

ITEM 7

APPLICATION NO.	11/02359/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	19.10.2011
APPLICANT	Mr Jonathan Mace
SITE	Wynford Farm, Belbins, Romsey ROMSEY EXTRA
PROPOSAL	Retrospective application for increase in area for open storage
AMENDMENTS	None
CASE OFFICER	Mrs Georgina Wright

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 This application is referred to Planning Control Committee (PCC) because the Southern Area Planning Committee (SAPC) was minded to refuse planning permission contrary to Officer's advice and the reasons given could result in an application for costs against the Council if the applicant should appeal the decision.

1.2 A copy of the Officer's report and update sheet to the 29 November 2011 SAPC, from which the application was deferred, are attached as **Appendix A** and **Appendix B** respectively.

2.0 CONSULTATIONS:

2.1 Since SAPC a further consultation response has been received.

2.2 **Environmental Protection** – No Objection subject to conditions:

- The extension in storage area would in my opinion make little difference to local residents in respect of noise.
- Same conditions should be attached to this area as was attached to the previous area of outside storage.

3.0 REPRESENTATIONS:

3.1 Since SAPC a further representation response has been received.

3.2 **Romsey Extra PC** – No Objection.

4.0 PLANNING CONSIDERATIONS:

4.1 The main planning considerations are the principle of the development; its impact on the character of the area; impact on neighbouring amenities; and highway implications. All of which are discussed in detail in the SAPC report.

Considerations Of SAPC:

- 4.2 Members of SAPC resolved to refuse planning permission contrary to the Officer recommendation considering that the proposed development would result in an over intensification of the site and result in an unacceptable and detrimental level of noise and disturbance for nearby residents.

The Site:

- 4.3 The recommendation of permission to SAPC was made on the basis that it was considered that the retrospective extension of the open storage area at this site is contained within the existing site curtilage; and as the open storage area does not result in any visual intrusion in the landscape that the scheme is therefore acceptable within the remit of TVBLP policy SET10 (Expansion of Existing Employment Sites), despite its countryside location. However, since the application was reported to SAPC, the site history has been reassessed to establish the use and extent of the site.

- 4.4 The wider site including the existing industrial buildings, open storage areas, and immediately adjacent fields, was once used as a gravel extraction site with some agricultural use for poultry production. When this was no longer required, an application was submitted to redevelop part of this site (where the former poultry sheds were located) with the industrial buildings that are now on the Wynford Farm Industrial Estate today. This application (ref: TVS.00803/5 and subsequently TVS/00803/9) also included an area of open storage (the area that it is now intended to extend). The red line for that application, and therefore the extent of the employment site previously approved, was drawn tightly around the open storage area, buildings and access drive leading from Belbins that was being proposed. There was no planning reason for the extent of the employment site and no reason why this didn't extend to the original, well defined, site boundaries of the gravel extraction site rather than fall short of these boundaries (other than, that was what was being applied for) but in any event this is now considered to be the established curtilage of the employment site.

- 4.5 The current proposals, to extend the existing outside storage area to the wider site peripheral boundary are therefore contrary to TVBLP policy SET10 (Expansion of Existing Employment Sites), in that the proposals will be outside of the curtilage of the existing employment site. However the officer recommendation remains that the application should still be approved as a result of a number of other factors, namely: the individual circumstances and site constraints; the surrounding uses; the limited impact that the development will have on neighbouring amenities, landscape character and visual amenities of the area; the site history; and recent changes to national policy, which will be discussed below.

Site Constraints:

- 4.6 Whilst the site now identified for further open storage is not within the existing employment's site's curtilage, it is still contained within the boundaries of the wider original gravel extraction site. This wider site is well defined by a

mature tree belt of trees (the majority of which are protected by Group Tree Preservation Order (TPO)) which not only limits the ability for the storage/employment use to encroach further into the countryside at a later date but also provides screening of the proposals so that they are not visible from the public domain (as will be discussed in more detail below). This thus reduces the possibility for further extension in the future and overcomes one of the concerns of SAPC that the approval of this application would set a precedent for future expansion of the site.

