

UPDATE PAPER

Southern Area Planning Committee

Date: Tuesday, 21st September 2021
Time: 5.30 p.m
Venue: Main Hall, Crosfield Hall, Broadwater Road, Romsey,
Hampshire, SO51 8GL

**Southern Area Planning Committee – 21st October 2021
Update Paper**

The purpose of the report is to provide information on planning applications which has been received since the agenda was printed.

Report of Head of Planning

1. Background

- 1.1 Reports on planning applications are prepared for printing on the agenda some 10 days before the date of the Committee meeting but information and representations received after that time are relevant to the decision. This paper contains such information which was received before 10.00am on the date of the meeting. Any information received after that time is reported verbally.

2. Issues

- 2.1 Information and representations are summarized but the full text is available on the relevant file should Members require more details. The paper may contain an officer comment on the additional information, amended recommendations and amended and/or additional conditions.

7. **18/02007/FULLS (PERMISSION) 29.08.2018** **11 – 33**
SITE: Land South of Wellow Way, Scallows Lane,
West Wellow **WELLOW**
CASE OFFICER: Mr Paul Goodman
8. **21/01959/FULLS (REFUSE) 30.06.2021** **34 - 59**
SITE: Houghton Allotments, Houghton **HOUGHTON**
CASE OFFICER: Miss Sarah Barter
9. **21/02090/FULLS (PERMISSION) 14.07.2021** **60 - 85**
SITE: Land adjacent to Oaks Down, Bassett Green Road
CHILWORTH
CASE OFFICER: Miss Sarah Barter
10. **19/02786/FULLS (PERMISSION) 28.09.2020** **86 - 98**
SITE: Land to the rear of Cranmer Drive, Nursling,
Southampton, SO16 0XH **NURSLING AND ROWNHAMS**
CASE OFFICER: Mr Nathan Glasgow

APPLICATION NO.	18/02007/FULLS
SITE	Land South Of Wellow Way, Scallows Lane, West Wellow, , WELLOW
COMMITTEE DATE	21 September 2021
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1.0 INTRODUCTION

- 1.1 A consultation response has been received from the Hampshire Crime Prevention Officer.
- 1.2 Clarification is provided as to the extent of the proposals.
- 1.3 It is also confirmed that the required s106 legal agreement has been completed.

2.0 CONSULTATIONS

- 2.1 **Hampshire Crime Prevention Officer – No comment**

3.0 PLANNING CONSIDERATIONS

3.1 Clarification of proposals

For clarity it is confirmed that the application proposes 2 gypsy pitches. Each pitch is comprised of a single static caravan, a single touring caravan and a single day room.

3.2 Completion of legal agreement

It is confirmed that the legal agreement has been completed on 22nd July 2021 and that the necessary obligations in relation to nitrate neutrality and the New Forest SPA have been secured.

4.0 RECOMMENDATION NO CHANGE

- In relation to the Stage 1 RSA, this remains outstanding and is required by the Highway Authority.
- Given the nature of the proposals, it is not acceptable to provide a combined Stage1/2 at detailed design stage and this is required at planning stage.
- Given that refuse collection is now proposed from Houghton Road, TVBC waste services should be consulted for their views on this arrangement.
- Details regarding shared parking/turning would also appear to remain outstanding

In line with the above, whilst some issues have now been satisfied there are still issues outstanding and as such the standing objection is maintained at the current time. Having reviewed the reason for refusal the wording remains relevant to the outstanding high concerns and as such no amendment is proposed to the 2nd reason for refusal.

3.2 Refuse

Following the comments above the Council Waste and Recycling Officer has been consulted. No Refuse Vehicle Tracking analysis has been carried out and this will be essential if Council refuse vehicles are expected to gain safe and easy access to the development. The Officer has confirmed that this tracking exercise would not be needed if the bins for the new development are left out on Houghton Road by 07:00 on each collection day. Clarification is sought on how much space there will be on Houghton Road to leave the bins for each property on the day of collection. Is there plenty of space to prevent the bins causing an obstruction for pedestrians and vehicles? If there is any problem with access being blocked then a temporary storage site on the edge of the site would be recommended.

- 3.3 These comments received on the 20.09.2021 have not been discussed with the applicant. It is considered that the information set out above could be sought through condition had the recommendation been for permission.

