

Minutes of the **Southern Area Planning Committee**
of the **Test Valley Borough Council**
held in the Main Hall, Crosfield Hall, Broadwater Road, Romsey
on Tuesday, 3 September 2024 at 5.30 pm

Attendance:

Councillor M Cooper (Chairman)

Councillor G Bailey

Councillor P Bundy

Councillor C Dowden

Councillor A Ford

Councillor S Gidley

Councillor A Dowden (Vice-Chairman)

Councillor N Gwynne

Councillor I Jeffrey

Councillor A Johnston

Councillor J Parker

Councillor Dr A Warnes

Also in attendance:

Councillor T Swain

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Apologies

Apologies for absence were received from Councillor Dunleavy.

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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 - 59	23/02942/FULLS	Parish Councillor Phil Lomax (Nursling and Rownhams Parish Council) Martin Clayton (Objector) (On behalf of Station Road and Mill Lane residents) Nick Whittington (Applicant's Agent) Councillor Terese Swain (Ward Councillor)

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Declarations of Interest

Councillor Bundy wished it to be noted that he knew the speaker on application 23/02942/FULLS, but that it did not constitute an interest. He remained in the room and spoke and voted thereon.

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Urgent Items

There were no urgent items to be considered.

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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 13 August 2024 were signed as a correct record.

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23/02942/FULLS

APPLICATION NO.	23/02942/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	23.11.2023
APPLICANT	Ecotricity Generation Ltd
SITE	Butts Field, Mill Lane, Nursling, NURSLING AND ROWNHAMS
PROPOSAL	Battery Energy Storage System (BESS), access from Mill Lane, landscaping, habitat enhancements and associated works
AMENDMENTS	Received on 28.05.2024 and 08.08.2024: <ul style="list-style-type: none">• Amended Drainage Strategy. Received on 08.04.2024: <ul style="list-style-type: none">• Amended plans and supporting reports reflecting amended internal layout.
CASE OFFICER	Mr 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 the Habitats Regulations Assessment (HRA) with respect to the effect of the development on the interests of the European Nature conservation sites and the receipt of satisfactory consultation response from Natural England to the HRA.**
- **To agree an alternative trigger point for submission of external materials and landscaping to be submitted pursuant to conditions 7, 8 and 9 substituting “above DPC level” to a suitable equivalent with the applicant, and to amend those conditions accordingly.**

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, numbers:**

Site Location Plan (6727_T0030_02)

Amended Proposed Site Plan (6727_T0036_15)

Amended Auxiliary Transformers (6727_T0042_02)

Amended Battery Storage and Inverter/Transformers (6727_T0042_02)

Amended Energy Storage Control Room Plans and Elevations (6727_T0042_02)

Amended Substation and Control Room Plans and Elevations (6727_T0042_02)

Water Tank Elevations (6727_T0042_01)

CCTV and Fence Detail 1 of 2 (6727_T0044_01)

CCTV and Fence Detail 2 of 2 (6727_T0044_01)

Amended Landscape Strategy Plan (P23-0540-11F)

Amended Tree Protection Plan (23074-3)

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

- 3. No development shall commence on site (including any works of demolition), until a Construction and Demolition Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include the following:**
 - (i) loading and unloading of plant and materials;**
 - (ii) storage of plant and materials used in constructing the development;**
 - (iii) hours of construction, including deliveries;**
 - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
 - (v) details of any excavation or piling works in the event that such works are necessary;**
 - (vi) measures for the removal of any Japanese Knotweed onsite;**
 - (vii) measures to control the emission of dust and dirt during demolition and construction;**
 - (viii) measures for the protection of the natural environment;**

- (ix) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
- (x) timeframe and method for removing all construction materials and construction compound structures.

The approved statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

Reason: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase having regard to Policies E5, E8 and T1 of the Test Valley Borough Revised Local Plan (2016).

4. Notwithstanding the submitted information, no development shall commence onsite until a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:
- (i) management of construction traffic routes;
 - (ii) the parking of vehicles of site operatives and visitors; and
 - (iii) wheel washing facilities.

The approved plan shall be complied with in full throughout the construction period and the development shall not be carried out otherwise than in accordance with the approved plan.

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

5. No development shall commence on site until the access as shown on the approved Proposed Site Access Arrangement drawing (P23-0540) within the Construction Traffic Management Plan (Pegasus, October 2023) has been constructed with the eastern visibility splay of 2.4 metres by 34 metres and western visibility splay of 2.4 metres by 38 metres. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 0.6 metres above the level of the existing carriageway at any time.