Surrounding Uses:

- 4.7 In addition to this, the site, whilst in designated countryside, is not in a tranquil, isolated, rural location which is characterised by fields and agricultural uses. Instead the site is adjacent to other, very intensive and arguably more intrusive forms of industrial uses. The current application site is obviously attached and is a continuation of an existing industrial activity operating on the rest of the Wynford Farm estate to the south west, which separates the site from the public highway. To the north west the site abuts the Yokesford Hill Estate which is a waste management and recycling centre. This adjacent site runs along the full extent and immediately adjacent to the entire open storage area that is now being applied for and therefore very much provides the setting and context for the application site/use for a commercial/industrial enterprise. To the south east a bund separates the lawful open storage area from a field (which was also once used for gravel extraction). However further east along Belbins there are other industrial/commercial sites which are currently used for open storage of vehicles and cranes and other plant machinery, which are thus also commercial in nature. The proposed retention of the open storage use of this application site is therefore considered to be a natural extension to the existing use and an appropriate use within this existing industrial/commercial setting.

Neighbouring & Visual Amenities:

- 4.8 Given the site context and constraints, the proposed extension of the existing open storage area is unlikely to result in any adverse impact for any neighbouring amenities or visual amenities of the area. It is this latter point that the Members were most concerned about during the debate at SAPC and ultimately culminated in a recommendation of refusal of the scheme.
- 4.9 However the extended site is at least 200 metres from the nearest neighbouring property and is set back from the road by over 300 metres. The intervening buildings/open storage area between the application site and the road mean that the extended area is not at all visible from this vantage point. Furthermore, the aforementioned tree boundaries and bunds mean that the site is not visible from any public vantage point including a nearby public footpath and in any event, if this situation should change, from both of these points the site would be seen against a backdrop of Yokesford Hill recycling centre and the rest of the Wynford Farm estate.

- 4.10 The level of separation and intervening uses and boundary treatments mean that the potential impact in terms of noise is also mitigated and reduced. In any event this application is a retrospective application and the use of this extended area has been in operation for approximately 7 years. In that time, the Council's Environmental Protection Team has not received a single noise complaint from any nearby resident. Other than one letter of objection, no other neighbour comment has been received by the Local Planning Authority during the course of this application. No objection was raised by Romsey Extra Parish Council and all other consultees including Landscape, Highways and Environmental Protection also raised no concerns about the scheme. It is therefore considered that the use does not cause a detrimental impact on any neighbouring or visual amenities of the area and will certainly not create any different impact than what has been created to date from the lawful use of the rest of the industrial estate or from this use in the last 7 years. In addition the submission of this application provides an opportunity for the Local Planning Authority to impose restrictive conditions, in line with those imposed on the adjacent open storage site to further reduce any likelihood of it creating any significant or detrimental impact in the future.

Site History:

- 4.11 Another material consideration to the determination of this application is the relatively recent planning history. In 2011 an application was submitted for the retrospective use of the same site for open storage and retention of a mobile home for a security guard (ref: 11/00455/FULLS). Whilst this application was ultimately refused, the reason was as follows:

1. *No evidence has been submitted to demonstrate that the mobile home is essential for the functional operations of the site or meets the financial requirements set out in PPS7 - Sustainable Development in Rural Areas and is therefore considered to constitute a new residential unit of accommodation in the countryside for which there is no justification. The development is therefore considered to be contrary to PPS7 - Sustainable Development in Rural Areas and Test Valley Borough Local Plan (June 2006) policies SET03 (Development in the Countryside) and ESN09 (Housing for Key Workers in the Countryside).*

- 4.12 Therefore whilst the application involved two aspects it was only refused because of the mobile home (which is being pursued separately by the Council's Enforcement Team). The absence of any concerns regarding the open storage here in that reason for refusal could be regarded as encouraging the submission of an application concerning this element accordingly. It would therefore be considered unreasonable at this point, to now raise a new concern about the open storage area element of the scheme.