3.4 **Other matters**

Correction

Paragraph 8.13 should conclude as follows '.....including the delivery of ~~both~~ open market *housing* to meet the general housing requirements of the Borough...' This wording is also updated in reason 1 of the refusal recommendation. Reason 1 is also updated to reflect the correct 2021 NPPF paragraph.

3.5 Abbreviation

The Highways comments refer to the following abbreviations:

ATC – Automatic Traffic Count

PIA – Personal Injury Accident

TRICS – Trip Rate Information Computer System

4.0 **Amended RECOMMENDATION**

REFUSE for the following reasons (updated reason 1 to include correct NPPF paragraph and updated wording in last sentence)

- 1. The proposed development results in the direct loss of an established, and well used allotment site that is meeting, and would continue to meet, local demand for this community resource. The loss of an established allotment site within the settlement results in the unacceptable loss of allotments to serve the needs of the community to the detriment of their health, welfare and leisure needs, contrary to Policy LHW1(f) of the Test Valley Borough Revised Local Plan (2016) and Paragraph 99 of the National planning Policy Framework. In reaching this conclusion the Council recognises the social, environmental and economic benefits that might otherwise arise from the proposal, including the delivery of open market housing requirements in the Borough, but these factors are not sufficient to outweigh this principle issue.**
- 2. The application fails to demonstrate that the layout, access and highway network is safe, functional and accessible for all users and that the development does not have an adverse impact on the function, safety and character of and accessibility to the local highway network. The development is contrary to policy T1 of the Revised Borough local Plan.**
- 3. Inadequate survey and mitigation information has been submitted in order for the local planning authority to conclude that the proposed development would not have an adverse impact on protected species. The proposed development is therefore considered contrary to Policy E5 and Policy COM2 of the Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**
- 4. In the absence of a legal agreement to secure and monitor the proposed mitigation measures enabling the achievement of nitrate neutrality, the proposed development by means of its nature, location and scale could have likely significant effects upon the nearby Solent and Southampton Water European Designated Site which is designated for its conservation importance. Consequently, the application has failed to satisfy the Council that the proposal would not adversely affect the special interest of the Solent and Southampton Water European Designated Site, therefore the application is contrary to Policies COM2 and E5 of the adopted Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017 (as amended).**

APPLICATION NO.	21/02090/FULLS
SITE	Oaks Down, Land Adjacent , Bassett Green Road, Southampton, CHILWORTH
COMMITTEE DATE	21 September 2021
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1.0 REFERENCE NUMBER

- 1.1 Please note the reference number is 21/02090/FULLS, this was incorrectly entered into the agenda report.

2.0 PREVIOUS COMMITTEE PROCESS

- 2.1 Although the previously submitted application was withdrawn from the SAPC agenda by the Head of Planning and Building before the application was considered at Committee a viewing panel had, nevertheless, taken place on Friday 25th June 2021. That being in respect of application 19/01246/FULLS. The attendance at that viewing panel was as follows:

Cllr Bailey
Cllr Bundy
Cllr Burnage
Cllr Cooper
Cllr Jeffery
Cllr Maltby
Cllr Parker
Cllr Warnes

Apologies received from:

Cllr A Dowden
Cllr C Dowden
Cllr Hatley
Cllr Ward

- 2.2 Photographs of the site will nevertheless form part of the Officer presentation at tonight's SAPC.

3.0 CONSULTATIONS/REPRESENTATIONS

- 3.1 Belvedere Lodge, Boundary House Tall Timbers - Comment

- We have seen the additional plans that have appeared on the TVBC website relating to the additional hedge planting, although there are two versions of the plan, both with the same drawing number: MPN VLBGR, which is referenced in conditions 1 and 3 of the committee report. Which of these two plans are you basing your recommendation on?
- My clients are surprised to see the proposal for the additional hedge planting as a right of way exists across the grassed area to the road which would be obstructed if the hedge was planted. The applicant

must surely know this? The Land Registry title for Oaks Down (Case Officer has been sent a copy), confirms that there is a right of way across the blue tinted areas, which are not permitted to be built on or otherwise interfered with (Section A 2). Accordingly, it appears that the proposed additional hedge could not take place. Is TVBC aware of this and how does that affect the recommendation?

- It appears that the same right of way might also affect the applicant's ability to implement the parking area in front of the property.

