

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday, 20<sup>th</sup> September 2022  
**Time:** 5.30 p.m  
**Venue:** Main Hall, Crosfield Hall, Broadwater Road, Romsey,  
Hampshire, SO51 8GL

**Southern Area Planning Committee – 20<sup>th</sup> September 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. **22/01800/VARS (PERMISSION) 12.07.2022** **11 – 27**  
SITE: Waitrose, 32 Alma Road, Romsey, SO51 8AS,  
**ROMSEY TOWN**  
**CASE OFFICER:** Sarah Barter
8. **20/01947/FULLS (PERMISSION) 17.08.2020** **28 - 42**  
SITE: Willbox, Crescent Estate, Station Road, SO16 0YD,  
**NURSLING AND ROWNHAMS**  
**CASE OFFICER:** Graham Melton
9. **21/01200/FULLS (PERMISSION) 22.04.2021** **43 - 54**  
SITE: Shootash Garage, Salisbury Road, Shootash,  
SO51 6GA, **WELLOW / AWBRIDGE**  
**CASE OFFICER:** Graham Melton
11. **22/01682/FULLS (PERMISSION) 28.06.2022** **72 - 107**  
SITE: Erlcombe, Butts Green, Lockerley, SO51 0JG,  
**LOCKERLEY**  
**CASE OFFICER:** Graham Melton
12. **22/01722/FULLS (PERMISSION) 01.07.2022** **108 - 116**  
SITE: 2 Grays Close, Romsey, Hampshire, SO51 5PG,  
**ROMSEY TOWN**  
**CASE OFFICER:** Sacha Coen

<b>APPLICATION NO.</b>	22/01800/VARS
<b>SITE</b>	Waitrose , 32 Alma Road, Romsey, SO51 8AS, <b>ROMSEY TOWN</b>
<b>COMMITTEE DATE</b>	20 September 2022
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## 1.0 REPRESENTATIONS

- 1.1 15 Station Road – Objection (summarised)
- 2 sets of recent photos submitted. These show how Waitrose operate now significantly different to how they say will operate
  - The delivery times are too long, 14 hours Mon-Sat, 11 Sun, 10 public holidays.
  - The times for e-comm operations are excessive, 17 hours a day 7 days a week all year. This leaves no time for respite
  - The noise survey didn't include noise from operating in Orchard Lane, which will happen every time a lorry is in the service yard, at least 7 hours each day. From 7-9am and from 5-9pm the yard is occupied by hgvs so the vans will load/unload in Orchard Lane as they do now because hgvs need the whole yard to manoeuvre.
  - I have made 5 complaints to TVBC since the store opened on 20/11/2003
  - Waitrose have repeatedly breached planning conditions and agreements made with TVBC and have made a series of applications to vary conditions to "regularise" this.
  - They don't close the yard gate during and after deliveries, engines/ refrigeration units frequently aren't turned off when in the yard or Orchard Lane, hgvs and other vehicles wait in Orchard Lane irrespective of whether the yard is empty or occupied, noisy loose drain covers aren't fixed despite complaining to Waitrose, vehicles are driven at excessive speed along Orchard Lane.
  - The wording of the conditions and of the quiet delivery plan need to be more specific.

## 3.0 PLANNING CONSIDERATIONS

- 3.1 The amended condition wording seeks to ensure control for delivery hours for both HGVs and e-commerce vehicles. It is important that the LPA secure some control over e-commerce vehicles as at present they are not covered by the existing condition wording given the relatively new operation of e-commerce since Waitrose has begun operating at this site. The increased hours have been negotiated to an acceptable level with applicant with Officers including the Environmental Health Officer. Should permission be granted the basis of this decision would allow Officers to have clear agreed procedures to enforce should further complaints be forthcoming.
- 3.2 Officers have reviewed photographs provided by the neighbour. Officers note a variety of images which show hgv and e-commerce lorries inside and outside

the delivery yard and further to the outcome of this application these will be investigated as required by Planning Enforcement and Environmental Protection. A comment has also been received about a condition in respect of the height of the service yard wall at 3.5m. This application does not seek to vary this condition which is seen on the recommendation at condition 8. This comment in respect of the wall has been passed to the Enforcement team to investigate further.

