

Case No: SDNP/19/05173/FUL
Proposal Description: (AMENDED PLANS received 31/07/2020) Erection of single detached dwelling
Address: The Old Bank, High Street, West Meon, Hampshire, GU32 1LJ
Parish, or Ward if within Winchester City: Upper Meon Valley Ward
Applicants Name: Mr Myles Hutchings and Ms Hannah Nettle
Case Officer: Miss Lisa Booth
Date Valid: 25 October 2019
Recommendation: Recommended for approval



General Comments

This application is reported to the Planning Committee due to the number of representations that have been received contrary to the Officer's recommendation and at the request of Councillor Lumby (appended to this report).

1 Site Description

The Old Bank is a semi-detached two storey dwelling located within the settlement and conservation area of West Meon, which lies within the South Downs National Park.

The property is painted render, with a shallow pitched slate tiled roof, to the rear there is a conservatory allowed under a previous planning permission (SDNP/18/03994/HOUS).

The garden to the rear slopes down to the tree lined River Meon tributary in an L shape, sitting to the South of The Old Chapel and White Horse Cottage and The Saddlery to the West. There is an existing access drive to the east side of The Old Bank, down to hard standing. The garden slopes down to the river.

2 Proposal

The proposal is for a 3 bedroomed dwelling within the rear garden area of The Old Bank.

The proposed dwelling has an 'L' shaped form, part single storey and part two storey. The two storey element is set down from the single storey element, utilising the level differences.

It is proposed to use primarily hardwood weatherboarding to the external walls with some areas of smooth render and slate for the roof. Rendered enclosing walls are proposed around the patio area and parking area, with additional landscaping.

The application has been amended since it was submitted. The overall size and height of the proposed dwelling has been reduced. The footprint has also been reduced and sited further from the river to allow for a riparian buffer. The height of the dwelling has been reduced to single storey along the neighbours' boundaries.

An additional plan has also been submitted to illustrate a different roof material (slate) at the request of the Parish Council.

3 Relevant Planning History

SDNP/18/03994/HOUS - Single storey rear extension and roof alterations (amended) STATUS: APP 2nd October 2018.

SDNP/18/05446/PRE - Erection of a single detached dwelling, attached and detached garages, access drive and parking area. STATUS: PRE 22nd November 2018.

4 Consultations

Parish Council Consultee – West Meon

NO OBJECTIONS to AMENDED PLANS subject to:

- 1) Roof materials being amended as it is considered that the proposed zinc roof is not in keeping with the conservation area or the adjacent properties.
- 2) Traffic management plan.
- 3) Access provision for construction vehicles and deliveries.

WCC Service Lead: Environmental Services: Landscape Architecture

Following previous landscape comments, a modified plan has been submitted.

The current iteration shows a smaller house that is set slightly further back from the river bank.

The visibility of the building as it affects the conservation area is likely lessened due to its reduced height and reduction in large glass window area. Materials appear to have little reference to those typically found in the conservation area, however the visibility of the proposal was thought to be reduced to a degree where visual significance may not be an issue in landscape terms.

Of greater landscape concern is the principal of and potential impact of construction on the River Meon and the effect of extending the built element of West Meon towards the river. This essentially remains the same from the previous version. In this respect the previous comments remain.

As previously stated, the following policies have particular relevance:

Policy SD1 aims to 'conserve and enhance the natural beauty, wildlife and cultural heritage of the area'.

Policy SD2 permits proposals where they: 'conserve water resources and improve water quality'; 'manage and mitigate the risk of flooding'.

Policy SD5 Design requires that a development 'integrate with, respect and sympathetically complement the landscape character by ensuring development proposals are demonstrably informed by an assessment of the landscape context.'

WCC Service Lead: Environmental Services; Landscape Trees

We raise an objection to this application as the proposal is located on the North side of a line of mature trees that will cast heavy shade on to the proposed dwelling. Due to the close proximity of the proposed dwelling it will put future pressures on the trees for reduction or felling because of seeds, leaves and bird fouling issues. This proposal contravenes the SDNP Local Plan, Policy SD11.

WCC Service Lead: Environmental Services: Ecologist & Biodiversity Officer

The CEMP was considered necessary within the submitted ecology report and has always been a requirement. I have also requested an external lighting plan previously - if there is zero external lighting proposed then this would be really beneficial for biodiversity and would of course be considered acceptable, however lighting is often not fully considered until later down the line and I would still suggest that this is conditioned in case the applicant changes their mind (it is essential the LPA has some control over this considering the close proximity to the River Meon SINC and potential impact on protected species). The BEMP was also mentioned previously and is a standard condition to ensure the proposal enhances biodiversity in line with the NPPF.

