

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday 9<sup>th</sup> August 2022

**Time:** 5.30 p.m

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

**Southern Area Planning Committee – 9<sup>th</sup> August 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. **21/03491/FULLS (PERMISSION) 10.12.2021** **10 – 43**  
SITE: The Abbey Hotel, 11 Church Street, Romsey,  
SO51 8BT **ROMSEY TOWN**

**CASE OFFICER:** Paul Goodman

8. **21/00662/FULLS (PERMISSION) 08.04.2021** **44 - 75**  
SITE: Hillview, Romsey Road, King's Somborne,  
SO20 6PR **KING'S SOMBORNE**

**CASE OFFICER:** Kate Levey

<b>APPLICATION NO.</b>	21/03491/FULLS
<b>SITE</b>	The Abbey Hotel, 11 Church Street, Romsey, SO51 8BT <b>ROMSEY TOWN</b>
<b>COMMITTEE DATE</b>	9 August 2022
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### 1.0 **VIEWING PANEL**

- 1.1 A Viewing Panel was held on Friday 5<sup>th</sup> August attended by Cllrs Bundy, Cooper, Gidley, Maltby, Parker and Warnes. Apologies were received from Cllrs Bailey, Burnage, A Dowden, C Dowden, Jeffery, Hatley and Ward.

### 2.0 **LEGAL AGREEMENT**

- 2.1 As is detailed in the Officers report the recommendation is contingent on the completion of a s106 legal agreement to secure financial contributions to address nitrate mitigation and impact on the New Forest SPA. The agreement has not been completed at the time of committee and a revised recommendation is proposed to delegate the matter of its completion to the Head of Planning and Building.

### 3.0 **AMENDED RECOMMENDATION**

#### 3.1 **Delegate to Head of Planning and Building to:**

- **Secure a legal agreement to require:**
  - **Financial contribution towards TVBC nitrate credits scheme;**
  - **Nitrate mitigation monitoring fee;**
  - **New Forest SPA contribution.**

Then **PERMISSION** subject to conditions and notes as per the main agenda report.

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<b>APPLICATION NO.</b>	21/00662/FULLS
<b>SITE</b>	Hillview, Romsey Road, Kings Somborne
<b>COMMITTEE DATE</b>	9 <sup>th</sup> August 2022
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## 1.0 REPRESENTATIONS

### 1.1 Kings Somborne Parish Council:

No comment (made comments neither objecting to or supporting the Planning Application).

## 2.0 CORRECTIONS

2.1 Paragraph 8.6: 'The design would utilise materials...' should say, the design would use materials...'

2.2 Paragraph 8.28: 'the proposed development will utilise a mains sewer connection...' should say, the proposed development will use a mains sewer connection...'

2.3 Paragraph 8.30: 'agricultural land previously utilised for the purposes...', should say, agricultural land previously used for the purposes...'

## 3.0 ADDITIONAL PLANS

### 3.1 PL-200 Rev A visibility splay diagram

This plan demonstrates that visibility splays of 43 m x 2.4 m can be achieved at the site entrance. A copy of this is attached to this update paper.

### 3.2 Landscape Management Recommendations L165 R01

A copy of this document is attached to this update paper

### 3.3 Photomontage of new dwelling as viewed from Romsey Road

A copy of this document is attached to this update paper

### 3.4 Indicative image of new dwelling

A copy of this document is attached to this update paper

## 4.0 CONSULTATIONS

### 4.1 Landscape:

No objection. Planting now has better mix of more simple native trees, including some evergreen, all appropriately placed to re-create screening and a density of planting that will mature over time. Screening will be form roadside and PRow. Hedges have a maintenance height also, essential to ensure screening is provided.. Further to this a management and maintenance condition will be required. (litres per week) , and also for all planting in drought / no rain for 7/10 days, also to ensure all plants that die are replaced like for like in the next planting season.

4.2 **HCC Highways**

No further comment to make.

5.0 **RECOMMENDATION**

**Delegate to Head of Planning and Building for the following:**

1. **Delegate to Head of Planning & Building for completion of a legal agreement to secure;**
  - **Removal of nitrate mitigation land from agricultural production;**
  - **Future management of the nitrate mitigation land;**
  - **Monitoring fee.**

**and then PERMISSION subject to conditions 1, 3 – 7, 9 – 12, 14 and 15, and notes 1 – 3 of the main agenda report recommendation, and amended conditions 2, 8 and 13 as follows:**

**AMENDED CONDITIONS**

2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers  
PL100B, PL 101B, PL 102B, PL 103B, PL 104B, PL 110B, PL 120B, PL 121B, PL 122B, PL 123B, L165/BC01 A, L165/BC02 B, PL200 A  
Reason: For the avoidance of doubt and in the interests of proper planning.**

8. **The development hereby permitted shall not be carried out except in complete accordance with the landscaping details shown on the approved plans L165/BC01 A and L165/BC02 B. Additionally, the development hereby permitted shall be implemented and maintained in complete accordance with the landscaping details within the submitted landscape management recommendations document, reference L165 R01 dated August 2022, with the exception of the hedge heights contained therein. Notwithstanding the details within the landscape management recommendations document, reference L165 R01 dated August 2022, the hedge heights shall be maintained and retained at the heights as shown on the approved plan L165/B01A. The landscaping shall be maintained as such in perpetuity. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting.  
Reason: To enable the development to respect, complement and positively integrate into the character of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policies E1 and E2.**

- 13. Prior to the commencement of development full details of the layout for the parking and manoeuvring on site of contractors' and delivery vehicles during the construction period shall be submitted to and approved in writing by the Local Planning Authority. Additionally, details of vehicle wheel washing shall be submitted and approved by the Local Planning Authority, as to minimise mud and other material being deposited onto the highway. The approved scheme shall be implemented prior to the commencement of development and retained for the duration of the construction period.  
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.**