4.0 **RECOMMENDATION**  
**No Change**

<b>APPLICATION NO.</b>	20/01947/FULLS
<b>SITE</b>	Willbox, Crescent Estate, Station Road, SO16 0YD. NURSLING AND ROWNHAMS
<b>COMMITTEE DATE</b>	20 <sup>th</sup> September 2022
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## 1.0 VIEWING PANEL

1.1 A viewing panel was held on Friday 16<sup>th</sup> September with Councillors Cooper, Bailey, Bundy, Burnage, Jeffrey and Parker. Apologies were received from Councillors A. Dowden, C.Dowden, Gidley, Hatley, Johnston, Maltby and Warnes.

## 2.0 CORRECTIONS

### 2.1 Planning History

Paragraph 4.7 of the agenda report (page 29), lists the previous lawful development certificate reference TVS.EUC.00002 as being issued on 03.03.1776, this should read 03.03.1976. It is acknowledged that the wording of this certificate included a reference to ground level storage only as set out below:

*The Hampshire County Council hereby certify that the use of the above land in ground level storage, i.e. not stacked, of vehicles, trailers, tanks, containers, cables, cable drums and components ancillary to these items.*

2.2 However, it should be noted that the wording of a lawful development certificate only expresses the development lawfully occurring at that point in time. It does not have the same effect as a planning condition on the grant of planning permission in limiting the nature or character of the development permitted.

2.3 Subsequent to the issuing of the above certificate in 1975, all types of storage use were grouped together under one Class (B8) in the 1987 Use Class Order legislation. As a result, the change from one type of storage use to another is deemed not to constitute development, and does not require planning permission.

2.4 Consequently, it is the combination of the planning history of the application site and the evolution of national planning legislation that enables different types of storage to occur onsite without the requirement to obtain planning permission beforehand.

### 2.5 Operation of floodlights

The last sentence in paragraph 8.13 of the agenda report (page 35) refers to the applicant's discretion to not operate the floodlights required for safety reasons on particular occasions. However, it has been confirmed that for security purposes, the lights will remain in use continuously outside of daylight hours.

**3.0 APPENDICES**

**3.1 Appendix A**

A colour version of the lightspill diagram on page 41 of the agenda report has been attached to this update paper as Appendix A.

**3.2 Appendix B**

For ease of reference during the officer's presentation, a plan is attached as Appendix B identifying the different locations that the photographs have been taken from.