4.0 **PLANNING CONSIDERATIONS**

4.1 Hedge planting

Drawing no MPN VLBGR that showed additional planting on the grass verge has been removed from the application. The landscape drawing currently under consideration is attached to the update paper. The plan notes the intention (for the existing planting) as "Trim & tidy and reinforce existing Laurel & Rhododendron". There is no additional planting proposed across the grass verge. The applicant advises that there is an area of the laurel that was missing but this is now starting to grow back. Condition 3 has been amended from that in the original recommendation to reflect the updated drawing.

4.2 Covenant

A Covenant document has been submitted to the case officer via a representative of neighbouring properties. It shows an area across the access point and part of the grass verge which must be kept clear for access at all times. The parking at the front of the property appears to fall within this shaded area.

- 4.3 Private covenants are not generally material to the determination of a planning application although there does need to be a reasonable prospect of a scheme delivering infrastructure where that is pertinent. The current parking arrangements proposed are satisfactory in planning terms, however the wording of condition 7 is amended to that set out previously. This secures the final parking layout to be agreed through the condition and prior to occupation. The Case Officer has had sight of a drawing indicating an alternate layout avoiding the shaded areas on site which could be an alternative arrangement if required.

5.0 **AMENDED RECOMMENDATION to reflect edited condition 3 and 7.**

Delegate to Head of Planning and Building for:

Completion of legal agreement to secure:

- **Offsite nitrate mitigation**

Then PERMISSION subject to conditions & notes:

1. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**

Site plan

005 A

006 A

007 A

008 A

Tracking plan 1

Tracking plan 2

Tracking plan 3

MPN VLBGR

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

- 2. Development shall be provided using the materials approved on the 19th December 2018 under application 18/00395/VARS – Vandersanden Antique Flemish red multi brick, K render Antique White and slate roof tiles.**

Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.

- 3. Prior to occupation or during the next planting season, whichever is sooner, the landscape detail set out in drawing no MPN VLBGR submitted on the 21st September 2021 shall be provided and maintained and retained at all times.**

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 Revised Local Plan (2016) Policy E1 and E2.

- 4. The works hereby approved should be undertaken in full accordance with the provisions set out within the BMJC Tree Survey, Arboricultural Impact Assessment and Tree Protection plan reference 15-0280 dated 8th January 2016 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 existing trees and natural features during the construction phase in accordance with Test Valley Revised Borough Local Plan policy E2.

- 5. 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. No activities, nor material storage, nor placement of site huts or other equipment what-so ever shall take place within the barrier without the prior written agreement of the Local Planning Authority.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Revised Borough Local Plan policy E2

- 6. All service routes, drain runs, soakaways or excavations in connection with the same shall remain wholly outside the tree protective barrier without the prior written agreement of the Local Planning Authority.**

Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Revised Borough Local Plan policy E2

