

Minutes of the **Northern Area Planning Committee**
of the **Test Valley Borough Council**
held in Upper Guildhall, High Street, Andover
on Thursday, 27 June 2024 at 5.30 pm

Attendance:

Councillor J Budzynski (Chairman) **Councillor Z Brooks (Vice-Chairman)**

Councillor I Andersen
Councillor C Borg-Neal
Councillor A Gillies
Councillor L Lashbrook
Councillor P Lashbrook

Councillor N Lodge
Councillor J Neal
Councillor K North
Councillor J Sangster

Also in attendance:
Councillor M Flood

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Apologies

Apologies for absence were received from Councillors Donnelly and Gregori.

Councillors Sangster and Gillies arrived at 5:37pm, they did not participate in decision making for item 7.

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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	14 - 51	23/02579/FULLN	Hugh Corroon (Monxton Parish Council) Paul Bench (Objector) George Bacon (Supporter) Richard Greenwood (Applicant's Agent) Laura English (Applicant) Councillor Flood (Ward Councillor)

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Declarations of Interest

There were no declarations of interest.

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Urgent Items

There were no urgent items to be considered.

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Minutes of the previous meeting

Councillor Neal proposed and Councillor Andersen 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 10 June 2024 were signed as a correct record.

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Schedule of Applications

Resolved:

That the applications for development, as set out below, be determined as indicated.

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23/02579/FULLN

APPLICATION NO.	23/02579/FULLN
APPLICATION TYPE	FULL APPLICATION - NORTH
REGISTERED	10.10.2023
APPLICANT	Mr and Mrs English
SITE	The Black Swan, High Street, Monxton, SP11 8AW, MONXTON
PROPOSAL	Change of use and conversion of the former Black Swan Public House to a residential dwelling (Use Class C3) and associated works
AMENDMENTS	Amended/additional plans and information received: <ul style="list-style-type: none">• 23.10.2023• 06.12.2023• 12.12.2023• 03.01.2024
CASE OFFICER	Emma Jones

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:**
- BEN 0003 REV A**
 - BEN 1010 REV C**
 - BEN 1015 REV B**
 - BEN 1020**
 - BEN 1030 REV A**
 - PLAN 1**
 - PLAN 2**
 - PLAN 3**
 - PLAN 4**
 - PLAN 5**

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

- 3. No development (including site clearance and any other preparatory works) shall take place until a scheme detailing how on site trees are to be protected 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 any protective fencing, ground protection or other precautionary measures as informed by British Standard 5837:2012. Such protection measures shall be installed prior to any other site operations and at least 2 working days notice shall be given to the Local Planning Authority. Tree protection installed in discharge of this condition shall be retained and maintained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities whatsoever shall take place within the protected areas without the prior written agreement of the Local Planning Authority.**

Reason: Details are required prior to commencement 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.

- 4. No development shall take place until a detailed scheme of biodiversity enhancements to be delivered at the site have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be installed in accordance with the approved details prior to the first occupation of the development hereby permitted, and shall be thereafter maintained and retained in accordance with the approved details.**

Reason: To enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.

- 5. No development shall take place until a full building record, made to Level 4 as set out in Historic England's publication 'Understanding Historic Buildings: A Guide to Good Recording Practice' and prepared by an appropriate specialist, has been submitted to and approved in writing by the Local Planning Authority. This should include, but not be limited to, plans, elevations and photographs of the building (internal and external). All images should be good quality and in full colour. They should also be clearly annotated to explain what they show, when they were taken, and should be cross-referenced to the plans and elevations. The plans, elevations and photographs should be accompanied by a detailed heritage statement for the buildings, as well as details of how all demolition works that have taken place were carried out. The approved full building record shall be submitted to the local Historic Environment Record.**

Reason: Details are required prior to commencement to ensure that a comprehensive record of the building is made prior to the conversion of the heritage asset in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
- 6. No development shall take place until a phasing plan for the carrying out of the change of use and conversion of the building hereby permitted has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Note: The development should be phased so as that the works to convert the front historic part of the building are prioritised.