**4.0 RECOMMENDATION**

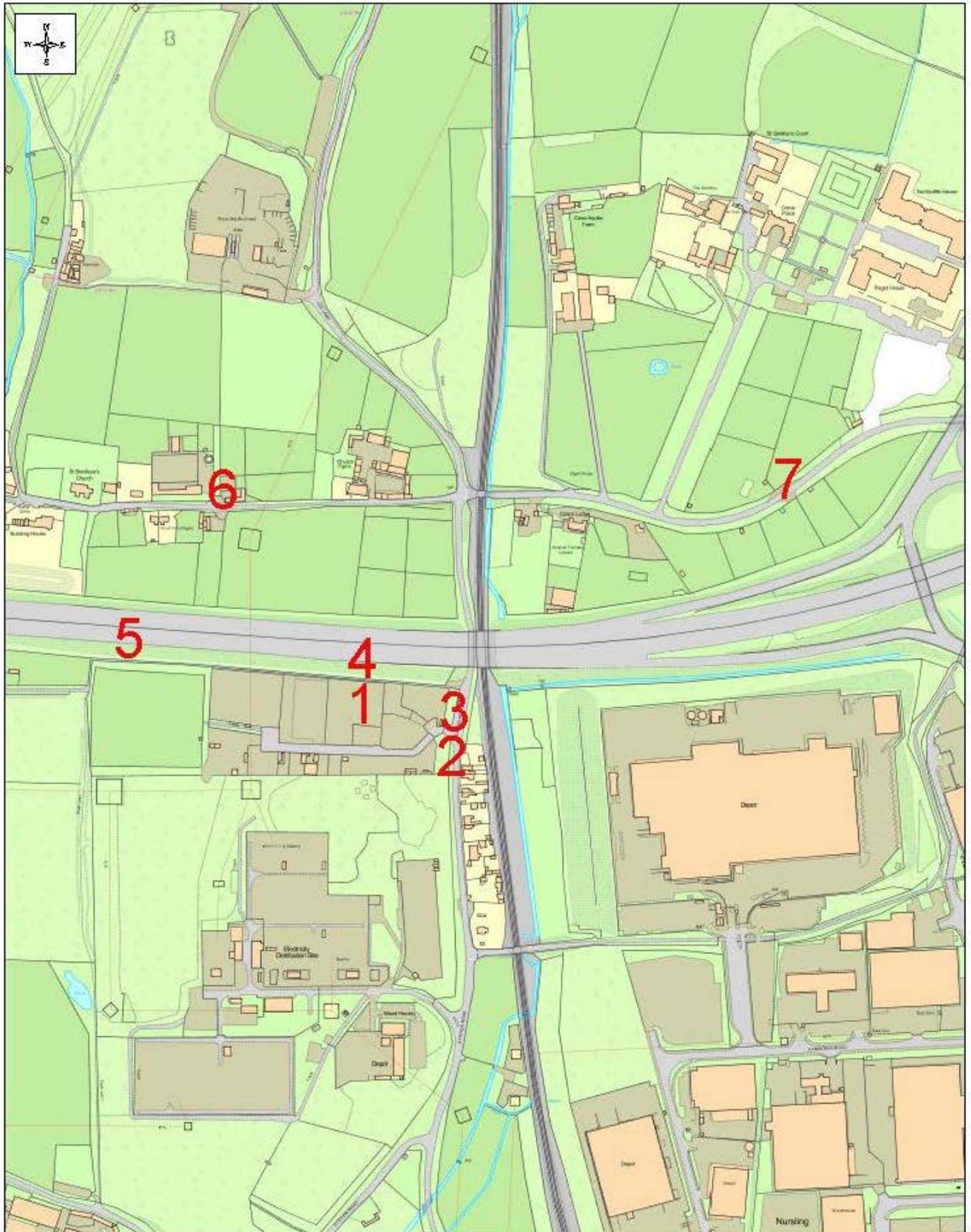
**4.1 No change.**

Appendix A



Appendix B

ArcGIS Web Map



Date: 18/09/2022

Scale: 1:5,322

Author: Test Valley Borough Council

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<b>APPLICATION NO.</b>	21/01200/FULLS
<b>SITE</b>	Shootash Garage, Salisbury Road, Shootash, SO51 6GA. WELLOW/AWBRIDGE.
<b>COMMITTEE DATE</b>	20 <sup>th</sup> September 2022
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## 1.0 **CORRECTIONS**

### 1.1 Proposal description

Page 43 of the agenda incorrectly lists the proposal description for the application, the correct version is set out below:

*Erection of building for use as 3 no. dog kennels for security purposes (Part retrospective)*

### 1.2 Site Plan

The site plan on page 53 of the agenda report incorrectly shows the application site, a correct version is attached to this update paper as Appendix A.

## 2.0 **RECOMMENDATION**

2.1 No change.



**Siteplan**



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TEST VALLEY BOROUGH COUNCIL LICENCE No. 100024295 2013

**21/01200/FULLS**

<b>APPLICATION NO.</b>	22/01682/FULLS
<b>SITE</b>	Erlcombe, Butts Green, Lockerley, SO51 0JG. LOCKERLEY.
<b>COMMITTEE DATE</b>	20 <sup>th</sup> September 2022
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## 1.0 REPRESENTATIONS

1.1 Since the publication of the agenda report, a further two letters of objection have been received and these are summarised below:

- Wish to update our objections to this proposal which we do not consider to comply with Policies LHW4, T1 and T2.

### Planning History

- A very similar application was turned down at appeal for the amenity of existing residential properties and also potential future occupants, directly in contradiction of Policy LHW4 of the TVBRLP.
- Submit the application contradicts this policy too for exactly the same reasons.

### Impact on the amenity of neighbouring property

- Proposal does not materially change that the application site is too small to realistically build on without affecting the amenity of local residents, school and that of the new residents.
- The proposed dwelling being 0.5m further away offers negligible improvement given its overall mass and scale.
- Any marginal benefit from the changes in roof design is completely outweighed by the reorientation of the single storey projection - acknowledged in the report to be 'of substantial length' - to the western side of the plot.
- Given that the site plan does not show the step out on Bowmans' rear wall, we believe this 16m long and overbearing side wall would be somewhat under 14m from our house and would be completely dominating.
- Do not understand how an outlook onto a 60 sqm sedum roof can compare favourably with an outlook onto an open garden space.
- Given that virtually all the windows in Bowmans face east or west, the loss of early morning sunlight would be significant.
- In any case it is doubted that previous shadow diagrams took adequate notice of the effect of trees proposed for the western boundary of the site and consequent loss of sunlight.
- Also consider that the height of the proposed landscaping trees should be an issue for this application, since as we recall, shadowing from similar (existing) trees against the eastern boundary of a previous application was a reason for its dismissal at Appeal.