The LPA has a duty under the NERC act to have due regard for biodiversity. Without this additional information, particularly the CEMP, there is the potential for both a Site of Importance for Nature Conservation (SINC) and protected species including Otter, Water Vole, and bats to be negatively impacted.

Whilst it would be in everyone's interest for the details of the CEMP and BMEP to be agreed prior to determination, we would not object if they were included as pre-commencement conditions. (Conditions 8, 9, 10, 11)

HCC Highways

The application site comprises a semi-detached house known as Bank House, which has separate pedestrian and vehicular access onto High Street. High Street is a classified road (A32) subject to a 30mph speed limit.

The existing property's access is to be modified to form a shared private driveway. Alterations to the corner (ground floor level) of Bank House have already taken place to enable the access to be widened to 2.7m. Visibility at the access is acceptable and the geometry of the driveway is adequate to serve the proposed dwelling. The over-sailing corner of Bank House will restrict access for high sided vehicles, however it is not considered that this height restricted pinch point will result in any material highway safety implications. The first 6m of the driveway is to be constructed with a bound surface which will reduce the likelihood of loose material being deposited onto the highway.

The level of car parking has not been fully assessed, as it is a function of the city council as the Local Parking Authority. Notwithstanding this, it is noted that the parking areas for the existing and proposed houses are of sufficient size to accommodate three cars each with suitable space to enable cars to turn around within the site so that they can enter and exit in a forward gear.

Details of the proposed cycle storage have not been provided. You may wish to request that the application drawings be amended to show secure, covered cycle storage to be provided in accordance with minimum standards set out in the city council's Residential Parking Standards Supplementary Planning Document.

The Highway Authority recommends no objection subject to conditions.
(Conditions 4, 5, 6, 17)

WCC Service Lead: Environmental Services; Drainage Engineer

The site is within Flood Zone 1 and is at very low risk of surface water flooding. The geology is chalk overlain by alluvium.

Due to the proximity to a Main River, the EA may need to issue a permit for building works and any new discharges to the watercourse.

Foul drainage is proposed to drain to a package treatment plant and discharge to the watercourse.

This must be done in accordance with the general binding rules and building regulations.

Surface water is proposed to drain to a soakaway designed for the 1 in 100 year storm event plus an allowance for climate change. Permeable surfacing is also proposed. Infiltration testing is required.

Any discharge to the watercourse should be attenuated.

No objections subject to condition (Condition 3)

SDNP Sustainability Officer

No response received. However, condition 7 applied.

Environment Agency (STAT)

We have no objection to the proposal as submitted, subject to informatives.

Advice to the Local Planning Authority and Applicant:

Although the application lies within Flood Zone 1 (low probability of flooding), it is located within 8 metres of the River Meon (designated as a main river).

There is historic evidence of flooding locally, as documented in the Halcrow Group Limited report for the Environment Agency - Southern Region Hampshire and Isle of Wight Area titled "Winter 2000 - 2001 Flooding in Hampshire, West Meon" dated August 2002.

Therefore, we strongly recommend that consideration be given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include, but are not limited to, special construction materials, barriers on ground floor doors, windows and access points, non-return valves on foul connections, and bringing electrical services into buildings at a high level so that plugs are located above possible flood levels.

Natural England

Nitrogen neutrality

We note the applicant is proposing to use the difference in efficiencies between two different package treatment plant models as their mitigation, we support this in principle. We previously requested lab test results as evidence of the nitrogen removal efficiency for proposed PTP. The nutrient neutrality statement refers to a PTP test certificate showing an efficiency of 71.1% for total nitrogen removal, we recommend that this is provided in order to evidence the use of this efficiency in the calculation. Provided the competent authority is satisfied with figures outlined and the evidence provided show the required improvement and are confident that a system meeting this efficiency or better can be secured, Natural England raises no further comments on the use of this efficiency in the nutrient calculation.

The email from the agent states that it is not a requirement of national or local planning policy for ptp's to be selected prior to determination. We advise the calculation should be based on the most likely system to be installed, should the system change in future then the nitrogen budget will need to be recalculated in order to inform an Appropriate Assessment. Evidence of the efficiency is required to inform an Appropriate Assessment in order to satisfy the tests of the Habitats Regulations. Appropriate assessments cannot have lacunae and must contain complete, precise and definitive findings and conclusions capable of removing all reasonable scientific doubt as to the effects of the works proposed on the protected site concerned. Complete information is required to ensure that the proposal will not affect the integrity of the international sites.