Reason: Details are required prior to commencement to sustain the significance and the character, appearance and setting of the listed building, the Conservation Area and adjacent listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.
- 7. No development shall take place within each of the areas (1 – 5) of the building, as identified on the Construction Reference Key drawing contained within the submitted Structural Condition Report (prepared by JCP, dated 4th October 2023), until a detailed schedule of repairs and methodology for the works to be carried out within that area, as described in the submitted Structural Condition Report, have been submitted to and approved in writing by the Local Planning Authority. Details shall be prepared by/in consultation with the appropriate experienced specialists who shall be undertaking/ overseeing the works, and shall include scaled drawings and annotated images. Development shall be carried out in accordance with the approved details.**

Reason: To sustain the significance and the character, appearance and setting of the listed building, the Conservation Area and adjacent listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

- 8. No new or replacement windows and doors (internal and external) shall be installed until full details, including scaled drawings, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details.**

Reason: To sustain the significance and the character, appearance and setting of the listed building, the Conservation Area and adjacent listed buildings, and 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 and E9.
- 9. Notwithstanding the details submitted, no works to the existing pub signage or the provision of new/replacement signage or public art shall take place until full details, including scaled drawings, 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 sustain the significance and the character, appearance and setting of the listed building, the Conservation Area and adjacent listed buildings, and 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 and E9.
- 10. No new/replacement services (including vents, flues etc) shall be installed until full details, including scaled drawings, 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 sustain the significance and the character, appearance and setting of the listed building, the Conservation Area and adjacent listed buildings, and 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 and E9.
- 11. No development comprising of external works to the building shall take place until samples and details of all new and replacement 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.**

Note: Any new/replacement thatch shall be long straw, laid in the traditional local manner and with a wrapover ridge.

Reason: To respect the vernacular tradition of the area and to sustain the significance and the character, appearance and setting of the listed building, the Conservation Area and adjacent listed buildings, and 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 and E9.

- 12. The development hereby permitted shall be carried out in accordance with the submitted Construction Environmental Method Statement (CEMP) and the Pre-Engagement Ecology Note Response (both documents prepared by Chalkhill Environmental Consultants, dated 6 October 2023), and the submitted Ecology Advice Note (prepared by Chalkhill Environmental Consultants, based on surveys dated August and September 2023).
Reason: To conserve and enhance biodiversity in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5.**
- 13. The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment (prepared by Such-Salinger-Peters, dated June 2023) and the following mitigation measures it details:**
- Finished floor levels shall be set no lower than 63.66 metres above Ordnance Datum (AOD).**
- The mitigation measures shall be implemented prior to occupation of the development hereby permitted in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.**
- 14. 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.**
- 15. No work relating to the change of use and conversion hereby approved, including deliveries, collections, or preparation prior to operations, shall take place before the hours of 07.30 nor after 18.00 on Mondays to Fridays; before the hours of 08.00 nor after 13.00 on Saturdays; and at all on Sundays and Bank/Public Holidays, unless otherwise agreed with the Local Planning Authority.
Reason: In the interest of amenity in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**
- 16. 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 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 T1.**
- 17. No external lighting shall be installed at the site until full details have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved details.**

Note: All lighting should 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 existing bat populations within the area and in the interests of amenity in accordance with Policies E2, E5 and E8 of the Test Valley Borough Revised Local Plan 2016.

Notes to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
- 2. Trees within and adjacent to this site are protected by virtue of standing within a Conservation Area. Damage to the trees is an offence under the Town and Country Planning Act 1990. Failure to comply with the tree protection condition above is likely to result in damage to the trees. Tree damage may lead to the prosecution of those undertaking the work and those causing or permitting the work.**
- 3. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:**
 - on or within 8 metres of a main river (16 metres if tidal);**
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal);**
 - on or within 16 metres of a sea defence;**
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert;**
 - in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.**

For further guidance please visit

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708

506 506 (Monday to Friday, 8am to 6pm) or by emailing

enquiries@environment-agency.gov.uk. For local permitting advice please contact email: psohiow@environment-agency.gov.uk.

- 4. The Environment Agency considers that the development can remain safe from flooding over its lifetime but strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage. To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the**

Flood Risk and Coastal Change pages of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in the following:

- [Government guidance on flood resilient construction](#)
- [CIRIA Code of Practice for property flood resilience](#)
- [British Standard 85500 – Flood resistant and resilient construction](#)

It is also recommended that the applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning, or visit <https://www.gov.uk/sign-up-for-flood-warnings> It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up. Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities. For practical advice on preparing for a flood, visit <https://www.gov.uk/prepare-for-flooding> To get help during a flood, visit <https://www.gov.uk/help-during-flood>. For advice on what do after a flood, visit <https://www.gov.uk/after-flood>.