Recent Planning Policy:

- 4.13 In addition to all of the factors discussed above, the Government guidance contained in PPS4 (Planning for Sustainable Economic Growth) and the recent Ministerial Statement – Planning for Growth, both encourage sustainable economic growth regardless of whether it is located in the countryside or towns/villages. The former confirms that more sustainable patterns of development which reduce the need to travel should be encouraged; and that planning applications that secure sustainable economic growth should be treated favourably. Policy EC.10 further suggests that Local Planning Authorities should adopt a positive and constructive approach towards planning applications for economic development and how development will impact on the local economy, whilst policy EC2.1 states that Local Planning Authorities should support existing business sectors.
- 4.14 The Ministerial Statement, the more recent national policy directive, further states that the Government’s top priority is to promote sustainable economic growth and jobs and there should be a strong presumption in favour for such development. The Draft National Planning Policy Framework, whilst only in draft form and therefore only having limited weight, further advocates this approach and confirms this direction of travel for decision making in the planning system.
- 4.15 In this instance, whilst the site is situated in the countryside, as is discussed above, it is in an existing area of development in an area characterised by other lawful industrial and commercial uses. It is also situated on the edge of Romsey Town. It is served by public transport and is considered to be in a relatively sustainable location. The proposals not only create direct employment opportunities at the site, but enable other local businesses to store their goods and therefore facilitate other local businesses to function. Overall it is therefore considered that the proposals do involve sustainable economic growth and should therefore be encouraged as an exception to local policy, in accordance with national policy.

5.0 CONCLUSION

- 5.1 Whilst the proposals involve an extension to the existing employment site’s curtilage, the extension is well contained within the wider curtilage of the overall former gravel extraction site, the defined boundaries of which will also limit and prevent any further expansion into the open countryside. The setting and context for this site is industrial in character and it is not visible from outside of the site from the public domain and as such has limited impact on the visual amenities or landscape character of the area. It is also evident from the lack of statutory noise complaint to date that the retrospective use does not create any issue for neighbouring amenities. Given all of these individual factors and merits of the scheme, and the fact that the proposals involve sustainable economic development and is therefore encouraged by recent Government Guidance, it is considered in this instance that the retrospective application should be accepted as a departure from the TVBLP.

6.0 RECOMMENDATION OF SOUTHERN AREA PLANNING COMMITTEE

6.1 REFUSE for the following reasons:

- 1. It is considered that the proposed extension to the existing open storage area will lead to an over intensification of the site and result in an unacceptable and detrimental level of noise and disturbance for nearby residents. The proposals are therefore considered to be contrary to Test Valley Borough Local Plan (2006) policy AME04.**

7.0 RECOMMENDATION OF HEAD OF PLANNING AND BUILDING

7.1 PERMISSION subject to:

- 1. There shall be no sales of goods of any kind on the site whether by retail or wholesale without the prior written permission of the Local Planning Authority.
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities and highway safety in accordance with Test Valley Borough Local Plan 2006 policies SET03, ESN17, ESN20, AME04 and TRA09.**
- 2. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.
Reason: To prevent the pollution of controlled waters in accordance with Test Valley Borough Local Plan (June 2006) policy HAZ03.**
- 3. No soakaway shall be constructed in contaminated ground.
Reason: To prevent the pollution of controlled waters in accordance with Test Valley Borough Local Plan (June 2006) policy HAZ03.**
- 4. There shall be no storage of any kind to a height greater than 5 metres measured from ground level.
Reason: To minimise the potential impact of the site in accordance with Test Valley Borough Local Plan (June 2006) policy DES06.**
- 5. Notwithstanding the Town & Country Planning Use Class Order 2010, the open storage area shall be used for B8 Storage only and there shall be no operations of an industrial nature, except for the ancillary maintenance, repair and adaption of vehicles and boats.
Reason: To limit the potential disturbance emanating from the area in accordance with Test Valley Borough Local Plan (June 2006) policy AME04 (Noise & Vibration).**
- 6. No activities permitted in the open storage area under condition 5 on this permission shall take place outside of the hours of 0800 - 2000 hrs Monday to Saturday, 0900 - 1600 hrs on Sundays and on Public and Bank Holidays.
Reason: To limit the potential disturbance emanating from the area in accordance with Test Valley Borough Local Plan (June 2006) policy AME04 (Noise & Vibration).**

7. **No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system.**

Reason: To prevent pollution of the water environment in accordance with Test Valley Borough Local Plan policy HAZ03.