Natural England recommends that a long term monitoring and maintenance strategy for the ptp is submitted to satisfy the competent authority that the system will operate effectively for the lifetime of the development. The details should be agreed and outlined in the Appropriate Assessment and this should be appropriately secured with any planning permission. The strategy should consider appropriate funding, responsibilities and mechanisms to ensure compliance for the lifetime of the development. We recommend that consideration is given to site compliance checks, monitoring, securing corrective measures and replacement facilities, as necessary.

Given the risk of fluctuations in efficiency associated with PTPs, Natural England advises that best practice measures are delivered and secured with these systems in all cases. It is recommended that a suitably sized wetland is delivered with PTPs wherever practicable. Natural England would be happy to provide further advice under our charged advice service.

PTP Test Certificate submitted to the satisfaction of Natural England and condition applied (Condition 14)

SDNP Dark Skies Ranger

No response received.

SDNP Rangers Western Area

The property is located in close proximity to the River Meon which raises concerns over the management of the riverbank and so loss of habitat, disturbance and light pollution.

The riverbank habitat is important for all riverine wildlife, particularly small mammals, invertebrates and eels. There would be concerns that this habitat would be removed in an amenity garden. A margin of a variety of native riverbank plants of 2 - 4 metres is required to maintain a corridor along the river edge to provide foraging opportunities, shelter and corridor for movement with the river valley for riverine wildlife.

This location is close to existing water vole populations. We have not completed any monitoring within this stretch but there are populations within 150 m downstream and 500 m up stream of this location, also further populations have been recorded on the other stretch of River Meon 50m south of this location. Otters are recorded on the River Meon along with Daubenton bats (who are particularly sensitive to light pollution). Therefore, an ecological survey, including for water voles, is required to be completed to see if there are populations on this stretch, as well as the impact on any other wildlife that inhabit this section of the river. *(Dealt with by WCC Ecology)*

WCC Service Lead: Environmental Services; Historic Environment (Verbal)

The proposed new dwelling is set down and below the existing properties, so no significant concerns on the impact on the conservation area.

5 Representations

15 letters of representation from 13 different addresses have been received objecting to the amended application and 13 objections to the original submission for the following reasons:

- Limited/tight access
- Highway safety
- Large construction vehicles will be unable to access or park on site
- Cramped plot
- Loss of privacy
- Loss of light
- Intrusive to neighbouring properties
- Loss of views from neighbouring properties to the trees of West Meon House
- Light pollution – neighbouring dwellings and habitats from interior, exterior and security lighting (similar to light pollution from new single storey extension at The Old Bank)
- Harms the environments – significant impact to habitats/species
- Wildlife corridor has not been protected or enhanced
- Reduction in wildlife buffer
- Shaded garden/small garden area
- Riparian buffer will be used as garden in the future
- No landscape plan showing species

- Impact on ecology/biodiversity/chalk stream/SINC
- Still a high risk of chemical/effluent pollution from waste treatment facilities into the River Meon
- Owners have removed all trees prior to submission of application
- Sets a negative precedent for further development
- Development behind and in close proximity to existing dwellings should be strongly discouraged
- Bland design, defeats the purpose of Conservation Area
- Zinc roof out of keeping with Conservation Area
- Not a quality design
- Incongruous and dominant development
- Not affordable housing for the benefit of the village
- Not a brownfield site, but garden development
- In close proximity to cesspit/soakaways at The Old Chapel/White Horse Cottage

1 letter of representation has been received supporting to the application on the amended plans and 2 letters of support on the original submission for the following reasons:

- The previous occupant of Bank House had no interest in altering the house or its curtilage.
- It is natural that the status quo at this site has come to be regarded as the most desirable option.
- It would be an unrealistic expectation that the village remains totally unchanged. This is not the way for West Meon to remain the viable and lively community that it is.
- Small village and in need of modest development to increase its size, and provide more housing opportunities for locals and the wider set of people wanting to move into the village.
- Proposal uses unwanted/ unused land, tucked out of the way, to add much needed housing in the village.
- Not significantly visible/will not detract from the surrounding village character, nor overlook its neighbours substantially.
- A32 has full visibility for a reasonable distance both ways on the road and given that there is a 30 mph limit that people do observe, seems a reasonable access.

