

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in Main Hall, Crosfield Hall, Broadwater Road, Romsey
on 23 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 A Johnston

Councillor J Parker

Councillor A Warnes

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Apologies

Apologies were received from Councillor Jeffrey.

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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>
7	19-67	23/03200/RESS	Mr Jaggard (King's Somborne Parish Council) Mr Hill (Objector) Mr Garnett (Applicant)
9	105-119	24/00083/VARN	Ms Jackson (Stockbridge Parish Council) Mr Lawrence (Objector) Mrs Webb (Applicant's Agent)

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Declarations of Interest

There were no declarations of interest.

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Urgent Items

There were no declarations of interest.

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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.

Resolved:

That the minutes of the meeting held on 2 April 2024 be confirmed and signed as a correct record.

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23/03200/RESS - 15.12.2023

APPLICATION NO.	23/03200/RESS
APPLICATION TYPE	RESERVED MATTERS - SOUTH
REGISTERED	15.12.2023
APPLICANT	Mr Stuart Garnett, Shorewood Homes
SITE	Land East of Furzedown Road, Furzedown Road, King's Somborne, KING'S SOMBORNE
PROPOSAL	Application for the approval of Reserved Matters (appearance, landscaping, layout, and scale) pursuant to outline planning permission 22/01359/OUTS for the erection of 18 dwellings
AMENDMENTS	<ul style="list-style-type: none">• Plots 1-3 sited away from northern boundary, Plots 1 & 3 swapped and design changes made to Plot 1 to reduce height and depth, with minor changes to the parking bays. The relationship between New Cottages and Plots 1-3 are indicated on drawing 7683-D03 revision A.• Plots 4-7 sited eastwards closer to the new allotment site, and Plots 4 & 5 moved southwards with associated parking alterations.• New section drawing• Updated tree information• HCC Highway boundary map• Transport Statement• Landscape Plan• FRA and Drainage Strategy
CASE OFFICER	Sarah Barter

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

Delegate to Head of Planning and Building to receive:

- **Satisfactory consultation response from the Tree Officer and HCC Lead Local Flood Authority,**

Then APPROVAL subject to:

- 1. 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 windows/dormer windows in the southern elevations of plots 11, 12, 13, and 14, or the northern elevations of plots 1, 2, 3, 4, 5, 6, and 7 of the proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.**
- 2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garage(s) hereby approved shall at all times be available for the parking of vehicles.
Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policy**
- 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 would integrate, respect and complement the character of the area in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).**
- 4. The first-floor window in the northern elevation of plot 1 the development hereby permitted shall be fitted with obscured glazing and shall be top hung opening only, and thereafter 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 Test Valley Borough Revised Local Plan (2016) Policy LWH4.**
- 5. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning**

Authority. The approved management plan shall be carried out in accordance with the implementation programme.

Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to 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. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

Topo 14177 SA A

New Access Junction - 151.5004.0601 J

Landscape plan - 1023-0101

Plots 1 - 3 Elevations - 7683/D06 A

Plots 1 - 3 Floor plans - 7683/D04 A

Plots 1 - 3 Roof plans - 7863/D05 A

Site Plan - 7683/D01 A

Site section - 7683/D03 A

Tree protection - TPP-KC/KSALLOT/001 E

Location plan - 7683/L01 B

Plot 10 Elevations - 7683/D18

Plot 10 Floor and roof - 7683/D16

Plot 11 Garage - 7863/D36

Plot 11 Elevations - 7863/D20

Plot 11 floor and roof - 7863/D19

Plot 12 Elevations - 7863/D22

Plot 12 Floor and roof - 7863/D21

Plot 13 Proposed Elevations - 7863/D24

Plot 13 Proposed floor and roof - 7863/D23

Plot 14 Garage - 7863/D37

Plot 14 Elevations - 7863/D26

Plot 14 floor and roof - 7863/D25

Plot 15 Elevations - 7863/D28

Plot 15 Floor and roof - 7863/D27

Plot 16 Elevations - 7863/D30

Plot 16 Floor and roof - 7863/D29

Plot 17 Garage - 7863/D38

Plot 17 Elevations - 7863/D32

Plot 17 Floor and roof - 7863/D31

Plot 18 Elevations - 7863/D34

Plot 18 Floor and roof - 7863/D33

Plot 4 and 5 Floor and roof - 7863/D07

Plot 4 and 5 Elevations - 7863/D08

Plot 8 - Garage - 7863/D35

Plot 8 Elevations - 7863/D12

Plot 8 Floor and roof - 7863/D11

Plot 9 Floor and roof - 7863/D13

Plot 9 Roof - 7863/D14

Plots 1 - 3 Elevations - 7863/D06

Plot 6 and 7 Elevations - 7863/D10

Plot 6 and 7 floor and roof - 7863/D09

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

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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18/02797/FULLS - 01.11.2018