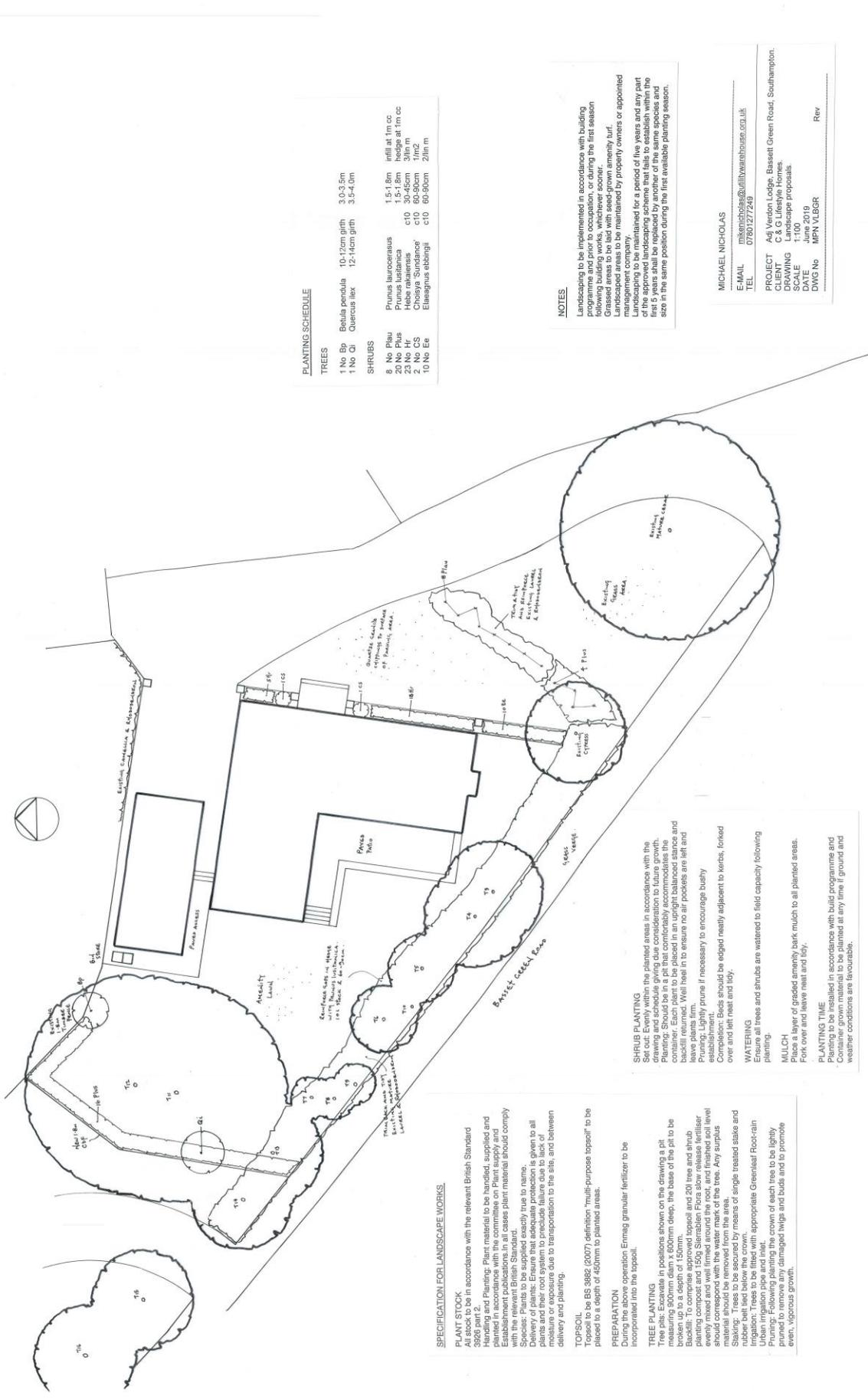
- 7. Prior to occupation a parking layout for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear shall be submitted to approved in writing by the local authority. This space shall thereafter be reserved for such purposes at all times.**
Reason: In the interests of highway safety in accordance with policy T1 of the Test Valley Borough Revised Local Plan 2016.
- 8. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.**
Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.
- 9. The window in the northern side wall elevation of the development hereby permitted shall be fitted with obscured glazing and shall be non-opening, and thereafter retained as such, unless otherwise agreed in writing by the Local Planning Authority.**
Reason: To protect the amenity and privacy of the adjoining occupiers in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4.
- 10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows in the northern side elevation of the proposal hereby permitted [other than those expressly authorised by this permission] shall be constructed.**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4

Notes to applicant:

- 1. 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.**
- 2. Road traffic noise can be intrusive and due to the proximity of the M27 consideration should be given to window installation. The glazing should include a specification suitable for addressing road traffic noise. The aim being that noise from the motorway should not be audible inside the property. Acoustic trickle vents should also be considered for the provision of ventilation without the need to open the window.**
- 3. The various trees standing within this site are all protected by an area Tree Preservation Order (TPOTVBC.373). Damage to the trees is an offence under the Town and Country Planning Act 1990.**

Failure to comply with the tree protection conditions above is likely to result in damage to the trees. Tree damage may lead to the prosecution of those undertaking the work and those causing or permitting the work.

