

Mr R Duke
c/o Mr Ian Johnson, Luken Beck Ltd
30 Carlton Crescent
Southampton
Hampshire
SO15 2EW

Planning and Building Service
Beech Hurst
Weyhill Road
Andover, Hants SP10 3AJ
Telephone 01264 368000
Minicom 01264 368052
Web site www.testvalley.gov.uk

Contact: Mrs Liz Harrison
Telephone: 01264 368763
E-mail: planning@testvalley.gov.uk
Your ref: PP-03559039
Our ref: 14/01847/FULLS
Date: 16th December 2014

TOWN AND COUNTRY PLANNING ACT, ORDERS AND REGULATIONS

NOTICE OF FULL PLANNING PERMISSION

APPLICATION NO: 14/01847/FULLS
PROPOSAL: Erection of 4 no. detached dwellings with associated private driveways and landscaping
LOCATION: Grosvenor House , Ampfield Hill, Ampfield
DATE REGISTERED: 04.08.2014

In pursuance of its powers under the above mentioned Act the Council, as local planning authority, hereby grants full planning permission for the above development in accordance with the approved plans listed below and subject also to due compliance with all conditions and notes specified hereunder:

Approved Plans:

Site Location Plan - Plan Ref no. 14009-A-PL-01 - Version A - 04/08/14
Site Survey - Plan Ref no. 14009-A-PL-02 - Version A - 04/08/14
Proposed Site Plan - Plan Ref no. 14009-A-PL-03 - Version B - 04/08/14
Composite Plan - Proposed - Plan Ref no. 14009-A-PL-04 - Version B - 04/08/14
Sections - Plan Ref no. 14009-A-PL-05 - Version A - 04/08/14
Landscaping - Plan Ref no. (96) 001 - Version Planting plan - 04/08/14
Landscaping - Plan Ref no. (20) 002 - Version Arrangement plan - 04/08/14
Landscaping - Plan Ref no. (20) 001 - Version Tree Prot plan - 04/08/14
Landscaping - Plan Ref no. (02) 001 - Version Tree survey - 04/08/14

01. 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.

02. Notwithstanding the information submitted with the application, no development shall take place 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 has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Local Plan 2006 policy DES07.

03. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor finished floor level in relation thereto.

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Test Valley Borough Local Plan 2006 policies AME01, AME02 and DES06.

04. The hard and soft landscaping of the site shall be carried out in accordance with the details shown on the following drawings:

- S157/(96)001 "Detailed Planting Strategy Plan" (dated 17.7.14)
- S157/(20)002 "Landscape General Arrangement Plan" (dated 16.7.14)

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 Local Plan 2006 policy DES10.

05. A landscape management plan, including long term design objectives, management responsibilities, and maintenance schedules for a minimum period of 5 years for all landscape areas and an implementation programme for planting and management, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The approved management plan and maintenance schedules shall be carried out in accordance with the implementation programme.

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 Local Plan 2006 policy DES10.

06. The works hereby approved should be undertaken in full accordance with the provisions set out within the Influence-cla Ltd. Arboricultural Report, reference INCLA_S157R01, dated July 2014, or as may otherwise be agreed in writing with the Local Planning Authority.

Reason: To ensure the enhancement of the development by the retention of the existing trees and natural features during the construction phase, in accordance with policy DES08 of the Test Valley Borough Local Plan 2006.

07. Tree protective measures installed (in accordance with the tree protection condition above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority Arboricultural Officer. No activities, nor material storage, nor placement of site huts or other equipment whatsoever shall take place within the tree protective fencing without the prior written agreement of the Local Planning Authority.
Reason: To ensure the avoidance of damage of existing trees and natural features during the construction phase in accordance with policy DES08 of the Test Valley Borough Local Plan 2006.
08. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protection barriers, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with policy DES08 of the Test Valley Borough Local Plan 2006.
09. 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 Local Plan 2006 policies TRA05, TRA09, TRA02.
10. Prior to the commencement of development, a detailed mitigation strategy with respect to great crested newts shall be submitted to and approved in writing by the Local Planning Authority. This shall include identification of the methods for avoiding impacts to individual great crested newts, preparation of a receptor area for any animals removed from the development footprint, details of habitat works to compensate for the loss of habitat within the development footprint and long term management of that compensatory habitat. Development shall subsequently proceed in accordance with the approved details.
Reason: to ensure the favourable conservation status of great crested newts in accordance with policy ENV05 of the Test Valley Borough Local Plan 2006.

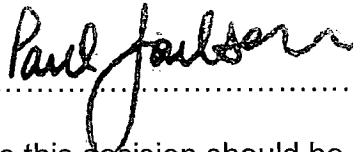
Note(s) to applicant:

01. 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.
02. In reaching this decision Test Valley Borough Council (TVBC) has had regard to paragraphs 186 and 187 of 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.

03. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings, etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.
04. Attention is drawn to the requirements of the Agreement dated 15 December 2014 under Section 106 of the Town and Country Planning Act 1990 which affects this development.

Paul Jackson

Head of Planning and Building



Date: 16 DEC 2014

All enquiries relating to this decision should be made to the above address.

IMPORTANT NOTE: You are strongly advised to carefully read the attached notes.