APPLICATION NO.	18/02797/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	01.11.2018
APPLICANT	Mr Nathan Taylor
SITE	Land adjacent to Greenwood Cottages, Woodington Road, East Wellow, SO51 6DQ, WELLOW
PROPOSAL	Change of Use of land to a residential caravan site for a Gypsy Family with two caravans (one touring caravan and one static mobile home), installation of package treatment plant, the erection of an amenity building and associated landscaping
AMENDMENTS	Received on 28.03.2024: <ul style="list-style-type: none">• Amended proposed site plan Received on 15.04.2021: <ul style="list-style-type: none">• Updated information regarding the applicant's local connections Received on 03.03.2021: <ul style="list-style-type: none">• Amended nitrate neutrality mitigation Received on 07.03.2019 and 09.05.2019: <ul style="list-style-type: none">• Supporting information regarding status of applicant Received on 21.02.2019: <ul style="list-style-type: none">• Preliminary Ecological Appraisal
CASE OFFICER	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.

Delegate to Head of Planning and Building for completion of satisfactory legal agreement on or before 23rd May 2024 which secures the following:

- Installation of package treatment plant and purchase of credits from strategic nitrate offsetting scheme at Roke Manor Farm.**
- New Forest SPA contribution.**

Then PERMISSION subject to:

- 1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Site Location Plan (18_939_001)
Amended Proposed Site Plan (18_939_003 Rev C)
Proposed Elevations (18_939_005)
Reason: For the avoidance of doubt and in the interests of proper planning.**
- 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 Policy COM13 of the Test Valley Borough Revised Local Plan (2016).**
- 3. Only one mobile home and one touring caravan shall be stationed on the land at any time and no further mobile homes or caravans shall be introduced without the approval of the Local Planning Authority.
Reason: In the interests of the landscape, residential and visual amenities of the area in accordance with Policies COM2, COM13, E1, E2 and LHW4 of the Test Valley Borough Revised Local Plan (2016).**
- 4. No goods, plants or materials other than those relating to the residential, agricultural, or equestrian use of the land shall be deposited or stored on the land as identified on the approved plan. Reason: In the interests of the landscape and visual amenities of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**
- 5. The external materials to be used in the development hereby permitted, shall be in accordance with the materials specified on the approved plans and application form.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).**
- 6. Within 3 months of the development hereby permitted, full details of hard and soft landscape works have been submitted and approved. Details shall include where appropriate: finished levels, means of enclosure and hard surfacing materials. 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.**

Within 3 months of the Local Planning Authority issuing approval, the hard landscaping works shall be completed in accordance with the approved details. Before the end of the first available planting season following the Local Planning Authority issuing approval, the soft landscaping works shall be completed in accordance with the approved details.

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

- 7. Within 3 months of the date of the development hereby permitted, a schedule of landscape maintenance for a minimum period of 5 years shall be 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. The works shall be completed in accordance with the approved details.**

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

- 8. Within 6 months of the date of the development hereby permitted, an Ecological Management Plan (EMP) including a scheme of remediation measures, shall be submitted to and approved in writing by the Local Planning Authority. Within 3 months of the Local Planning Authority issuing approval, the works shall be completed in accordance with the approved details.**

Reason: To avoid impacts to protected species and to conserve and enhance biodiversity, in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).

- 9. In the event that contamination is found at any time during the installation of the structures hereby permitted and associated landscaping 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 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).

