

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on Tuesday, 2 April 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 Dowden (Vice-Chairman)

Councillor A Ford

Councillor S Gidley

Councillor I Jeffrey

Councillor A Johnston

Councillor A Warnes

Also in attendance:

Councillor T Swain

514

Apologies

Apologies were received from Councillor Parker.

515

Public Participation

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

<u>Agenda Item No.</u>	<u>Page No.</u>	<u>Application</u>	<u>Speaker</u>
8	32-62	22/03346/FULLS	Mr Henley (Parish Council) Mr Richard (Objector) Mr Beddoe (Applicant's Agent) Councillor Swain (Ward Member)

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Declarations of Interest

Councillors Bundy and Dunleavy wished it to be noted that they knew one of the speakers on application 22/03346/FULLS, but that it did not constitute an interest. They remained in the room and spoke and voted thereon.

517

Urgent Items

There were no items to be considered.

518

Minutes of previous meeting

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

519

TPO.TVBC.1263 - 14.11.2023

APPLICATION NO.	TPO.TVBC.1263
SUBJECT TYPE	TREE PRESERVATION ORDER
SITE	Land at 34, Great Well Drive, Romsey, Hampshire, SO51 7QP ROMSEY TOWN (ABBEY)
ORDER MADE	14 November 2023
CASE OFFICER	Rory Gogan

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.

That TPO.TVBC.1263 is confirmed without modification.

520

22/03346/FULLS - 03.01.2023

APPLICATION NO.	22/03346/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	03.01.2023
APPLICANT	Boom Developments Limited
SITE	Land South West of, Misslebrook Copse, Misslebrook Lane, CHILWORTH / VALLEY PARK
PROPOSAL	Battery electrical storage system (BESS), with substation, transformer stations, site accesses, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements
AMENDMENTS	Amended/Additional Plans received 05.07.23, 30.06.23, 02.05.23, 13.04.23, 07.02.24 and 29.02.24.
CASE OFFICER	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 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:**
A001.1 V3.1
A001.2 V3.
A001.3 V3.1
B107
B201 REV 2.8.2
B201.1 REV 2.8.1
B209 REV 1.1
B210 REV 1.1
B211 REV 1.1
B215 REV 1.1
B216 REV 1.1
MISB 997 REV 1.1
MISB 998
MISB 999
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3. Landscape works, implementation and management shall be carried out in accordance with the approved landscape plan CE-MH2164-ADW02D – FINAL.**
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) Policies E1, E2 and E3.
- 4. Development shall be carried out in accordance with the approved Arboricultural Method Statement (Arbtech, 28 April 2023) and Tree Protection Plan Ref Arbtech TPP 01.**
Reason: To ensure the protection of trees during development 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) Policies E1 and E2.
- 5. Development shall be carried out in accordance with the measures detailed in Section 7. 'Mitigation' of the submitted Ecological Impact Assessment by Western Ecology Ltd. (March 2023).**
Reason: to conserve and enhance biodiversity, including with respect to legally protected species and Home Covert SINC, in accordance with Policies ENV01, ENV04 and ENV05 of the Test Valley local plan.
- 6. No development shall take place until a Construction Environment Management Plan (CEMP) to ensure no impact on the two adjacent SINC's/Ancient Woodlands has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.**
Reason: to avoid impacts to the nearby SINC's and Ancient Woodland, in accordance with Policy E5 of the Test Valley local plan.
- 7. Development shall be undertaken in accordance with the measures set out in the Flood Risk Assessment and Drainage Strategy Iss. No. 4 (Delta-Simons, 6/2/23).**
Reason: To ensure proper management of surface water in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.

8. No development shall take place, (including any works of demolition), until a final Construction Traffic Management Plan has been submitted to, and approved in writing by, the LPA. The approved plan shall include scaled drawings illustrating the provision for -
- 1) The parking of site operatives and visitors' vehicles.
 - 2) Loading and unloading of plant and materials.
 - 3) Management of construction traffic and access routes.
 - 4) Storage of plant and materials used in constructing the development.
 - 5) Vehicle Tracking demonstrating that the largest vehicles associated with the construction process can access, egress and turn within the confines of the site.
- Development shall be undertaken in accordance with the approved details.
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.
9. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway.
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.
10. The development shall not be brought into use until vehicular visibility splays as detailed on the approved plan 226849_PD01 in which there should be no obstruction to visibility exceeding 0.6m in height above the adjacent carriageway have been completed. The vehicular visibility splays shall thereafter be retained for the lifetime of the development.
Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with Test Valley Borough Revised Local Plan Policy T1.
11. The development shall not begin until a scheme of signage/road markings has been submitted to and approved in writing by the LPA. The scheme so approved shall be implemented before the development hereby approved is first brought into use.
Reason: In the interests of highways safety in accordance with Test Valley Borough Council Revised Local Plan Policy T1.
12. The combined BS4142: 2014 'rating level' of noise from inverters and ancillary noise producing plant associated with the permitted battery energy storage site development shall not, at any time of operation, exceed 30 dB(A) as determined at the nearest existing residential property [Charlotte Court, Castle Lane]. The measurements and assessment shall be made according to BS4142: 2014. If requested by the Local Planning Authority (following receipt of a noise complaint) within 24 months of commencement of use, the operator shall (at the operator's own expense) appoint a competent acoustician to undertake a noise verification exercise under typically worst-case conditions to monitor site noise and determine whether the above limit is being complied with. A written report of the acoustician's findings, together with noise mitigation proposals if required, shall be provided to the Local Planning Authority within three months of any such request.
Reason: In the interests of the amenities of neighbouring properties in accordance with Valley Borough Council Revised Local Plan Policy E8.