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

6. No development shall commence on site (other than any approved demolition and site clearance works and works to facilitate the vehicular access into the site in accordance with condition no.5) until the ground investigation works recommended in the GCC Ground Condition Consultants Butt's Field, Mill Lane, Nursling, Southampton report (reference J23-035-RO1 dated May 2023) have been completed and a report of the findings, together with a scheme for remediating any contamination found to bring the site to a condition suitable for the intended use, has been submitted to and approved in writing 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).

- 7. No development shall take place above DPC level of the development hereby permitted until 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).

- 8. 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) details of the location for the hedgerow planting to be positioned adjacent the temporary construction compound;**
 - (ii) planting plans including replacement tree planting plans;**
 - (iii) 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) hard surfacing materials.**

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

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

- 9. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 10 years has been 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. Development shall be carried out in accordance with the approved schedule. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.**

Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

10. Prior to first use of the development hereby permitted, details of the acoustic measures to prevent the level of noise emitted exceeding 34 dB Laeq 15 min between the hours of 07:00 to 23:00 and 33 dB Laeq 15 min between the hours of 23:00 to 07:00 (these being 5db below the background noise level) as measured from at the nearest residential property, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to first use of the development hereby permitted and shall be retained thereafter.

Reason: In the interest of the amenities of the local area and residents in accordance with Policies E8 and LHW4 of the Test Valley Borough Revised Local Plan (2016).

11. Prior to first use of the development hereby permitted, the manoeuvring space and access tracks shall be provided within the site in accordance with the Amended Proposed Site (6727_T0036_14) plan to enable vehicles using the site to enter and leave in a forward gear. This area shall be retained and made available for such purposes at all times.

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

12. 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 development shall be carried out, and external lighting operated, in accordance with the approved details.

Reason: In the interests of protected species and the general amenity of the area in accordance with Policies E5 and E8 of the Test Valley Borough Revised Local Plan (2016).

13. The development hereby permitted shall be undertaken in full accordance with the Risktec Battery Safety Management Plan – Butts Field report reference ECO-17-R-01, dated 18th March 2024, 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).

14. The development hereby permitted shall be undertaken in full accordance with the provisions set out within the Barrell Tree Consultancy Arboricultural Impact Appraisal and Method Statement reference 23074-AIA2-PB dated 6th March 2024 and approved tree protection plan (23074-3).

Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).

- 15. Tree protective measures installed (in accordance with the tree protection condition) 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 site huts or other equipment what-so-ever shall take place within the barrier.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Policy E2 of the Test Valley Borough Revised Local Plan (2016).
- 16. The development hereby permitted shall be undertaken in accordance with the measures set out in section 5 of the Butts Field Energy Storage on behalf of Ecotricity Generation Ltd Ecological Assessment Report by avianecology dated 6th November 2023 unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement features and enhancements shall be permanently maintained and retained in accordance with the approved details.**

Reason: To ensure the favourable conservation status of bats and other protected species in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).
- 17. The development shall be undertaken in accordance with the drainage strategy set out in the document titled 'Flood Risk Assessment & Surface Water Drainage Strategy, Proposed Battery Energy Storage System on land at Butts Field, Nursling, SO16 0YE' (Pegasus reference P23-0540, dated 2nd August 2024). 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).
- 18. Commissioning of the development hereby permitted shall not take place until a decommissioning plan has been submitted to and approved in writing by the Local Planning Authority. The decommissioning plan shall include details of the works necessary to return the site to its original condition, including the method of removal from the site of all battery storage units and associated development above and below ground, and a timeframe for such works. The approved decommissioning plan shall be implemented either following the cessation of the use of the site as Battery Energy Storage Site for a continuous period in excess of six months, or no later than 40 years after the commissioning date, whichever is the sooner.**

Reason: In order that the land is returned to its original condition and use following the expiry of the permission in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).
- 19. Prior to implementation of drainage strategy, details for the long-term maintenance arrangements of the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:**

a. **Maintenance schedules for each drainage feature type and ownership**

b. **Details of protection measures**

Management of the surface water drainage system shall be in accordance with the approved details and retained thereafter. Reason: To ensure that the development does not result in the deterioration of water quality and unacceptable level of surface water flooding in accordance with Policy E7 of the Test Valley Borough Revised Local Plan (2016).

20. Prior to the commencement of development plans and cross sections of the existing and proposed ground levels of the development and boundaries of the application site, including details of the height of the battery storage compound level, shall be submitted to and approved by the Local Planning Authority.

Development shall be undertaken in accordance with the approved details. Reason: To ensure satisfactory relationship between the new development and the character and appearance of the wider landscape in accordance with Policy E2 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.

(The meeting terminated at 6.56 pm)