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.**

OR

In the event that the legal agreement has not been completed on or before 23rd May 2024 then the application is REFUSED:

1. The 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 a completed legal agreement securing the proposed 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).
2. The application site lies within close proximity to the New Forest SPA which is designated for its conservation importance. The application has not secured any mitigation in accordance with the Council's adopted 'New Forest SPA Mitigation - Interim Framework'. 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 this designated site, as a result of increased recreational pressure. The proposed development is therefore contrary to the Council's adopted 'New Forest SPA Mitigation - Interim Framework', 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).

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24/00083/VARN - 15.01.2024

APPLICATION NO.	24/00083/VARN
APPLICATION TYPE	VARIATION OF CONDITIONS - NORTH
REGISTERED	15.01.2024
APPLICANT	Mr and Mrs J Dunlop
SITE	Stockbridge House, High Street, Stockbridge, SO20 6EX, STOCKBRIDGE
PROPOSAL	Variation of condition 02 (approved plans) of 21/01171/FULLN (Erection of three tourist accommodation units) to alter the provision of windows, install decking platforms, and changes to internal configuration
AMENDMENTS	
CASE OFFICER	Katie Nethersole

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 not be carried out except in complete accordance with the details shown on the submitted plans, numbers 239(10)002 H, 239(10)100 A, 239(11)102 A, 239(101) A, 239(10)004 A, 239(11)100 A

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

- 2. Development shall proceed in accordance with the approved Construction Environmental Management Plan (CEMP) dated 9th May 2022 by CC Construction Ltd. Development shall proceed in accordance with the approved CEMP.**

Reason: To protect designated sites, habitats and species in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016

- 3. The works hereby approved shall be undertaken in full accordance with the provisions set out within the Arboricultural Impact Assessment and Method Statement undertaken by EnviroArb Solutions reference EAS-082 dated 16.02.2021. Any changes to the works to be undertaken to the trees shall not be carried out until a revised method statement has been submitted to and approved in writing by 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 2016 policy E2.

- 4. Tree protective measures should be installed in accordance with the Arboricultural Impact Assessment and Method Statement undertaken by EnviroArb Solutions reference EAS-082 dated 16.02.2021. Such protection shall be installed prior to any other sit operations and at least three working days' notice to be given to the Local Planning Authority that it has been installed.**

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 2016 policy E2.

- 5. Tree protective measures installed 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 sites huts or other equipment what-so-ever shall take place within the fencing without the prior written agreement of the Local Planning Authority.**

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 2016 policy E2.

- 6. The development shall not be occupied until space has been laid out for the parking and manoeuvring of vehicles to enable them to enter and leave the site in forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**

Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan 2016 policy T2.

- 7. The access to the development shall be kept clear and available for use at all times.**

Reason: In the interests of highway safety and to ensure the site has adequate parking in accordance with Test Valley Borough Revised Local Plan 2016 policy T2.

- 8. The approved lighting shown on drawing numbers 239(10)100 A, 239(10)101 A, 239(10)102 A, 239(11)100 A, 239(10)002 G shall be installed prior to first use of the approved building and shall be retained in perpetuity.**
Reason: To prevent disturbance to protected species in accordance with the National Planning Policy Framework and Policy E5 of the Test Valley Borough Revised Local Plan 2016.
- 9. Prior to first use of the development hereby approved the rooflights shall be glazed with low emission glazing in accordance with the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK).**
Reason: To prevent disturbance to protected species in accordance with the National Planning Policy Framework and policy E5 of the Test Valley Borough Revised Local Plan 2016.
- 10. The approved landscape works shown on drawing 239(10)002 G and Landscape Scheme – Version C shall be carried out in accordance with the approved implementation programme and in accordance with the agreed management plan prior to occupation.**
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.
- 11. 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.
- 12. No person shall occupy the holiday accommodation hereby permitted for a continuous period of more than 2 months in any calendar year and it shall not be re-occupied by the same person/s within 28 days following the end of that period.**
Reason: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity and flooding, would not permit three residential dwellings having regard to Test Valley Borough Revised Local Plan (2016) policies COM2, LHW4 and E7.
- 13. The owners/ operators of the site shall maintain an up-to-date register of the names of all owners/occupiers of individual caravans/log cabins/chalets on the site, and of their main home addresses, and shall make such information available at all reasonable times to the Local Planning Authority.**
Reason: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity and flooding, would not permit three residential dwellings having regard to Test Valley Borough Revised Local Plan (2016) policies COM2, LHW4 and E7.
- 14. The building hereby permitted shall not be occupied as a persons' sole or main place or residence.**

Reason: This site is in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity and flooding, would not permit three residential dwellings having regard to Test Valley Borough Revised Local Plan (2016) policies COM2, LHW4 and E7.