- 4. 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 in 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.**
- 5. Your attention is drawn to the legal agreement associated with this application completed on the xxx.**



PLANTING SCHEDULE

TREES	10-12cm girth	3.0-3.5m
1 No Bn	Betula pendula	12-14cm girth
1 No C1	Quercus ilex	3.5-4.0m

SHRUBS	1.5-1.8m	infill at 1m cc
8 No P1au	Prunus laurocerasus	1.5-1.8m hedge at 1m cc
20 No P1us	Prunus lusitana	c10 30-45cm
20 No Hr	Hebe rakainensis	c10 30-45cm
10 No S10	Salix purpurea	c10 60-90cm
10 No S2	Elaeagnus ebbangii	c10 60-90cm

NOTES

Landscaping to be implemented in accordance with building programme and prior to occupation, or during the first season after completion of the building works.

Grassed areas to be laid with seed-grown amenity turf.

Landscaped areas to be maintained by property owners or appointed management company.

Plants to be replaced by a second of their year and any part of the approved landscaping scheme that fails to establish within the first 5 years shall be replaced by another of the same species and size in the same position during the first available planting season.

MICHAEL NICHOLAS
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 TEL: 0790157749

PROJECT Adl Verdon Lodge, Bassett Green Road, Southampton
CLIENT C & G Lifestyle Homes
DRAWING Landscape proposals
SCALE 1:100
DATE 27/01/19
DWG No MPN VLBGR
Rev

SPECIFICATION FOR LANDSCAPE WORKS

PLANT STOCK
 All stock to be in accordance with the relevant British Standard.
 Handling and Planting: Plant material to be handled, supplied and planted in accordance with the committee on Plant supply and Establishment publications. In all cases plant material should comply with the relevant British Standard.
 Species: Plants to be supplied exactly true to name.
 Delivery of plants: Ensure that adequate protection is given to all plants and their root system to preclude failure due to lack of protection due to transportation to the site, and between delivery and planting.

TOPSOIL
 To be BS 9882 (2007) definition "multi-purpose topsoil" to be placed to a depth of 450mm to planted areas.

PREPARATION
 operation: Ernieg granular fertilizer to be incorporated into the topsoil.

TREE PLANTING
 To be as follows: Shovel on the drawings a pit measuring 900mm diam x 600mm deep, the base of the pit to be broken up to a depth of 150mm.
 Backfill: To comprise approved topsoil and 20 tree and shrub planting compost in equal parts.
 Planting: The tree and well firmed around the root and finished soil level should correspond with the water mark of the tree. Any surplus material should be removed from the area.
 Water: The tree should be watered by means of single treated stake and other well below the canopy means of appropriate Greenleaf Root-rain Irrigation: Trees to be fitted with appropriate Greenleaf Root-rain Urean irrigation pipe and inlet.
 Protection: To be provided for the canopy of each tree to be lightly pruned to remove damaged twigs and buds and to promote even, vigorous growth.

SHRUB PLANTING
 Situate evenly within the planned areas in accordance with the drawing and schedule giving due consideration to future growth.
 Planting: Should be in a pit that comfortably accommodates the rootball. Each plant to be placed in an upright balanced stance and backfill with soil to ensure all plants are left and leave plants firm.
 Pruning: Lightly prune if necessary to encourage bushy habit.
 Cover: Mulch should be edged neatly adjacent to stems, forked over and left neat and tidy.

WATERING
 Ernieg trees and shrubs are watered to field capacity following planting.

MULCH
 A layer of graded amenity bark mulch to be all planted areas. Fork over and leave neat and tidy.

PLANTING TIME
 Planting to be in accordance with build programme and Container grown material to be planted at any time if ground and weather conditions are favourable.

APPLICATION NO.	19/02786/FULLS
SITE	Land To The Rear Of Cranmer Drive , Nursling, Southampton, SO16 0XH, NURSLING AND ROWNHAMS
COMMITTEE DATE	21 September 2021
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1.0 VIEWING PANEL – 17th September 2021

1.1 Viewing panel on site took place and was attended by:

- Cllr Cooper
- Cllr Bundy
- Cllr Maltby
- Cllr Jeffery
- Cllr Parker

1.2 Apologies received from:

- Cllr A Dowden
- Cllr C Dowden
- Cllr Burnage
- Cllr Bailey

2.0 ADDITIONAL COMMENTS RECEIVED

**2.1 Letter of support received September 20, 2021
Longdown Management Ltd:**

“I am writing on behalf of the Trustees of the Barker-Mill Estates who own the land to say they are in full support of the application by Nursling and Rownhams Parish Council to improve the paths in Home Covert to which the planning application relates.”

**3.0 RECOMMENDATION
No change**