Notes to applicant:

1. **The following Government Guidance and policies in the Development Plan are relevant to this decision: PPS1 – Delivering Sustainable Development; PPS4 – Planning for Sustainable Economic Growth; PPS7 - Sustainable Development in Rural Areas; Draft National Planning Policy Framework; Ministerial Statement – Planning for Growth; Test Valley Borough Local Plan (June 2006) Policies SET03 (Development in the Countryside); SET07 (Existing Employment Sites in the Countryside); SET10 (Expansion of Existing Employment Sites); HAZ03 (Pollution); TRA01 (Travel Generating Development); TRA02 (Parking Standards); TRA05 (Safe Access); TRA06 (Safe Layouts); TRA09 (Impact on Highway Safety); DES01 (Landscape Character); DES02 (Settlement Character); DES05 (Layout & Siting); DES06 (Scale, Height & Massing); DES07 (Appearance, Details & Materials); DES08 (Trees & Hedgerows); AME04 (Noise & Vibration); and Romsey Town Design Statement.**
2. **No vehicle shall leave the site unless its wheels have been sufficiently cleaned so as to minimise mud being carried onto the highway. Appropriate measures, including drainage disposal, should be taken and shall be retained for the construction period. (Non compliance may breach the Highways Act 1980.)**
3. **Attention is drawn to the informatives attached to the letter of the 25 July 2001 from the Environment Agency relating to the original area of open storage (Ref: TVS/00803/9).**
4. **Notwithstanding the approved plans, this permission only relates to the proposed increase in storage area and does not include the security caravan, which is identified on one of the plans and has previously been considered to be unacceptable under ref: 11/00455/FULLS.**
5. **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.**
6. **The decision to grant planning permission has been taken because the development would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning and Building Service.**

APPENDIX A

Officer’s Report to Southern Area Planning Committee – 29 November 2011

APPLICATION NO.	11/02359/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	19.10.2011
APPLICANT	Mr Jonathan Mace
SITE	Wynford Farm, Belbins, Romsey ROMSEY EXTRA
PROPOSAL	Retrospective application for increase in area for open storage
AMENDMENTS	None
CASE OFFICER	Mrs Georgina Wright

Background paper (Local Government Act 1972 Section 100D)

1.0 INTRODUCTION

1.1 This application is referred to SAPC to ensure its determination within 8 weeks.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The 0.34 hectare site is situated in the countryside as defined by Test Valley Borough Local Plan (June 2006) (TVBLP) policy SET03 (Development in the Countryside). To the northwest, northeast and southeast the site is surrounded by open countryside. To the southwest the site abuts an existing area of open storage and the industrial units forming Wynford Farm Industrial Park. The site is accessed via a long, shared access driveway directly off Belbins to the southwest. The properties of Wynford Cottage and Wynford Farm and a mobile home exist on the same side of Belbins as the site and are immediately adjacent to the southern edge of this access driveway. The Industrial Park is also adjacent to Yokesford Hill Industrial Estate.

2.2 The site is currently being used (unlawfully) as an extension to the existing open storage area to the immediate south west of the site. An unlawful mobile home has also been placed in the far northern corner of the site which is being lived in by a security guard. The outer parameters of the site are defined by mature trees (which are protected by a Group Tree Preservation Order (TPO)) and a bund.

3.0 PROPOSAL

3.1 This is a retrospective application seeking to formalise the use of the site for open storage. This is a revised scheme to one that was refused earlier in the year (ref: 11/00455/FULLS) which involved both the extension to the open storage area and the retention of the mobile home that exists on the site.

The previous application was refused primarily because there was no justification for the mobile home. This proposal has therefore omitted that element from the current scheme and that will be pursued and dealt with separately to this application.