- Shadowing from trees is apparently a consideration for the amenity of potential occupants in this application, so surely it should also be a consideration for the amenity of residents in neighbouring properties.
- Extremely concerned to learn that a further storey on the single storey projection could be permitted under Permitted Development Rights, particularly since it would be closer to us than in the previously refused application when this possibility was discussed at SAPC.
- Not at all reassured by Condition 17, it seems unacceptable that permission could be given for a development which has any potential for such an overbearing addition.

### Highways

- It is extremely frustrating that the real-life situation regarding blocking of nearby pavements by parked vehicles at the dangerous junction by Lockerley Motors, and the number of vehicles parked at current Erlcombe, can be dismissed in favour of theoretical assessment.
- Maintain that these aspects should be considered in determining the suitability or otherwise of arrangements for vehicle access, traffic onsite and parking, which currently is considered woefully inadequate.

### 1.2 Planning History

As set out in paragraph 4.3 of the agenda report (page 74), the previously dismissed appeal scheme was for two additional dwellings. By contrast the current proposal is for a single dwelling only and therefore is materially different to the previously dismissed appeal scheme.

### 1.3 Impact on the amenity of neighbouring property

Paragraphs 8.12 to 8.40 of the agenda report set out the officer's assessment in relation to the impact on the amenity of both existing residents and potential future occupants.

### 1.4 *Proposed landscaping*

The purpose of the proposed landscaping on the western boundary of the application site is to provide a buffer between the proposed internal access track and the boundary with the neighbouring properties. Paragraph 8.31 of the agenda report (page 84) identifies that in the event the proposed landscaping on the western border of the application site is allowed to grow to a height substantially higher than the existing fence, this would be a private civil matter covered by other legislation. This is not to suggest the shadowing generated by trees and vegetation is not a material consideration, but that it is not necessary in planning terms for the proposed landscaping to grow to such a height.

### 1.5 *Restriction on Permitted Development*

As set out on paragraph 8.18 of the agenda report (pages 81/82), condition 17 has been imposed to prevent the erection of a first floor or two storey rear extension without the requirement of obtaining planning permission beforehand.

### 1.6 Highways

Paragraphs 8.41 to 8.50 (pages 86 to 88) of the agenda report sets out the

assessment of highway matters. The parking of vehicles on public highway land is a separate matter for the Local Highway Authority, which in this case is Hampshire County Council.

## 2.0 **UPDATES**

- 2.1 To enable a comparison exercise between the current proposal and the previously refused application reference 21/02071/FULLS, the site plan, floor plan and elevations of this previous scheme is attached as **Appendix A**.

## 3.0 **AMENDMENTS**

- 3.1 The currently submitted tree protection plan, as shown on page 107 of the Agenda report, reflects a previous design and layout for the proposed dwelling. Therefore, the officer has been updated to secure an amended tree protection plan prior to the issuing of planning permission. The updating of the tree protection plan to reflect the current layout does not prevent the delivery of the tree protection measures as set out in the Agenda report.

## 4.0 **RECOMMENDATION**

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

- **satisfactory consultation response from Natural England**
- **the completion of a legal agreement to secure mitigation measures that enable the development to achieve nutrient neutrality**
- **the completion of an agreement to secure a financial contribution towards the New Forest SPA recreational pressure mitigation scheme**
- **receipt of an amended tree protection plan to reflect the proposed layout shown on the submitted Proposed Site Plan (19-006-D-02)**

then **PERMISSION** subject to conditions and notes set out in the agenda report, save for the updating the wording of conditions 2 and 3 to reflect the receipt of an amended tree protection plan.

