cover Note' (Hydrock, reference 32124-HYD-XX-XX-RP-C-0001) and the following plans:**  
**Drainage Strategy Sheet 1 of 3 (FW2111-C-600-01)**  
**Drainage Strategy Sheet 2 of 3 (FW2111-C-600-02)**  
**Amended Drainage Strategy Sheet 3 of 3 (32124-HYD-00-ZZ-DR-C-7000-P02)**  
**Thereafter the drainage infrastructure shall be retained and maintained to ensure working order for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.**  
**Reason: To ensure the development does not trigger an adverse surface water flood risk in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).**
- 9. Landscape works shall be carried out in accordance with the approved landscape plans and documents:**  
**Proposed Landscape Masterplan (2496-URB-CF-ZZ-DR-L-208151 P05)**  
**Landscaping Strategy Plan - Sheet 1 of 4 (2496-URB-CF-ZZ-DR-L-208001 P08)**  
**Landscaping Strategy Plan - Sheet 2 of 4 (2496-URB-CF-ZZ-DR-L-208002 P04)**  
**Landscaping Strategy Plan - Sheet 3 of 4 (2496-URB-CF-ZZ-DR-L-208003 P04)**  
**Landscaping Strategy Plan - Sheet 4 of 4 (2496-URB-CF-ZZ-DR-L-208004 P05)**  
**Monks Brook Corridor Advanced Planting Strategy dated July 2023 (2496-URB-CF-00-SP-L-2A6652 P01)**  
**Landscape Strategy, Monk's Brook (February 2024)**



**Outline Landscape Management Plan dated July 2023 (2496-URB-CF-00-SP-L-2A6656)**

**Arboricultural Survey and Impact Assessment: Phase 2 and 3, Chandler's Ford Continuing Care Retirement Community (Landarb Solutions, August 2023)**

**Email titled '23/02385/FULLS – Inspired Villages, Chandler's Ford – Replacement Planting Sequencing' dated 11<sup>th</sup> March 2024.**

**The landscape works hereby approved shall be maintained to encourage its establishment for a minimum period of five years following completion of the development. 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 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 Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**

- 10. The finished floor levels of the development hereby permitted shall be in accordance with the levels shown on the following approved plans:**

**Drainage Strategy Sheet 1 of 3 (FW2111-C-600-01)**

**Drainage Strategy Sheet 2 of 3 (FW2111-C-600-02)**

**Amended Drainage Strategy Sheet 3 of 3 (32124-HYD-00-ZZ-DR-C-7000-P02)**

**Thereafter, the finished floor levels of the development hereby permitted shall be retained in accordance with the approved plans.**

**Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Policies E1 and LHW4 of the Test Valley Borough Revised Local Plan (2016).**

- 11. Prior to the commencement of development details of the exceedance flow routing, including level information, demonstrating measures to direct water away from the units hereby approved shall be 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 does not result in the deterioration of water quality in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).**

- 12. 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).**

- 13. Notwithstanding the details shown on the approved landscape plans, no development shall take place above DPC level of the development hereby permitted until full details of the following have been submitted to and approved in writing by the Local Planning Authority. Details shall include:**

**i) Identification of precise species and location for all tree planting**

**ii) Tree pit planting details including soil volume**

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

**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 Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**

- 14. Prior to any occupation of the development hereby approved, a plan showing the layout and position of the designated visitor parking spaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the designated visitor parking spaces shall be reserved for this purpose at all times.**

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

- 15. 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 plans and this space shall thereafter be reserved for such purposes at all times.**

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

- 16. The proposed buildings annotated as Blocks 11 and 12 shall not be occupied until the obscure glazed windows and privacy screens, as shown on the approved plans reference Proposed Block 11 - Elevations and Sections - Sheet 1 (2496-URB-B11-ZZ-DR-A-208260 P00) and Proposed Block 12 - Elevations and Sections (2496-URB-B12-ZZ-DR-A-208260 P00) are installed. Thereafter, the obscure glazed windows and privacy screens shall be retained as such, unless otherwise agreed in writing by the Local Planning Authority.**

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

- 17. 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).**

- 18. In the event that contamination (that was not previously identified) is found at any time during construction works, 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 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/working environment in accordance with Policy E8 of the Test Valley Borough Revised Local Plan (2016).**

**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.**

496

**23/01924/FULLS**

<b>APPLICATION NO.</b>	23/01924/FULLS
<b>APPLICATION TYPE</b>	FULL APPLICATION - SOUTH
<b>REGISTERED</b>	28.07.2023
<b>APPLICANT</b>	Mr John Haxforth
<b>SITE</b>	Field at Crookhill, Braishfield Road, Crookhill, SO51 0QB, <b>BRAISHFIELD</b>
<b>PROPOSAL</b>	Erection of agricultural storage barn
<b>AMENDMENTS</b>	Ecological Assessment – 04.10.2023 Agricultural Assessment – 11.01.2024 Amended plans – 11.01.2024
<b>CASE OFFICER</b>	Nathan Glasgow

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.

**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:**

**Site Location Plan rev 1**

**Proposed Plans/Elevations**

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

- 3. 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.**

- 4. 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) Any car parking layouts;**
- ii) Hard surfacing materials;**
- iii) Planting plans;**
- iv) Written specifications (including cultivation and other operations associated with plant and grass establishment);**
- iv) Schedules of plants, noting species, plant sizes and proposed numbers/densities;**
- v) Programme of implementation, maintenance and management.**

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

**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 Sections 4.4 and 4.5 of the Field off Briashfield Road, Crookhill, Hampshire Ecological Assessment (4Woods Ecology, September 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. **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 and a light spread diagram.**

**Reason: To safeguard the visual amenities of the area, in the interests of road safety, in the interest of protected species and to safeguard the residential amenities of neighbouring properties in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E5, LHW4 and T1.**

7. **The building hereby approved shall be used solely for agricultural purposes, and for no other purposes whatsoever.**

**Reason: The site is in the countryside where it has only been demonstrated that buildings related to agriculture or forestry are essential to be located, in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM2.**

**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 meeting terminated at 9.04 pm)