4.0 HISTORY

- 4.1 RSR.C.6170/1 Siting of caravan. Temporary Permission - 03.04.1973 (valid until – 30.04.1976).
- 4.2 TVS.01239 Stationing of agricultural worker's caravan. Temporary Permission – 23.06.1976 (valid until – 31.05.1978).
- 4.3 TVS.01239/1 Renewal of temporary permission for agricultural worker's caravan. Temporary Permission – 18.08.1978 (valid until – 31.08.1980).
- 4.4 TVS.05531 Application for removal of remaining mineral deposits followed by infilling, restoration and improvement to agricultural use. Refused – 23.03.1988.
- 4.5 TVS.06187 Outline: Erection of dwelling. Refused – 07.08.1989.
- 4.6 TVS.05531/1 Application for the removal of remaining mineral deposits followed by landfilling, restoration to and improvement to agricultural use. Refused – 18.11.1988. Appeal allowed – 05.01.1990.
- 4.7 TVS.00803 Continuation of use of existing building as farm shop. Withdrawn.
- 4.8 TVS.00803/1 Workshops and storage units. Temporary Permission - 23.04.1991.
- 4.9 TVS.00803/2 Staff toilet block to replace portaloos and installation of septic tank. Permission – 28.07.1992.
- 4.10 TVS.00803/3 Erection of side extension to provide additional workshop. Temporary Permission – 12.11.1993.
- 4.11 TVS.05531/2 Variation of condition no.2 of planning permission TVS.5531/1 to allow an extension of time of 2 years for completion of operations (COUNTY MATTER). Permission - 20.06.1994.
- 4.12 TVS.05531/3 Extension of time for a further 2 years to complete landfill operations (Variation of condition no 2 of TVS.5531/2) (COUNTY MATTER). Permission - 25.07.1995.
- 4.13 TVS.05531/4 Extension of time to complete landfill operations. Withdrawn.
- 4.14 TVS.00803/4 Renewal: Workshops and storage units on permanent basis. Temporary Permission – 05.01.1996.
- 4.15 TVS.00803/5 Erection of three replacement industrial units for B1, B2 and B8 uses and an area for open storage. Permission – 07.09.2000.
- 4.16 TVS.00803/6 Position a mobile home to accommodate general maintenance and poultry keeper. Refused – 21.12.1999.
- 4.17 TVS.00803/7 Position a mobile home for use by agricultural worker. Permission – 10.08.2000.

- 4.18 TVS.00803/8 Erection of two replacement industrial units. Permission – 16.07.2001.
- 4.19 TVS.00803/9 Erection of replacement industrial units, extension to unit 1 in Block C, "handing" of Block B previously approved and 3 new vehicular access points from the rear of Block A to open storage area. Permission – 26.07.2002.
- 4.20 TVS.00803/10 Retrospective application for alteration and extension to Unit 1, Block C. Permission – 05.11.2003.
- 4.21 TVS.010570 Erection of single storey extension to side of existing semi-detached dwelling. Permission – 21.02.2005.
- 4.22 11/00451/VARS Removal of conditions 13 and 15 of planning permission TVS.00803/9 to allow occupiers of yard not to be required to be also occupiers of a unit and so that an occupier working on a vehicle or boat etc is not inadvertently in breach. Permission – 17.06.2011
- 4.23 11/00454/FULLS Retrospective application for use of land for open storage. Permission – 08.07.2011.
- 4.24 11/00455/FULLS Retrospective application for siting of mobile home and increase in area for open storage. Refuse – 04.07.2011

5.0 CONSULTATIONS

5.1 **Highways** – No Objection.

5.2 **Environmental Protection** – No comments received at the time of writing.

6.0 REPRESENTATIONS Expired 22.06.2011

6.1 **Letters** – 1 letter of objection received from the residents of The Hollies, Belbins. The following comments made:

- There is enough commercial industrial development of the area north east of Belbins area.
- Any further expansion or development of these facilities will only cause additional disruption and noise to the considerable amount already being experienced by the residents of the area.

7.0 POLICY

7.1 **Government Guidance:** PPS1 – Delivering Sustainable Development; PPS4 – Planning for Sustainable Economic Growth; and PPS7 - Sustainable Development in Rural Areas.

7.2 **Test Valley Borough Local Plan (TVBLP):** SET03 (Development in the Countryside); SET07 (Existing Employment Sites in the Countryside); SET10 (Expansion of Existing Employment Sites); HAZ03 (Pollution); TRA01 (Travel Generating Development); TRA02 (Parking Standards); TRA05 (Safe Access); TRA06 (Safe Layouts); TRA09 (Impact on Highway Safety); DES01 (Landscape Character); DES02 (Settlement Character); DES05 (Layout & Siting); DES06 (Scale, Height & Massing); DES07 (Appearance, Details & Materials); DES08 (Trees & Hedgerows); and AME04 (Noise & Vibration).

7.3 **Town Design Statement (TDS):** Look at Romsey.

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are the principle of the development; its impact on the character of the area; impact on neighbouring amenities; and highway implications.