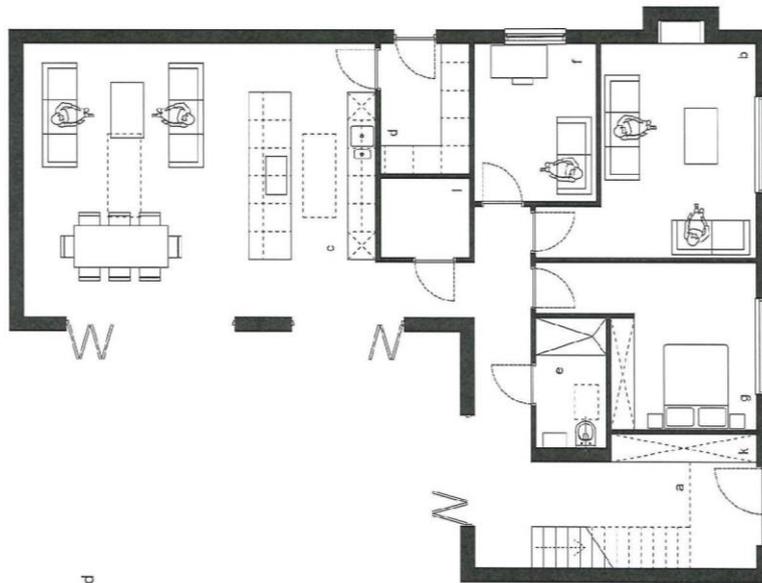
**Appendix A**



	Drawing: Proposed Site Plan		Dwg No: 19-006-D-02-B		Client: Mr M Blackledge	
	Scale: 1:250	Paper Size: A3	Project: Ericombe, Lockerley	Status: Planning	Address: Ericombe, Butts Green, Lockerley, Romsey, SO51 0JG enquiries.amdesign@gmail.com	
NOTE: This drawing is to be scaled for planning purposes only						

01 Proposed Site Plan

- Room Key**
- a - entrance
  - b - formal living
  - c - kitchen/living/ dining
  - d - utility
  - e - W/C / shower
  - f - study
  - g - bedroom
  - h - en-suite
  - i - bathroom
  - j - landing
  - k - storage cupboard
  - l - plant room



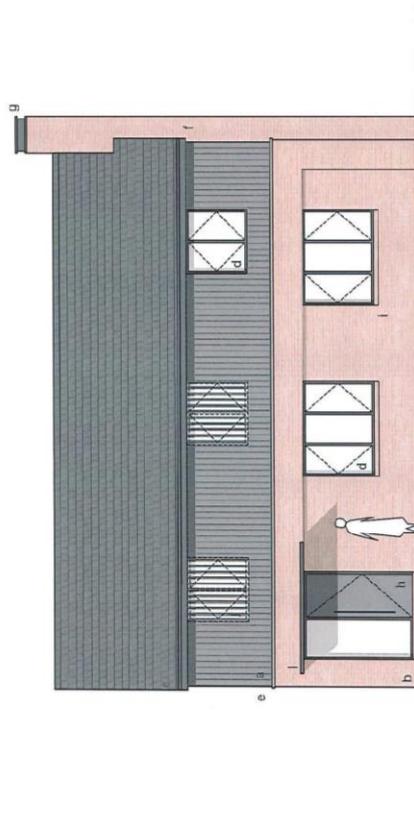
01 Ground Floor Plan



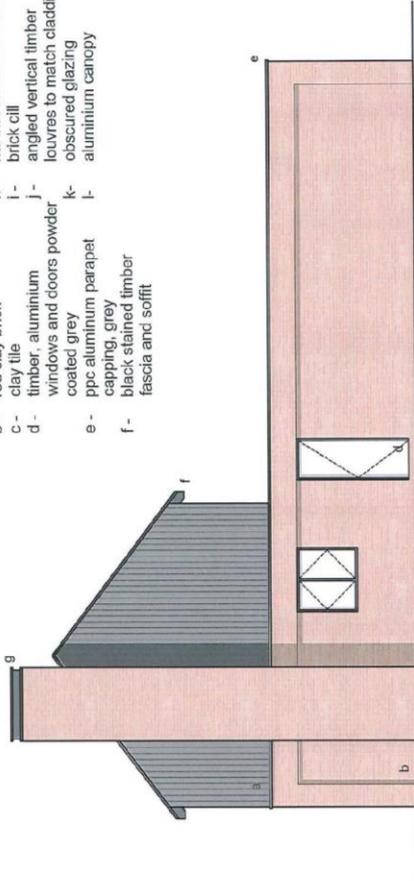
02 First Floor Plan

	Drawing: Proposed Floor Plans Scale: 1:100 Date: 16/10/2021	Dwg No: 19-006-D-03-A Project: Erlocombe, Lockerley Status: Planning	Client: Mr M Blackledge Address: Erlocombe, Butts Green, Lockerley, Romsey, SO51 0JG enquiries.amdesign@gmail.com	

