

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday, 11<sup>th</sup> October 2022

**Time:** 5.30 p.m.

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

**Southern Area Planning Committee – 11<sup>th</sup> October 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. **22/01359/OUTS (OUTLINE PERMISSION) 23.05.2022** **10 - 44**  
SITE: Land East of Furzedown Road, Furzedown Road,  
King's Somborne, **KING'S SOMBORNE**  
  
**CASE OFFICER:** Sarah Barter
8. **21/03603/FULLS (PERMISSION) 21.12.2021** **45 - 54**  
SITE: Halls Wood Copse, Gardeners Lane, East Wellow,  
**WELLOW**  
  
**CASE OFFICER:** Sarah Appleton
9. **22/01342/FULLS (PERMISSION) 20.06.2022** **55 - 64**  
SITE: 27 Fairlawn Close, Rownhams, Hampshire, SO16 8DT,  
**NURSLING AND ROWNHAMS**  
  
**CASE OFFICER:** Nathan Glasgow

<b>APPLICATION NO.</b>	22/01359/OUTS
<b>SITE</b>	Land East Of Furzedown Road, Furzedown Road, Kings Somborne, <b>KINGS SOMBORNE</b>
<b>COMMITTEE DATE</b>	11 October 2022
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## 1.0 **VIEWING PANEL**

1.1 A viewing panel took place on Friday 7<sup>th</sup> October 2022.

### Attendees:

Cllr Bailey  
Cllr Bundy  
Cllr Cooper  
Cllr Jeffery  
Cllr Maltby  
Cllr Warnes

### Apologies:

Cllr Burnage  
Cllr Parker  
Cllr Gidley  
Cllr Hatley

## 2.0 **CORRECTION**

2.1 Several times within the Officer report the Furzedown Lane is referred to. To be clear this site is on Furzedown Road.

## 3.0 **CLARIFICATION**

### Remaining agricultural land

It has been confirmed by the applicant that the remaining field around the proposed allotment site will continue to be farmed as part of the wider farming unit. The land to the north of the proposed allotments is between approx. 40 – 60m in width which is large enough to farm.

### 3.1 Overhead power cables

The cables overhead on site will be buried as part of the housing development. This work would likely be undertaken by a statutory undertaker under relevant permitted development.

### 3.2 Hand rail on new access footpath

The County Council Highway officer has considered the proposed access arrangements and has raised no objections to it and no request has been made for a handrail. The provision of a handrail in this location is not necessary to make the application acceptable in highway safety or planning terms.

### 3.3 Soil quality and depth

At paragraph 3.10 and 3.11 of the applicant's soil report the existing soil depth is discussed. The observation made is that it would appear reasonable to describe the top soil depth of up to 30cm. The applicant's soil report records proposed site topsoil depths of 25cm and 24cm, with a subsoil to 47cm on the higher ground to the south and deeper than 50cm in the centre of the site.

3.4 The report goes on to state - Therefore, it does appear that the topsoil on the current site is generally 5cm deeper than on the proposed site (30cm v 25cm) which is to be expected, given the regular addition of organic matter over a long period on an allotment site and the means of cultivation by regular digging which will loosen and bulk up the soil, contrasted with an arable field that relies wholly on management by heavy machinery to add inorganic fertilisers, and cultivate through direct drilling and minimum tillage, with occasional ploughing and addition of organic matter.

3.5 The report concludes on this particular matter of soil depth as follows – The NIAB report (The Parish Councils submitted report) has recommended the wholesale replacement of the soils on the proposed site to the depth of chalk (approximately 60cm) with soils from the allotment site but this is considered unnecessary, given that the principal amelioration required is an increase in topsoil organic matter content and corresponding increase of 5cm in topsoil depth. There is no need or benefit to replacing the subsoils. Furthermore, the wholesale relocation of the existing soils would perpetuate the excessively high phosphorus and potassium levels, which would not be environmentally responsible or to the advantage of plant growth on the new site. It would also require the disposal off-site of nearly 5,000m<sup>3</sup> of soil that has been shown to have a high soil health index.

### 3.6 Summary Of The Differences Between The Previous Application And The Current Submission

To confirm this application offers the following amendments and additional information further the previous application which was refused and dismissed at appeal.

- Proposed Allotment site relocated so it is adjacent the development site
- Direct access to proposed allotment from existing site
- Proposed allotment site is not directly adjacent any neighbouring residential property
- Soil Analysis information submitted

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

<b>APPLICATION NO.</b>	21/03603/FULLS
<b>SITE</b>	Halls Wood Copse, Gardeners Lane, East Wellow, <b>WELLOW</b>
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## 1.0 PLANNING CONSIDERATIONS

### 1.1 Ecology

Paragraphs 8.9-8.13 of the agenda report discusses the ecological impacts of the proposed development. Since the publication of the agenda, the case officer has discussed the application further with the Council's ecologist who has confirmed that they would be content with the wording of Condition 1 (page 50 of the agenda report). However, the Ecologist has requested that the condition is changed to require the Ecological Mitigation and Enhancement Plan (EMEP) to be provided in perpetuity. It is therefore recommended that the condition is amended to include this requirement.

## 2.0 AMENDED RECOMMENDATION

### **PERMISSION subject to:**

- 1. Within 2 months of the date of this permission, a long-term woodland management and compensation strategy along with an Ecological Mitigation and Enhancement Plan (EMEP) shall be submitted to and approved in writing by the Local Planning Authority. Information shall include an implementation and monitoring strategy. Management/mitigation/compensation measures approved shall be implemented in accordance with the implementation strategy in perpetuity.**

**Reason: To ensure that the ecological interests surrounding the site are maintained, protected and enhanced in accordance the Test Valley Borough Revised Local Plan 2016 Policy E5.**

### **Notes to applicant:**

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**

**APPLICATION NO.** 22/01342/FULLS  
**SITE** 27 Fairlawn Close, Rownhams, Hampshire, SO16  
8DT, **NURSLING AND ROWNHAMS**  
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**1.0 AMENDMENTS**

1.1 The wording of the reason to Condition 5 has been amended, with an additional Condition 7 included, as set out below:

1.2 **5. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Saplin Arboriculture Ltd Arboricultural Impact Appraisal and Method Statement reference J1046.09 dated June 2022.**

**Reason: To ensure the enhancement of the development by the retention of existing trees and natural features, removing any threat to soil compaction of root features to these existing trees during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**

1.3 **7. All construction related traffic, including contractor and delivery vehicles, and including vehicular parking and the loading/unloading of vehicles, shall be made solely within Fairlawn Close.**

**Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase along the rear boundary of the application site in accordance with Test Valley Borough Revised Local Plan policy E2 and in the interest of highway safety to users of the public highway (Rownhams Road North) in accordance with Test Valley Borough Revised Local Plan policy T1.**

**2.0 RECOMMENDATION**

**Recommendation as per the Officer report**