Principle

8.2 The site is situated in the countryside where as per TVBLP policy SET03 (Development in the Countryside) there is a presumption against new development unless there is an overriding need for it to be located in that area or it is of a type of development appropriate for the location. The policy lists a number of other policies dealing with uses that are deemed to be appropriate in the countryside. Such policies, which are considered to be relevant in this case, are TVBLP policies SET07 (Existing Employment Sites in the Countryside) and SET10 (Expansion of Existing Employment Sites).

8.3 TVBLP policies SET07 (Existing Employment Sites in the Countryside) and SET10 (Expansion of Existing Employment Sites) allow development such as that proposed with regard the open storage extension, provided that the proposals are appropriate in scale to the site and rural location; contained within the curtilage of the site; would be in keeping with the character of the existing site; would not have a detrimental impact on the wider landscape; and would not lead to a significant detrimental impact resulting from vehicle movements. It also suggests that open storage would only be accepted where it would not be more visually intrusive. The TVBLP TRA, DES and AME policies are therefore also considered relevant to enable an assessment of the potential impact of the development on the character of the area and countryside.

Character of the Area

8.4 Whilst the site is situated in the countryside, the character of the overall Wynford Farm Industrial Park is already that of an industrial estate. The site is also immediately adjacent to a further industrial estate (Yokesford Hill) and therefore the character of this particular part of Belbins is very commercial in nature.

8.5 Whilst the proposals involve an expansion to an existing area of open storage, it is considered that the area identified (and which is being used for such purpose) is within the curtilage of the original estate as there is a clearly defined boundary demarked by a bund and mature row of trees. The use for open storage is not uncommon in this particular area and is considered to be in keeping with the industrial nature of this and the adjacent industrial estates.

8.6 As a result of the strongly defined boundary discussed above, this particular part of the site is also not visible from the wider landscape, either along Belbins or the local public right of way network, and as such its contribution to or the proposed development's impact on the character of the area is considered to be minimal. It is therefore considered that the proposals would accord with the requirements of TVBLP policy SET10 (Expansion of Existing Employment Sites).

Neighbouring Amenities

- 8.7 As has been discussed above, the site is well screened from the surrounding countryside, and thus from neighbours, by the strong structure planting and other boundary treatment along the external boundaries of the Industrial Park. Therefore it is not considered that any part of this proposal is very apparent from the neighbours along Belbins or at Abbotswood Farm and as such is unlikely to cause an issue in terms of loss of privacy or loss of light on their amenities.
- 8.8 Issues of noise have been raised by third parties, however open storage in itself is not normally a highly noisy activity. Conditions can be attached to control the use of this element for storage only and the disturbance and noise associated with the comings and goings of vehicles is likely to be little different to the existing situation with the use of the industrial units and other, unrestricted and lawful areas of open storage that already exists on this estate.
- 8.9 At the time of writing, the Environmental Protection Team has not commented on this current application but previously raised no objection to either the storage area extension or the previously proposed mobile home (considered under ref: 11/00455/FULLS) in terms of noise, subject to conditions being attached similar to those attached to the original storage area approved in 2002 and varied earlier in the year (refs: TVS/00803/9 and 11/00451/VARS). As the scheme is little different from the last application it is therefore considered that the proposals are still acceptable and raise little concern in terms of noise.

Highway Implications

- 8.10 It is considered that the existing highway network is sufficient to accommodate any potential increase in the level of traffic that would be generated by the new storage area. The Highway Authority has therefore raised no objection to the proposals.

9.0 CONCLUSION

- 9.1 The principle of an extension to the open storage area is considered to be acceptable at this site, and accords with the provisions of TVBLP policies SET07 (Existing Employment Sites in the Countryside) and SET10 (Expansion of Existing Employment Sites). The omission of the mobile home element from the scheme has overcome the previous concerns regarding the overall scheme. As such the current proposal is considered acceptable and is recommended for permission accordingly.

10.0 RECOMMENDATION

PERMISSION subject to:

- 1. There shall be no sales of goods of any kind on the site whether by retail or wholesale without the prior written permission of the Local Planning Authority.**

Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities and highway safety in accordance with Test Valley Borough Local Plan 2006 policies SET03, ESN17, ESN20, AME04 and TRA09.