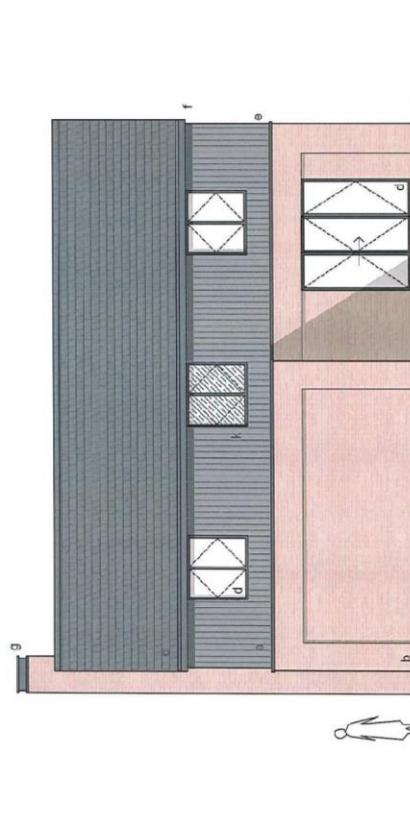
- Material Key**
- a - black stained timber cladding
  - b - red clay brick
  - c - clay tile
  - d - timber, aluminium windows and doors powder coated grey
  - e - ppc aluminium parapet capping, grey
  - f - black stained timber fascia and soffit
  - g - powder coated aluminium chimney cowl
  - h - hardwood entrance door
  - i - brick cill
  - j - angled vertical timber louvres to match cladding
  - k - obscured glazing
  - l - aluminium canopy



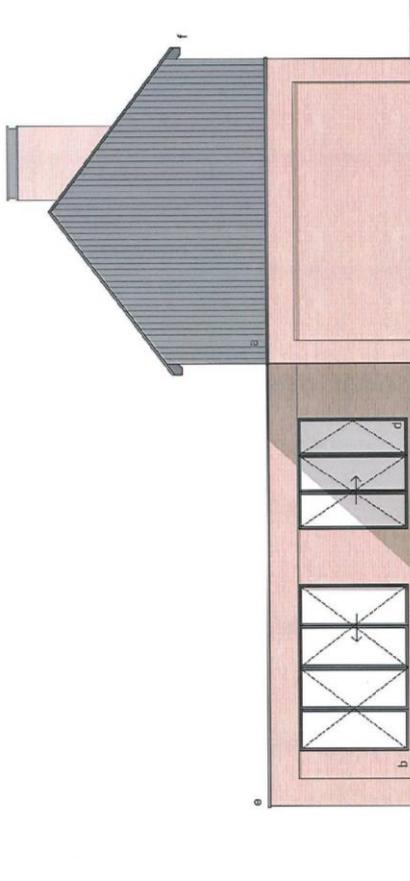
01 Front Elevation



02 Side Elevation



03 Rear Elevation



04 Side Elevation

	Client: Mr M Blackledge Address: Ericombe, Butts Green, Lockerley, Romsey, SO51 0JG enquiries.amdesign@gmail.com	Dwg No: 19-006-D-05-A Project: Ericombe, Lockerley Status: Planning	Drawing: Proposed Elevations Scale: 1:100 Paper Size: A3 Date: 16/10/2021	0 5m NOTE: This drawing is to be scaled for planning purposes only
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<b>APPLICATION NO.</b>	22/01722/FULLS
<b>SITE</b>	2 Grays Close, Romsey, Hampshire, SO51 5PG, <b>ROMSEY TOWN</b>
<b>COMMITTEE DATE</b>	20 <sup>th</sup> September 2022
<b>ITEM NO.</b>	12
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**1.0 VIEWING PANEL**

1.1 A viewing panel was held on Friday 16<sup>th</sup> September with Councillors Cooper, Bailey, Bundy, Burnage, Jeffrey and Parker. Apologies were received from Councillors A. Dowden, C.Dowden, Gidley, Hatley, Johnston, Maltby and Warnes.

**2.0 RECOMMENDATION**

2.1 No change.