6 **Planning Policy Context**

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs Local Plan 2014-2033** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural

- heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

7 **Planning Policy**

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF), updated February 2019. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF02 - Achieving sustainable development
- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment
- NPPF16 - Conserving and enhancing the historic environment

Paragraph 2 states that planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs Local Plan** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 - Design
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 - Biodiversity and Geodiversity
- Strategic Policy SD10 - International Sites
- Strategic Policy SD11 - Trees, Woodland and Hedgerows
- Development Management Policy SD15 - Conservation Areas
- Strategic Policy SD17 - Protection of the Water Environment

- Strategic Policy SD19 - Transport and Accessibility
- Development Management Policy SD22 - Parking Provision
- Strategic Policy SD25 - Development Strategy
- Strategic Policy SD26 - Supply of Homes
- Strategic Policy SD48 - Climate Change and Sustainable Use of Resources

Partnership Management Plan

The Environment Act 1995 requires National Parks to produce a Management Plan setting out strategic management objectives to deliver the National Park Purposes and Duty. National Planning Policy Guidance (NPPG) states that Management Plans "contribute to setting the strategic context for development" and "are material considerations in making decisions on individual planning applications." The South Downs Partnership Management Plan as amended for 2020-2025 on 19 December 2019, sets out a Vision, Outcomes, Policies and a Delivery Framework for the National Park over the next five years. The relevant policies include:

- General Policy 1

8 Planning Assessment

Principle of development

The proposed location of the new dwelling is to the south of The Old Bank within existing garden area. The application site lies within the settlement boundary of West Meon, where development and redevelopment opportunities are generally supported by Policy SD25 of the SDLP (2014-33).

Policy SD25: Development Strategy allows development within the settlements, provided that development:

- a) is of a scale and nature appropriate to the character and function of the settlement in its landscape context;
- b) Makes best use of suitable and available previously developed land in the settlement;
- c) Makes efficient and appropriate use of land.

"In order to conserve wider landscape character and minimise the footprint of development, it is important to focus development on previously developed land (PDL)...the Authority will expect developers to make best use of PDL within settlement boundaries, subject to other locational and physical constraints." (Para 7.11)

Therefore, the principle of the dwelling is considered to be acceptable and in accordance with policy SD25.

Policy SD4 requires that the design, layout and scale of proposals conserve and enhance existing landscape character.

Policy SD5: Design requires proposals to adopt a landscape led approach and respect the local character, through sensitive and high quality design that makes a positive contribution to the overall character and appearance of the area. Utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, density, roof form, materials, night and day visibility, elevational, and where relevant, vernacular detailing. Regard should be had to avoiding harmful impact upon, or from, any surrounding uses and amenities.

Design, scale and impact on the character of the area

The proposal is for a 3 bedroomed dwelling, which utilises the existing slope of the land. A single storey element is proposed on the higher part of the land between 1.8m and 2.4m from the rear boundary with White Horse Cottage. A two storey element will start 7.6m from the rear boundary on lower level land.

The proposal comprises an 'L' shaped design with garden areas to the front, side and rear of the property and parking for 2 cars to the front.

3 car parking spaces and a turning area are to be provided within the garden area of The Old Bank.

The village of West Meon is one of fairly dense development within its centre, with no set building lines or spatial characteristics.

Views through to the site are extremely limited from the High Street, due to the juxtaposition of the houses along the High Street and the land dropping away towards the river. There has been no objection raised by the Historic Environment Officer and it is not considered that the proposal would have an impact on the character of the West Meon Conservation Area. Policy SD15 requires development to be sympathetic and not adversely affect the architectural or historic character of the Conservation Area. There are no public rights of way near to the site.

Views through the site from the High Street will still provide the important views of the landscape beyond. There may be glimpses of the dwelling through the houses when standing on the High Street, but this is not considered to be visually detrimental to the character of the area or street scene. Views of the trees beyond will still be maintained.

The siting of the dwelling in the plot has been informed by the location of the River Meon and the requirement for a 5m riparian buffer. The riparian buffer will be planted with additional relevant landscaping. Although it appears that the garden area is restricted, the development comprises a 3 bedroom dwelling (145m² GIA) and it is considered that the amenity areas provided are more than sufficient for the needs of this size of dwelling. The inclusion of the riparian buffer will also ensure that there is space around the building and that a buffer remains between the dwelling and the River Meon.