2. **Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hard standings shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.**
Reason: To prevent the pollution of controlled waters in accordance with Test Valley Borough Local Plan (June 2006) policy HAZ03.
3. **No soakaway shall be constructed in contaminated ground.**
Reason: To prevent the pollution of controlled waters in accordance with Test Valley Borough Local Plan (June 2006) policy HAZ03.
4. **There shall be no storage of any kind to a height greater than 5 metres measured from ground level.**
Reason: To minimise the potential impact of the site in accordance with Test Valley Borough Local Plan (June 2006) policy DES06.
5. **Notwithstanding the Town & Country Planning Use Class Order 2010, the open storage area shall be used for B8 Storage only and there shall be no operations of an industrial nature, except for the ancillary maintenance, repair and adaption of vehicles and boats.**
Reason: To limit the potential disturbance emanating from the area in accordance with Test Valley Borough Local Plan (June 2006) policy AME04 (Noise & Vibration).
6. **No activities permitted in the open storage area under condition 5 on this permission shall take place outside of the hours of 0800 - 2000 hrs Monday to Saturday, 0900 - 1600 hrs on Sundays and on Public and Bank Holidays.**
Reason: To limit the potential disturbance emanating from the area in accordance with Test Valley Borough Local Plan (June 2006) policy AME04 (Noise & Vibration).
7. **No sewage or trade effluent (including vehicle wash or vehicle steam cleaning effluent) shall be discharged to any surface water drainage system.**
Reason: To prevent pollution of the water environment in accordance with Test Valley Borough Local Plan policy HAZ03.

Notes to applicant:

1. **The following Government Guidance and policies in the Development Plan are relevant to this decision: PPS1 – Delivering Sustainable Development; PPS4 – Planning for Sustainable Economic Growth; and PPS7 - Sustainable Development in Rural Areas; Test Valley Borough Local Plan (June 2006) Policies SET03 (Development in the Countryside); SET07 (Existing Employment Sites in the Countryside); SET10 (Expansion of Existing Employment Sites); HAZ03 (Pollution); TRA01 (Travel Generating Development); TRA02 (Parking Standards); TRA05 (Safe Access); TRA06 (Safe Layouts); TRA09 (Impact on Highway Safety); DES01 (Landscape Character); DES02 (Settlement Character);**

- DES05 (Layout & Siting); DES06 (Scale, Height & Massing); DES07 (Appearance, Details & Materials); DES08 (Trees & Hedgerows); AME04 (Noise & Vibration); and Romsey Town Design Statement**
- 2. No vehicle shall leave the site unless its wheels have been sufficiently cleaned so as to minimise mud being carried onto the highway. Appropriate measures, including drainage disposal, should be taken and shall be retained for the construction period. (Non compliance may breach the Highways Act 1980.)**
 - 3. Attention is drawn to the informatives attached to the letter of the 25 July 2001 from the Environment Agency relating to the original area of open storage (Ref: TVS/00803/9).**
 - 4. Notwithstanding the approved plans, this permission only relates to the proposed increase in storage area and does not include the security caravan, which is identified on one of the plans and has previously been considered to be unacceptable under ref: 11/00455/FULLS.**
 - 5. 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.**
 - 6. The decision to grant planning permission has been taken because the development is in accordance with the development plan and would have no significant impact on the character and appearance of the area or the residential amenities of the occupants of adjacent dwellings. This informative is only intended as a summary of the reason for the grant of planning permission. For further details on the decision please see the application report which is available from the Planning and Building Service.**
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APPENDIX B

Update Report to Southern Area Planning Committee – 29 November 2011

APPLICATION NO.	11/02359/FULLS
SITE	Wynford Farm, Belbins, Romsey, ROMSEY EXTRA
ITEM NO.	11
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1.0 PLANNING CONSIDERATIONS

Draft Test Valley Borough Core Strategy consultation:

- 1.1 On the 10 November 2011 the Council agreed to publish for public consultation the draft Core Strategy and Development Management Development Plan Document (DPD) and the Designation DPD. Public consultation will be undertaken from 6th January to 17th February 2012. At the present time the document, and its content, demonstrates the direction of travel of the Borough Council. The application has been considered in light of the content of the Draft Core Strategy and the recommendation remains unchanged to that on the agenda.
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