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23/02580/LBWN

APPLICATION NO.	23/02580/LBWN
APPLICATION TYPE	LISTED BUILDING WORKS - NORTH
REGISTERED	10.10.2023
APPLICANT	Mr and Mrs English
SITE	The Black Swan, High Street, Monxton, SP11 8AW, MONXTON
PROPOSAL	Structural repairs including the rebuilding of the gable wall, re-thatching of part of rear range, external and internal repairs, replacement of modern finishes and internal alterations to facilitate the conversion to a residential dwelling
AMENDMENTS	Amended/additional plans and information received: <ul style="list-style-type: none">• 23.10.2023• 06.12.2023• 12.12.2023• 03.01.2024
CASE OFFICER	Emma Jones

The Officer's recommendation, as per the agenda, was proposed by Councillor Buzynski and seconded by Councillor Brooks. Upon being put to the vote the motion was carried.

CONSENT subject to:

- 1. The works hereby consented to shall be begun within three years from the date of this permission.**

Reason: To comply with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2. The works hereby consented to shall not take place until a detailed scheme of biodiversity enhancements to be delivered at the site, including a schedule of implementation, have been submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement measures shall be installed in accordance with the approved details, and shall be thereafter maintained and retained as such.**

Reason: To enhance biodiversity in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.

- 3. No works shall take place until a full building record, made to Level 4 as set out in Historic England's publication 'Understanding Historic Buildings: A Guide to Good Recording Practice' and prepared by an appropriate specialist, has been submitted to and approved in writing by the Local Planning Authority. This should include, but not be limited to, plans, elevations and photographs of the building (internal and external). All images should be good quality and in full colour. They should also be clearly annotated to explain what they show, when they were taken, and should be cross-referenced to the plans and elevations. The plans, elevations and photographs should be accompanied by a detailed heritage statement for the buildings, as well as details of how all demolition works that have taken place were carried out. The approved full building record shall be submitted to the local Historic Environment Record.**

Reason: Details are required prior to commencement to ensure that a comprehensive record of the building is made prior to the conversion of the heritage asset in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

- 4. No works shall take place until a phasing plan for the carrying out of the works hereby consented to has been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.**

Note: The works should be phased so as that the works to the front historic part of the building are prioritised.

Reason: Details are required prior to commencement to sustain the significance and the character, appearance and setting of the listed building, the Conservation Area and adjacent listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

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Local Planning Authority. Details shall be prepared by/in consultation with the appropriate experienced specialists who shall be undertaking/overseeing the works, and shall include scaled drawings and annotated images. Works shall be carried out in accordance with the approved details.

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- 7. Notwithstanding the details submitted, no works to the existing pub signage or the provision of new/replacement signage or public art shall take place until full details, including scaled drawings, have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.**

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- 9. No development comprising of external works to the building shall take place until samples and details of all new and replacement 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. Works shall be carried out in accordance with the approved details.**

Note: Any new/replacement thatch shall be long straw, laid in the traditional local manner and with a wrapover ridge.

Reason: To respect the vernacular tradition of the area and to sustain the significance and the character, appearance and setting of the listed building, the Conservation Area and adjacent listed buildings in accordance with Test Valley Borough Revised Local Plan (2016) Policy E9.

- 10. The works hereby consented to shall be carried out in accordance with the submitted Construction Environmental Method Statement (CEMP) and the Pre-Engagement Ecology Note Response (both documents prepared by Chalkhill Environmental Consultants, dated 6 October 2023), and the submitted Ecology Advice Note (prepared by Chalkhill Environmental Consultants, based on surveys dated August and September 2023).
Reason: To conserve and enhance biodiversity in accordance with Test Valley Borough Revised Local Plan (2016) Policy E5.**
- 11. No external lighting shall be installed at the site until full details have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved details.
Note: All lighting should 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 existing bat populations within the area in accordance with Policy E5 of the Test Valley Borough Revised Local Plan 2016.**

(The meeting terminated at 6.20 pm)