Although the design of the dwelling does not replicate its immediate neighbours, there is an eclectic mix of dwelling types, materials and styles

within the locality, ranging from two storey white rendered/painted brick, pink painted render to brick and single storey, with roofing materials mainly slate and clay tile, which all add to the character of the village. Although the use of hardwood weatherboarding is not a common material, it is not considered to be detrimental in its use in this location and examples of its use can be found on other buildings within the vicinity. The roof material has been altered from zinc to slate (see additional drawing no. 401.PL02 A - Proposed Dwelling - External Finishes) and details of the materials to be used have been conditioned to be submitted for prior approval (Condition 2).

The proposal is therefore considered to be in accordance with policies SD4 and SD5 for the reasons stated above.

Impact on residential amenity

Strong concern has been raised about the impact of the development on the amenities of a number of dwellings surrounding the site.

The proposed dwelling has been significantly reduced in height and size. It will be built into the slope of the land with a single storey element closest to the boundary walls of the nearest neighbouring properties. The neighbours at The Old Chapel and White Horse Cottage are the most affected by the proposal in terms of outlook. A single storey element will be between 1.8m and 2.4m from the rear boundary wall of White Horse Cottage and there is a distance of approximately 27m between the two properties. The Old Chapel will have an oblique view of the dwelling, with views maintained somewhat through to the trees along the river bank. There is 18m between The Old Chapel and the two storey element of the proposed dwelling.

It is understood why neighbours object to the changes brought about by the proposal, but an assessment has to be made on the harm that would arise from the development. A balanced approach has been taken and for the following reasons it is not considered that the proposal would result in detrimental harm to the outlook and amenities of the neighbouring properties.

There is no right to a view, the distances between the neighbouring properties and the proposal are considered reasonable. Due to the level differences and the height of the single storey extension (being 4m to the ridge and 2.4m to the eaves), with the two storey element being set down with only a further 2m in height above the single storey element, it is not considered that the proposal would be overbearing or result in detrimental harm to the outlook and amenities of the neighbouring properties.

It is not considered that there would be any detrimental overlooking to The Old Chapel and White Horse Cottage. There are 2 higher level windows on the first floor northern elevation which serve bathrooms, 8.6m from the boundary. A condition has been attached to ensure that these windows are obscurely glazed (condition 18)

By the nature of the site, there is already an element of overlooking onto the site and the proposed dwelling has been designed to try and limit overlooking

as much as possible. The majority of windows are on the southern elevation facing towards the river. There are two higher level first floor windows on the eastern elevation looking towards the end corner of Mill Stream Cottage (one serves an en-suite, the other a bedroom). It is considered that there is sufficient distance between the properties, and as the elevation is at an oblique angle, it would not result in harmful overlooking.

The other first floor window on the western elevation serves a bedroom and looks across the bottom of the gardens of Bank House and The Saddlery. Although this is not an ideal situation, detrimental harm has to be weighed up when making an assessment. There is already a degree of mutual overlooking into the garden areas from all surrounding properties and there is a distance of 20m to the boundary with The Saddlery. The use of the room is as a bedroom, so is not considered to be a primary living area in constant use. Additional planting is proposed along the western boundary of the proposed site, which could be planted at whip height to afford further mitigation. On balance it is not considered that a reason for refusal could be substantiated in this instance. Neither could a reason for refusal regarding loss of light, as there is sufficient distance between the properties and no substantiating evidence to suggest loss of light would occur.

Impact on Ecology

There has been a lot of attention drawn to the ecology of the site. Representations have raised concerns about ecology and some residents commissioned their own Ecology Report (Peach Ecology). Although not obliged to do so, the WCC Ecology Officer has assessed the content and made comments that the issues raised in that report can be covered with conditions (including external lighting – condition 11) and will be built into the Construction Environmental Management Plan (CEMP) & Biodiversity Mitigation Enhancement Plan (BMEP) that are required to be submitted under conditions 9 and 10. The recommendations within the Extended Phase 1 Ecological Assessment (Phillips Ecology, March 2020) shall also be adhered to throughout all phases of the development. A 5m riparian buffer is also proposed from the edge of the River Meon. The CEMP will also protect the river, which is a chalk stream, from any construction impacts. If the CEMP and BMEP that are required to be submitted prior to construction/groundworks taking place are not found acceptable or result in an adverse impact on habitats, then works would not be able to take place.

The WCC Ecologist has assessed the amended application in detail and requested further information as necessary and is fully aware that this is a sensitive site. WCC Ecology supports the proposal subject to recommended conditions 8, 9, 10 and 11.

The BMEP (condition 10) requires provision of appropriate planting and long term maintenance and the retention of the riparian buffer. This means that it will not be included within any garden area in the future.

