

UPDATE PAPER

Southern Area Planning Committee

Date: Tuesday, 25th April 2023

Time: 5.30 p.m

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

**Southern Area Planning Committee – 25th April 2023
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. **21/02697/RESS (APPROVAL) 13.09.2021**

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SITE: Former North Hill Sawmill Yard, Baddesley Road,
Flexford, SO52 9BH **AMPFIELD**

CASE OFFICER: Graham Melton

APPLICATION NO.	21/02697/RESS
SITE	Former North Hill Sawmill Yard, Baddesley Road, Flexford, SO52 9BH.
COMMITTEE DATE	25 th April 2023
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1.0 VIEWING PANEL

- 1.1 A viewing panel was held on Friday 21st April with Councillors Cooper, Bailey, Bundy, A. Dowden, Gidley, Maltby, Parker and Warnes. Apologies were received from Councillors Burnage, Hatley and Johnston.

2.0 CORRECTIONS

2.1 Response from refuse officer

Paragraph 5.6 of the agenda report (page 14) refers to food waste collections occurring every 3 weeks with 140 litre food bins, this should read that food waste collections will be occurring every week with **240** litre bins.

2.2 Levels

Paragraph 8.14 of the agenda report (page 23) refers to the proposed ground levels in comparison to the original ground levels. This should read that the proposed ground levels at the northern end of the Monks Brook boundary are approximately 2m/2.5m higher and approximately 1.5m/2m for the southern end of the boundary.

2.3 Typographical errors

Paragraph 2.2 of the agenda report (page 10) states the application site is 'located adjacent to the western boundaries with Monks Brook and Flexford Close'. This should read **eastern** boundary.
Paragraph 8.71 'advise' instead of 'advised'.

3.0 UPDATES

- 3.1 Since the publication of the agenda report, the following updated consultee comments have been received:

Trees – Comment (summarised).

- Following the submission of the latest information regarding the species mix, content for the previous objection to the application to be removed and for it to be just a comment.

Landscape – Objection (summarised).

- Satisfied the proposed species mix and also the combination of sizes of tree stock and whips will help to create the initial screen.
- However looking at the Landscape Strategy, the proposed planting is still lacking in density and will still have large gaps.
- In order to remove the current objection, clarification that this would be a much denser belt of planting is required.

TVBC Environmental Services (Refuse) – Objection (summarised).

- Main concern is the time taken to empty waste from 18 separate bin stores, no other similar retirement complex site in Test Valley comes even close to this number of bin stores, most have 8 or 9 at most.
- The issue of time taken to empty waste collections and subsequent disruption is especially marked as there will be two waste collections each week once forthcoming changes happen.
- These include one food waste collection each week plus a general waste collection or a recycling collection.
- As an estimate, can see that each general waste/recycling collection would take 2 minutes each per 18 bin stores.
- This would be increased if the waste collection team encounter any difficulty moving around the site (due to parked cars or waste contamination).
- Food waste collection will use a bespoke smaller vehicle so they should take less time but it is anticipated the waste collection team taking 25 to 30 minutes to visit all bin stores onsite.

3.2 Landscape officer response

The comments from the landscape officer and request for a higher density planting scheme along the boundary with Monks Brook is noted. However, for the rationale set out within paragraphs 8.45 to 8.51 of the agenda report (pages 28 and 29), it is considered that the proposed landscape scheme is acceptable.

3.3 Refuse officer response

The concern raised within the Refuse officer's response regarding the potential impact of the proposed refuse strategy on collection times is noted. However, there is no adopted supplementary planning document setting out the requirements or thresholds for the number of collection points per units. Consequently, it is not possible to attribute any significant weight in the assessment of the planning application to the potential consequences of the proposed refuse strategy on collection times.

- 3.4 As identified in paragraphs 8.39 to 8.42 of the Agenda report (page 27), the proposed layout and refuse strategy will ensure that refuse collections can be undertaken in an acceptable manner, without triggering any material harm to the highway safety of the local road network or amenity of potential future occupants. Condition no. 8 of the officer recommendation secures the implementation of the proposed refuse strategy.

4.0 **AMENDMENTS**

4.1 Delegation to Head of Planning and Building

The recommendation has been updated to include the option for the Head of Planning and Building to add any suitable and necessary conditions securing nitrate and phosphate mitigation measures.

4.2 Conditions

To ensure the finished floor slab level of the proposed accommodation buildings is constructed in accordance with the submitted drawings, an additional condition (no.9) has been imposed to secure confirmation of the final level prior to commencement.