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's attention is drawn to the Section 106 agreement dated 17 February 2022 which is pertinent to this permission.**

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24/00167/FULLS - 25.01.2024

APPLICATION NO.	24/00167/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	25.01.2024
APPLICANT	Mr and Mrs Dolby-Stevens
SITE	Land rear of Willowbrook House, Braishfield Road, Crookhill, SO51 0QB, BRAISHFIELD
PROPOSAL	Demolish agricultural barn, erect single storey dwelling with detached car port and installation of package treatment plant
AMENDMENTS	None
CASE OFFICER	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 – 8257/P100 B
Proposed Block Plan – 8257/P101
Proposed Site Plan – 8257/P102 A
Proposed Site Entrance – 8257/P103
Proposed Ground Floor – 8257/P200 B
Proposed Roof Plan – 8257/P201**

Proposed East/West Elevations – 8257/P300

Proposed North/South Elevations – 8257/P301

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

- 3. The external materials to be used in the construction of all external surfaces of the development hereby permitted shall be those as listed within the 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. 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) means of enclosure;**
- ii) hard surfacing materials;**
- iii) proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports.);**
- iv) planting plans;**
- v) written specifications (including cultivation and other operations associated with plant and grass establishment);**
- vi) schedules of plants, noting species, plant sizes and proposed numbers/densities;**
- vii) programme of implementation 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. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Wadey Trees Limited Arboricultural Impact Appraisal and Method Statement reference WT 105-23 AIA dated 9th January 2024.**

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.

- 6. 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 building, structure, walls or fences of any kind shall be erected without the prior written consent of the Local Planning Authority.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policies COM2 and E1.

- 7. Development shall proceed in accordance with the measures set out in Section 4.2 of the Willowbrook House, Braishfield, Romsey, Hampshire SO51 0QB Bat Emergence and Re-entry Surveys (Arbtech, February 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).

8. Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) incorporating measures to avoid impacts on the adjacent designated sites, habitats and species shall be submitted to and approved in writing by the Local Planning Authority. This should include:

- i) Biosecurity measures
- ii) Arrangements for the routing of machinery on site
- iii) Pollution prevention measures e.g. run off and storage of chemicals
- iv) Mitigation for protected species, such as avoidance and protection of suitable habitat
- v) Storage of materials
- vi) Minimising noise and vibration
- vii) Ecological supervision of works

Development shall subsequently proceed in accordance with any such approved details.

Reason: To protect designated sites, habitats and species in accordance with Policy E5 of the Revised Test Valley Local Plan (2016).

9. 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 prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Test Valley Borough Revised Local Plan (2016).

10. 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.

11. On the day on which the dwelling hereby permitted is first occupied for residential purposes, the existing building on the application site shall cease to be used for any purpose, and within three months of that day, the existing building shall be demolished and the resultant materials cleared from the site in accordance with details to be submitted and approved in writing with the Local Planning Authority.

Reason: The site lies in an area where new dwelling units are not

normally permitted other than by replacement of the existing agricultural building (in this instance by virtue of the Class Q fallback position that would otherwise allow for its conversion), in accordance with Test Valley Borough Revised Local Plan (2016) Policy COM12.

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.

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24/00341/VARS - 13.02.2024

APPLICATION NO.	24/00341/VARS
APPLICATION TYPE	VARIATION OF CONDITIONS - SOUTH
REGISTERED	13.02.2024
APPLICANT	Gerard Hall Energy Limited
SITE	SHB Hire Ltd, Mill Lane, Nursling, SO16 0YE, NURSLING AND ROWNHAMS
PROPOSAL	Vary condition 7 of 23/01080/FULLS (Erection of an electricity substation) - to remove restriction on the location of construction compounds, plant machinery, storage and parking on land north and west of application site
AMENDMENTS	
CASE OFFICER	Mark Staincliffe

Application **WITHDRAWN** by the applicant's agent prior to meeting.

(The meeting terminated at 7.22 pm)