A condition (16) requiring black out blinds or low transmittance glazing to the southern elevation has been added in order to limit any light projection towards the river, which is a dark corridor for wildlife.

These actions are acceptable and would comply with the requirement to protect and enhance the ecology within the location, under policies SD2 and SD9 of the SDLP.

Lighting

The agent has confirmed that there will be no external lighting, however, a condition has been attached to ensure that *should* external lighting be required in the future, the amount, type and positions can be controlled in regard to impact on ecology and the dark night skies of the National Park (condition 11).

Trees

Although the Tree Officer has raised concerns regarding future pressures to lop/prune the adjacent trees, the applicant has provided an Arboricultural Impact Assessment to address this. All trees are within the Conservation Area and therefore are protected. Should any future applications for works to the trees be submitted, the Local Authority will have control and be able to resist unreasonable applications for tree works. Many of the larger trees are on the opposite side of the river bank (south on the banks of West Meon House), with the crown barely overhanging the site and there is sufficient distance so it will not cast shade to an unreasonable and excessive extent and not be unduly dominant.

Highways

HCC Highways has not objected to the proposal, subject to conditions. The requisite number of parking spaces has been provided for each household (3 for Bank House and 2 for the new dwelling). Turning has been provided.

Objections relate to construction vehicles not being able to access the site to unload materials. This is a matter that has to be dealt with by the applicants in order to carry out the development. Any breaches in highway safety would be dealt with by either the police or the local highway authority under highway legislation. However, as requested by the Parish Council and recommended by HCC Highways, a condition has been applied requiring details to be submitted of 'provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development..' (Condition 6).

Sustainable Construction

Condition 7 requires the submission of a sustainable construction report, covering various aspects of the development, such as energy and water.

Nitrates

A nitrate budget calculation was submitted to Natural England for assessment. It is proposed to use a package treatment plant to serve both the host and new dwelling. Total Nitrogen that will be discharged from the proposed

system for two dwellings (the host dwelling together with the new dwelling) is less than that discharged now from just the host dwelling, therefore no mitigation will be required, subject to the requirements of condition 14. Discharge will be to ground and not to the River as previously suggested.

9 Conclusion

The dwelling as proposed, along with the recommended conditions, will ensure that it is appropriately sited to avoid harmful impacts to the character and appearance of the South Downs National Park and the West Meon Conservation Area. The development would not result in a detrimental impact on the amenities of neighbouring properties in terms of loss of privacy, light or overbearing impacts or affect the ecology or biodiversity. For the reasons outlined above, the application is therefore recommended for approval, subject to the conditions outlined below.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Samples and details of all materials to be used in the external appearance of the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the commencement of development. The development shall be carried out in accordance with such approved details.

Reason: In the interests of visual amenity and to protect the landscape character of the South Downs National Park.

3. Detailed proposals for the disposal of foul and surface water shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. Percolation testing and infiltration testing is required for the drainage field and soakaway. The approved details shall be fully implemented before development commences.

Reason: To ensure satisfactory provision of foul and surface water drainage.

4. No development shall be occupied until the access driveway from the site to High Street has been constructed and laid out in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety.

5. Before the occupation of the development, provision for parking and turning shall have been made within the site in accordance with the approved plans and shall be retained thereafter.

Reason: To ensure adequate on-site car parking provision for the approved development.

6. Details of provisions to be made for the parking and turning on site of operative and construction vehicles during the period of development shall be submitted to and approved in writing by the Local Planning Authority and fully implemented before development commences. Such measures shall be retained for the construction period.

Reason: In the interests of highway safety.

7. Prior to the commencement of the development hereby permitted detailed information in a design stage sustainable construction report in the form of:

- a) design stage SAP data
- b) design stage BRE water calculator
- c) product specifications
- d) building design details
- e) layout or landscape plans

demonstrating that the dwelling has:

- a) reduced predicted CO₂ emissions by at least 19% due to energy efficiency and;
- b) reduced predicted CO₂ emissions by a further 10% due to on site renewable energy compared with the maximum allowed by building regulations
- c) EV charge point
- d) predicted water consumption no more than 110 litres/person/day
- e) separate internal bin collection for recyclables
- f) private garden compost bin

and providing evidence demonstrating:

- g) sustainable drainage and adaptation to climate change
- h) selection of sustainable materials

shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be built in accordance with these agreed details.

Reason: To ensure development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change.

8. The recommendations within the Extended Phase 1 Ecological Assessment (Phillips Ecology, March 2020) shall be adhered to throughout all phases of the development.

