

**You are hereby summoned to attend  
CHILBOLTON PARISH COUNCIL'S PLANNING COMMITTEE  
Meeting to be held at Chilbolton Village Hall on  
Monday 31 October 2022 at 18:00**

**AGENDA**

1. Present –
2. Apologies –
3. Declaration of Interests –
4. To sign as a correct record the minutes of the meeting held on 3 October 2022 –
5. Matters Arising –
6. New planning applications: -
  - 22/02491/FULLN** - Replacement of garden structures with green house and timber barn – Freelands, Fullerton Road Wherwell – Applicant: Rich Andover Realty Ltd – Case Officer: Katie Nethersole – Comments by: 28/10/22
  - 22/02578/FULLN & 22/02579/LBWN** - Reinstatement of a first-floor extension - Testcombe , Coley Lane – Applicant: Mr B Wilson – Case Officer: Ms C Hurlock – Comments by 11/11/22
  - 22/02662/FULLN** - Demolition of existing barns and replacement with a dwelling (Use Class C3), garaging, landscaping and associated works - Middlebarn Farm , Drift Road – Applicant: Mr and Mrs Stratton – Case Officer: Ms G Wheeler – Comments by 7/11/22
  - 22/02668/FULLN** - Demolition of existing building and erection of four residential dwellings with associated landscaping, access and parking – Test Valley Farm , Little Drove Road – Applicant: Mr C Rees – Case Officer: Miss E Jones – Comments by 18/11/22
  - 22/02658/FULLN** - Erection of timber summer house/home office to garden and entrance gates to driveway - Tintern House , Branksome Avenue – Applicant: Mr And Mrs Saunders – Case Officer: Miss A James – Comments by 10/11/22
7. New Tree applications –
8. Notification of TVBC decisions to applications received since last meeting: -
  - 22/02270/AGNN** - Application to determine if prior approval is required for proposed tracks - Land Adjacent Middlebarn Farm, Manor Farm, Drift Road – **Prior approval required and granted**
  - 22/02132/FULLN** - Single storey extension to the south side - Lochearn , Paddock Field – **PERMISSION**
  - 22/02304/TREEN** - Conifer x 2 – Fell - Abbots Mead, Village Street – **NO OBJECTION**
  - 22/02365/TREEN** - T1 - Yew - Reduce height by up to 3m, rebalance crown by up to 3m, T2 - Sycamore - Fell Copyhold Cottage, Village Street – **NO OBJECTION**
  - 21/02241/FULLN** - Demolish building and erect seven residential dwellings with associated access, landscape, and parking - Test Valley Farm, Little Drove Road - **REFUSE see below** –
    01. The amount of development proposed, together with its layout, appearance and scale, would be cramped and intensive and would not integrate, respect or complement the character of the area, and it would have a detrimental impact on the appearance of the immediate area and the landscape character of the area. In addition, the proposed development has not been designed or located to ensure that the health and future retention of important landscape features including protected trees would not be prejudiced, there is limited scope for the provision of new landscape features to enable the proposed development to positively integrate into the landscape character of the area, and arrangements for the long term management and maintenance of the existing and

proposed landscaping have not been secured. The proposed development would be contrary to Policies E1 and E2 of the Test Valley Borough Revised Local Plan 2016 and Policies EN2 and HD4 of the Chilbolton Neighbourhood Development Plan.

02. The proposed development would result in the loss of habitats at the site, with no satisfactory justification or suitable mitigation measures being provided. Furthermore, insufficient information has been submitted to demonstrate that the proposals would not impact adversely on roosting or foraging bats at the site, or on ecological linkages with the nearby West Down Nature Reserve. The proposed development would not conserve, restore, or enhance biodiversity, and would not satisfy the three tests required to be considered in respect of protected species and the requirements of the Conservation of Habitats and Species Regulations (as amended). The proposed development would fail to comply with Policy E5 of the Test Valley Borough Revised Local Plan (2016) and Policy HD4 of the Chilbolton Neighbourhood Development Plan.

03. Insufficient information has been provided with the application to demonstrate that the proposal can achieve nutrient neutrality. As such, it cannot be concluded that the proposal will not result in a likely harmful significant effect on the internationally designated nature conservation sites in the Solent, in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 (as amended) and as advised within guidance from Natural England (updated March 2022). As such, the proposal fails to comply with Policies E5 and E8 of the Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).

04. It has not been demonstrated that refuse vehicles would be able to safely and efficiently manoeuvre within the site without conflicts arising with the proposed buildings and/or landscaping. The proposed internal layout of the development would therefore not be safe, functional or accessible for all users, and the proposal would be contrary to Policy T1 of the Test Valley Borough Revised Local Plan 2016.

05. The car parking provision for proposed plot 1 would not be appropriately located so as to be convenient to users, and would encourage parking in locations that could lead to impacts on highway safety, contrary to Policies T1 and T2 of the Test Valley Borough Revised Local Plan 2016 and Policy HD5 of the Chilbolton Neighbourhood Development Plan.

06. The proposed development, by virtue of the potentially limited boundary treatments separating proposed plot 1 from the adjacent public right of way, would not provide for the privacy and amenity of the occupants of this plot, contrary to Policy LHW4 of the Test Valley Borough Revised Local Plan 2016 and Policy HD4 of the Chilbolton Neighbourhood Development Plan.

07. In the absence of a legal agreement to secure a financial contribution towards off site new affordable housing to meet the needs of the borough, the proposal is contrary to Policy COM7 of the Test Valley Borough Revised Local Plan 2016.

## **9. Update report for Valley Field Park –**

## **10. Open Session/Public Participation –**

## **11. Any other Business –**

Awaiting TVBC Decision on: -

18/03203/FULLN - Construction of detached chalet bungalow and parking - Land Adjacent 12 Branksome Close Chilbolton Stockbridge Hampshire SO20 6AQ (NB: Two amendments have been received)

22/02241/FULLN - Removal of rear conservatory, front porch, and oil tank, single storey rear and front extension, first floor extension and new roofing - Oakwood , Winchester Street

22/02282/FULLN - Erection of detached garage, landscaping, entrance gates and associated works - Pinecroft , Station Road

22/02468/FULLN - Erection of a weather radar compound comprising shipping containers and perimeter fencing - Chilbolton Observatory, Drove Road

