

UPDATE PAPER

Southern Area Planning Committee

Date: Tuesday, 7th June 2022

Time: 5.30 p.m

Venue: Main Hall, Crosfield Hall, Broadwater Road, Romsey,
Hampshire, SO51 8GL

**Southern Area Planning Committee – 7th June 2022
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. **21/02715/FULLS (PERMISSION) 30.11.2021** **11 – 62**
SITE: Land North of Oxlease Meadows, Oxlease Meadows,
Romsey, **ROMSEY EXTRA**

CASE OFFICER: Paul Goodman
8. **21/01542/VARS (PERMISSION) 20.05.2021** **63 - 78**
SITE: 1 Upton Crescent, Nursling, SO16 8AA,
NURSLING AND ROWNHAMS

CASE OFFICER: Kate Levey
10. **22/00360/FULLS (PERMISSION) 14.02.2022** **99 - 110**
SITE: Cobra Lodge, Upton Lane, Nursling, SO16 0YB,
NURSLING AND ROWNHAMS

CASE OFFICER: Sarah Barter

APPLICATION NO.	21/02715/FULLS
SITE	Land North Of Oxlease Meadows, Oxlease Meadows, Romsey, ROMSEY EXTRA
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1.0 **VIEWING PANEL**

- 1.1 A Viewing Panel was held on 1st June 2021 and attended by Cllrs, Bailey, Bundy, Burnage, Cooper, Maltby, Parker, Ward and Warnes. Apologies were received from Cllrs A Dowden, C Dowden, Gidley, Jeffrey and Hatley.

2.0 **REPRESENTATIONS**

2.1 **24 additional representations of Objection received;**

Proposed construction route through Treviglio Close

- Lack of notification to residents
- Additional impacts on trees
- Highways safety
- Treviglio Close cannot accommodate construction traffic
- Degradation of road surface.
- Proposed access via slope
- Restriction of emergency vehicle access
- Restrictions on on-street parking
- Maintenance of public access between Meadow View and Oxlease Close
- Potential for future residential access via Treviglio Close
- Conflicts with previous s106 agreements and Plot 64 planning permission.
- Alternative routes through Oxlease Meadows or Battenberg Close are preferable.
- Noise impacts
- Increased pollution
- Safety impact on users of the play area.
- Additional impact/loss of trees
- Additional impact on ecology

Character and Appearance

- Change of character
- Loss of woodland areas

Principle of Development

- Contrary to Test Valley Revised Local Plan

Community engagement

- Community consultation did not take place as described in the supporting

documents

Ecology & Biodiversity

- Ecological impacts should be assessed by an independent ecologist.
- Inadequate consideration of the ecological impacts of the development on protected species.

3.0 PLANNING CONSIDERATIONS

Many of the representations have reiterated comments previously received in relation to the application and reflected in the Officer's agenda report. However all of the more recently received objections have also included representations in relation to the potential construction traffic access being routed through Treviglio Close indicated in Paragraphs 8.39 and 8.40 of the Officers report. Further consideration of this matter is provided below.

- 3.1 Whilst the option of an alternative route has been presented the recommendation (specifically Condition 17) does not seek to impose a route on the applicants, but rather requires the submission of further details in relation to construction management for approval. A decision on the suitability of the proposed route would be based on the required details and subsequent consultations with Officers. However, for members benefit a summary of the potential constraints of the options is provided. It is however important to note that both potential accesses are private highways in third party ownership and any measures will need to be agreed separately with the owners of the roads. If no control is secured as part of the application then the applicants could access the site for construction traffic by any means legally available to them. Both roads have been used for the construction of the developments they serve.
- 3.2 With regard to Oxlease Meadows the route is longer from the public highway passing more dwellings. Based on the previous construction works and the highways report received on behalf of the Residents Association, construction access will likely require the removal and reinstatement of traffic calming measures and some restriction of on street parking. At the northern end of the site access is through the previous planning permission granted on the land known as 'Plot 64'. This permission is extant and access through the existing unmade track has been considered in more detail as part of that application. As a result, the requirements for tree protection and reinstatement of the emergency access link with Treviglio Close are better known. Comparatively minor works to the compound for the management of the nature reserve are ongoing.
- 3.3 A route through Treviglio Close would be a shorter distance from the public highway but would require the submission of additional details not previously approved. Whilst the existing road was used in the construction of the development the section linking the site to Oxlease to the south (restricted to emergency access only) was not used as a primary construction route. Given that both sites were under development by Bellway there may have been some movements between the sites but there is no indication that this was at a significant level. The link section is narrower than the main highway and it is likely that traffic would have to be one way or temporary widening introduced. In

either scenario additional tree protection measures are likely to be required on the eastern edge of the adjacent woodland. There is also potential for impact on new landscape planting which would need to be replaced if compromised. Construction management details would also need to demonstrate that access between the sites could be safely accommodated. Similar to Oxlease Meadows on street parking restrictions and reinstatement of the highway may be required, albeit over a shorter length.

- 3.4 Representations have also suggested a route through Battenberg Close which is located to the south of Treviglio Close. However this site has no existing access between its western boundary and the northern part of Oxlease Meadows. In addition the open space in between serves as the reptile relocation and biodiversity uplift area for the adjacent developments. As a result this route is considered unviable in principle.
- 3.5 Condition 17, which requires the submission of construction access details, has been amended to more specifically identify the level of information required.

4.0 AMENDED CONDITION

17. Prior to the commencement of development details of the proposed access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The details shall include but not limited to;

- **HGV lorry routing and the measures to ensure compliance**
- **Additional tree protection measures**
- **Additional highways safety measures required for the duration of construction works.**
- **Measures to maintain emergency, pedestrian and cycle access between developments during construction works.**
- **Details of works required to traffic calming measures or other highways furniture and measures for their reinstatement.**
- **Details of the works to restore restrictions to limit the use of the access from Cupernham Lane to emergency access only.**

Details shall be submitted to and approved in writing by the local planning authority. Any additional construction management measures shall be installed in accordance with the approved details and then retained for the duration of construction works.

Reinstatement works shall be undertaken in accordance with the approved details and retained in perpetuity.

Reason: In the interest of highway safety in accordance with Test Valley Borough Local Plan 2016 policy T1.

APPLICATION NO.	21/01542/VARS
SITE	1 Upton Crescent, Nursling, SO16 8AA
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- 1.0 The application has been withdrawn from the Southern Area Planning Committee agenda at the request of the Interim Head of Planning and Building.

APPLICATION NO.	22/00360/FULLS
SITE	Cobra Lodge , Upton Lane, Nursling, SO16 0YB, NURSLING AND ROWNHAMS
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1.0 Viewing Panel

- 1.1 A viewing panel was requested by a Local Ward Member. The Applicant refused to allow members of the committee access to the site. The alternative was to undertake the site visit from the public highway, officers considered this to be unsafe and for these reasons a member viewing panel was not undertaken.

2.0 OTHER CURRENT APPLICATION

- 2.1 22/01151/FULLS - Construction of kennels with an associated store room and an accessible toilet – Pending Consideration

This application relates to construction on the eastern side of the existing dog club building which the Parish Council highlighted in the representations received. A further application has been invited for a replacement open sided building adjacent the eastern boundary which was noted on a site visit undertaken by the Case Officer and the Planning Enforcement Officer.

3.0 RECOMMENDATION

No change