Reason: To safeguard protected species and maintain biodiversity in line with Strategic Policy SD9 and the NPPF.

9. A Construction Environmental Management Plan (CEMP) shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of development. This will show how construction will avoid, minimise or mitigate effects on the River Meon SINC and the associated 5m riparian buffer. This shall include storage of any equipment/machinery/materials/chemicals, dust suppression, chemical or fuel run-off from construction, waste disposal, noise/visual/vibrational impacts and lighting.

Reason: To protect the River Meon SINC, safeguard protected species and maintain biodiversity in line with Strategic Policy SD9 and the NPPF.

10. A Biodiversity Mitigation Enhancement Plan (BMEP) shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include appropriate establishment planting and long term management of the 5m riparian buffer (shown in drawing 401.PLO1A) as well as other measures to ensure biodiversity is maintained and enhanced across the site such as retaining dead wood and logs for Stag Beetle, integrated bat boxes and bird boxes and additional native species-rich planting. These features shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure a net gain in biodiversity in line with Strategic Policy SD9 and the NPPF.

11. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. The lighting scheme must not result in the illumination of the River Meon SINC or the 5m riparian buffer. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the River Meon SINC and protected species from light pollution in line with Strategic Policy SD9 and the NPPF.

12. No development shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

These details shall include the following:

- planting plans, including the proposed planting and enhancement of existing planting between the proposed dwelling and the neighbouring properties
- schedules of plants and replacement trees, noting species, planting sizes and proposed numbers/densities where appropriate;
- details of any means of enclosure (fencing/walling) and all boundary treatments.

All hard and soft landscape works shall be carried out in accordance with the approved details.

The works shall be carried out before the use hereby permitted is commenced and prior to the completion of the development or in accordance with the programme agreed with the Local Planning Authority. If within a period of five years after planting any tree or plant is removed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, defective or diseased another tree or plant of the same species and size as that originally approved shall be planted at the same place, within the next planting season, unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity of the area and to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.

13. Protective measures, including fencing and ground protection, in accordance with the Arboricultural Impact Appraisal written by Jonathan Fulcher of Alderwood Consulting Ltd, report ref: D1959AIA dated October 2019 and submitted to the Local Planning Authority shall be installed prior to any demolition, construction or groundwork commencing on the site.

Reason: To retain and protect the trees which form an important part of the amenity of the area.

14. The development hereby permitted shall NOT BE OCCUPIED until:

- a) A water efficiency calculation which demonstrates that no more than 110 litres of water per person per day shall be consumed within the development, and this calculation has been submitted to and approved in writing by the Local Planning Authority;

b) Details of the Package Treatment Plant will be submitted to and approved by the Local Planning Authority. Details shall also include the efficiency of the PTP and shall remain in situ for the lifetime of the development. If at any time the approved PTP is replaced, then details shall be submitted to and approved by the Local Planning Authority.

Reason: To accord with the Conservation of Habitats and Species Regulations 2017, and Policy SD1, SD2, SD9 and SD10 of the South Downs Local Plan (2014-33).

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development permitted by Class E of Part 1, Schedule 2 of the Order shall be carried out without the prior written consent of the Local Planning Authority.

Reason: To protect the landscape character and ecology of the South Downs National Park.

16. The dwelling hereby permitted shall not be occupied until details (including timings of operation) of automatic black out blinds, or specifications for low transmittance/tinted glass which reduce light spillage from the roof lights and the ground and first floor windows on the south elevation are submitted to and approved in writing by the Local Planning Authority. The black out blinds/glazing shall be installed and operated in accordance with the approved details and retained thereafter at all times.

Reason: To minimise light intrusion as the South Downs National Park is a designated International Dark Sky Reserve and to provide adequate mitigation and enhancement for protected species.

17. Detailed drawings to show secure, covered cycle storage to be provided in accordance with minimum standards set out in the city council's Residential Parking Standards Supplementary Planning Document shall be submitted to and approved in writing by the Local Planning Authority, prior to the occupation of the dwelling.

Reason: To make proper provision for cycle storage.

18. The bathroom and en-suite windows on the second floor on the north elevation of the development hereby permitted shall be glazed with obscure glass which achieves an obscuration level at least equivalent to Pilkington Obscure Glass Privacy Level 4, unless otherwise agreed in writing by the local planning authority, and the glazing shall thereafter be retained in this condition at all times.

Reason: To protect the amenity and privacy of the adjoining residential properties.

19. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

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

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications.

12. Human Rights Implications

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The application required additional information and the Local Planning Authority worked with the agent to achieve a positive solution after amended plans were requested and received which were acceptable.

15. ENVIRONMENT AGENCY INFORMATIVE: We strongly recommend that consideration be given to the use of flood proofing measures to reduce the impact of flooding when it occurs. Flood proofing measures include, but are not limited to, special construction materials, barriers on ground floor doors, windows and access points, non-return valves on foul connections, and bringing electrical services into buildings at a high level so that plugs are located above possible flood levels.

Consultation with your Local Planning Authority's Building Control department is recommended when determining if flood proofing measures are effective.

Further information can be found on the gov.uk website here - <https://www.gov.uk/prepare-for-flooding/future-flooding>

In addition, the following document may be useful:

Improving the flood performance of new buildings: flood resilient construction - <https://www.gov.uk/government/publications/flood-resilient-construction-of-newbuildings>

Flood warning & evacuation plan

We would strongly recommend that the owners/occupiers sign up to our flood warning service. Details about how to sign up can be found on the gov.uk website here - <https://www.gov.uk/sign-up-for-flood-warnings>.

We also recommend that a Flood Emergency Evacuation Plan should be prepared by the owners/occupants of the property and that this is approved by the Local Planning Authority.

Flood Risk Activity Permit

Please note that this development and the associated works on the site are very likely to require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from us for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the River Meon, designated as a main river. This type of permit is called a 'Flood Risk Activity Permit', and was formerly known as a 'Flood Defence Consent'.

Further details about Flood Risk Activity Permits can be found on the gov.uk website using the following link -

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

The Applicant should note that a permit is separate to and in addition to any planning permission granted. The granting of planning permission does not necessarily lead to the granting of a permit.

16. Your attention is drawn to the provisions of the Countryside and Rights of Way Act 2000 and Wildlife and Countryside Act 1981 (as amended) and in particular to Sections 1 and 9. These make it an offence to:

- kill or injure any wild bird,
- damage or destroy the nest of any wild bird (when the nest is being built or is in use),
- damage or destroy any place which certain wild animals use for shelter (including all bats and certain moths),
- disturb certain wild animals occupying a place for shelter (again, all bats and certain moths).

The onus is therefore on you to ascertain whether such birds, animals or insects may be nesting or using the tree(s), the subject of this consent, and to ensure you do not contravene the legislation. This may, for example, require delaying works until after the nesting season for birds. The nesting season for birds can be considered to be March to September. You are advised to contact Natural England for further information (tel: 0845 601 4523).

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date Received	Status
Plans -	Location Plan - 384 HAN/MYLES		24.10.2019	Approved
Plans -	401.PL01 FLOOR PLANS, ELEVATION S, SITE LAYOUT		31.07.2020	Approved
Plans -	401.PL02 A - Proposed Dwelling - External Finishes		06.10.2020	Approved

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

Appendix 1

Councillor Lumby request for Committee referral

Comments for Planning Application SDNP/19/05173/FUL

Application Summary

Application Number: SDNP/19/05173/FUL

Address: The Old Bank High Street West Meon Hampshire GU32 1LJ

Proposal: (AMENDED PLANS received 31/07/2020) Erection of single detached dwelling

Case Officer: Lisa Booth

Customer Details

Name: Mr Hugh Lumby

Address: Manor House, High Street, Meonstoke Southampton, Hampshire SO32 3NH

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I am one of the councillors for the Upper Meon Valley ward, in which the application site is located. I have discussed this application with various residents in West Meon in the vicinity of the site and inspected it from adjoining properties. I did also object to the original plans submitted in relation to this application.

This submission relates to the revised plans submitted. In my opinion, these do not materially address the concerns previously raised by me, including in particular:

- the proximity to the River Meon, a protected chalk stream
- its proximity to adjoining properties, with the resultant substantial loss of amenity
- the access to the A32 - this is a dangerous corner and additional traffic will make this worse, for example construction traffic.

Others have rightly raised issues where this conflicts with the local plan including:

SD1 Conserve and Enhance natural beauty

SD4 Landscape Character

SD5 Design

SD6 Safeguarding Views

SD7 Tranquility

SD8 Dark Night Skies

SD12 Historic Environment

I therefore urge that this application be rejected and the principle be established that the site of the proposed development be considered as unsuitable for development of any kind.

Given the widespread opposition to this application and the planning issues it raises, I also request that it be considered by the planning committee.