13. No development shall commence until a scheme for the import and export of electricity to and from the site, including routes of pipes and cables has been submitted to and approved in writing by the Local Planning Authority. The connection infrastructure shall be constructed in accordance with the approved details prior to the development being first brought into use.
Reason: In the interests of highways safety in accordance with Test Valley Borough Council Revised Local Plan Policy T1.
14. Development shall be undertaken in accordance with the Misslebrook BESS – Fire Safety Note (December 2023) unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of local amenities and of neighbouring properties in accordance with policy E8 of the Test Valley Borough Revised Local Plan 2016.
15. Notwithstanding the information submitted, 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. The submitted details shall include a detailed management plan of when external lighting will be used on site. The management plan should not provide for routine night-time illumination of the site outside of emergency situations. The development shall be carried out, and external lighting operated, in accordance with the approved details.
Reason: In the interests of protected species in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.
16. No development shall take place (other than any approved demolition and site clearance works) until details of a method for ensuring that minerals that can be viably recovered during the development operations are put to beneficial use has been submitted to and approved in writing by the Local Planning Authority. The details shall include a method to record the quantity of recovered mineral (re-use on site or off site) and to report this data to the Minerals Planning Authority. Development shall be undertaken in accordance with the approved details.
Reason: This area is informed by the mineral safeguarding area (MSA) as defined through Policy 15: Safeguarding - mineral resources of the adopted Hampshire Minerals and Waste Plan (2013) (HMWP) and viable, safeguarded mineral resources are likely to be present.
17. No development shall take place (including site clearance within the application site/area indicated red, until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological work, in accordance with a written brief and specification for a scheme of investigation and mitigation, which has been submitted by the developer and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.
Reason: The site is potentially of archaeological significance in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
18. The use hereby permitted shall be ceased and the land restored to its former condition on or before 2nd April 2064 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority prior to the expiry of the approved use. If the use of the site as a battery electrical storage system should cease before 2nd April 2064 the site shall be restored to its former condition within 1 year of the cessation of the use and in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.
Reason: 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) Policies E1, E2 and E3.

19. Prior to the first installation of the battery storage units and fencing hereby permitted details of the colour of their external surfaces 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 has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1, E2 and E3.

Note 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.

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23/02655/FULLS - 20.10.2023

APPLICATION NO.	23/02655/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	20.10.2023
APPLICANT	Mrs Emily Dixon
SITE	Arran House, 40 Carisbrooke Court, Romsey, SO51 7JQ ROMSEY TOWN (CUPERNHAM)
PROPOSAL	Demolition of garage, erection of single storey front and rear extensions, first floor side extension, and alterations to access
AMENDMENTS	
CASE OFFICER	Katie Savage

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.

Councillor Dunleavy requested that it be noted that she had given apologies for the Viewing Panel.

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 2300-P-110 B, 2300-P-200 B, 2300-P-001 B, 2300-P-105 B, WRDEL/76025/01, TPP-KC/40CARISBROOKE/001/
Reason: For the avoidance of doubt and in the interests of proper planning."
3. The external materials to be used in the construction of external surfaces of the development hereby permitted shall be in complete accordance with the details specified on the submitted application form and approved plans.
Reason: To ensure a satisfactory visual relationship of the new development with the existing in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

- 4. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Technical Arboriculture's Arboricultural Impact Appraisal and Method Statement reference AIA/AMS-KC/40CARISBROOKE/001Revision A dated January 2024.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase.**
- 5. The development hereby approved shall be undertaken in full accordance with WRD Engineers Ltd drawing WRDEL\ 76025\01 and drawing reference 2300-P-300 revision A
Reason: To prevent the loss during development of trees and natural features and to ensure, so far as is practical, that development progresses in accordance with current Arboriculture best practice.**
- 6. 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.**
- 7. No materials shall be stacked or deposited within the root protection area of the protected trees within the site. Materials and waste shall be removed from application site and shall not be deposited within the site.
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase and to protect the character and appearance of the area in accordance with Test Valley Borough Revised Local Plan (2016) policy E2.**
- 8. Development shall proceed in accordance with the measures set out in Vesper Conservation & Ecology Limited (July, 2023) Section 5 'Mitigation Strategy' unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and Enhancements 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 Revised Local Plan DPD.**

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. Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.**
- 3. Following any planning permission that may be granted, the applicant would still need to apply to the Highway Authority to create the proposed vehicle access. This would require the developer to apply for both a Section 184 and Section 171 Licence.**

- 4. The granting of any planning permission does not grant the applicant the right to build the proposed access. This will require formal engineering drawings and the Highway Authority will reserve the right to require works to have a Section 278 Minor Works Agreement or full Section 278 Agreement if it is deemed that the works necessitate this. It should also be noted that the Highway Development Agreements team are consulted for information on all Section 171 and Section 184 applications. The final decision rests with the Highways Operation Centre and the granting of the Licence is not guaranteed.**

(The meeting terminated at 7.50 pm)