- 4.3 Condition no. 2 has been amended to include the provision for replacement planting in the event that any planting fails during the initial establishment phase.

- 4.4 Condition no. 4 has been amended to omit the previous requirement for confirmation of the species mix of planting along the Monks Brook boundary as this has been identified as comprising Crack Willow, Alder, Wild Service Tree, Holly, Yew, Oak and Lime.

- 4.5 Conditions no. 1, 2 and 6 have been amended to correct drawing reference numbers and/or include previously submitted documents omitted in error.

5.0 **RECOMMENDATION**

Delegate to Head of Planning and Building to secure:

- **Receipt of a satisfactory consultation reply from Natural England.**
- **Submission of evidence that sufficient mitigation measures have been secured to enable the development to achieve nutrient neutrality.**
- **Submission of evidence that sufficient mitigation measures have been secured to enable the development to achieve phosphate neutrality.**
- **Addition of any necessary conditions to secure mitigation measures enabling the proposed development to achieve nitrate and phosphate neutrality.**

Then **APPROVAL** subject to conditions and notes detailed below.

1. The development is to be carried out in accordance with the approved plans as follows:
 - Site Location Plan (2496-URB-CF-00-DR-A-208900 P01)
 - Proposed Site Layout Plan (2496-URB-CF-00-DR-A-208150 P03)
 - Proposed Site Sections (2496-URB-CF-ZZ-DR-A-208350 P01)
 - Proposed Site Sections – Wheelhouse Park (2496-URB-CF-ZZ-DR-A-208351-P00)
 - Block 1 Proposed Plans and Elevations (2496-URB-B01-ZZ-DR-A-208150-P02)
 - Block 2 Proposed Plans (2496-URB-B02-ZZ-DR-A-208150-P01)
 - Block 2 Proposed Elevations (2496-URB-B02-ZZ-DR-A-208250-P01)
 - Block 3 Proposed Plans (2496-URB-B03-ZZ-DR-A-208150-P01)
 - Block 3 Proposed Roof Plan (2496-URB-B03-ZZ-DR-A-208151-P01)
 - Block 3 Proposed Elevations (2496-URB-B03-ZZ-DR-A-208250-P01)
 - Block 4 Proposed Plans (2496-URB-B04-ZZ-DR-A-208150-P02)
 - Block 4 Proposed Elevations (2496-URB-B04-ZZ-DR-A-208250-P02)
 - Block 5 Proposed Plans (2496-URB-B05-ZZ-DR-A-208150-P01)
 - Block 5 Proposed Elevations (2496-URB-B05-ZZ-DR-A-208250-P01)
 - Block 6A Proposed Plans and Elevations (2496-URB-B06A-ZZ-DR-A-208150-P01)
 - Block 6 Proposed Plans (2496-URB-B06-ZZ-DR-A-208150-P02)
 - Block 6 Proposed Elevations (2496-URB-B06-ZZ-DR-A-208250-P02)
 - Block 7 Proposed Plans (2496-URB-B07-ZZ-DR-A-208150-P01)
 - Block 7 Proposed Elevations (2496-URB-B07-ZZ-DR-A-208250-P01)
 - Block 8 Proposed Plans (2496-URB-B08-ZZ-DR-A-208150-P04)
 - Block 8 Proposed Elevations (2496-URB-B08-ZZ-DR-A-208250-P04)
 - Block 9 Proposed Plans (2496-URB-B09-ZZ-DR-A-208150-P03)
 - Block 9 Proposed Elevations (2496-URB-B09-ZZ-DR-A-208250-P03)
 - Block 11 Proposed Plans (2496-URB-B11-ZZ-DR-A-208150-P02)
 - Block 11 Proposed Elevations (2496-URB-B11-ZZ-DR-A-208250-P02)
 - Block 12 Proposed Plans (2496-URB-B12-ZZ-DR-A-208150-P02)
 - Block 12 Proposed Elevations (2496-URB-B12-ZZ-DR-A-208250-P02)
 - Block 13 Proposed Plans (2496-URB-B13-ZZ-DR-A-208150-P00)
 - Block 13 Proposed Elevations (2496-URB-B13-ZZ-DR-A-208250-P00)
 - Block 14A Proposed Plans and Elevations (2496-URB-B14A-ZZ-DR-A-208150-P00)
 - Block 14 Proposed Plans (2496-URB-B14-ZZ-DR-A-208150-P02)
 - Block 14 Proposed Roof Plan (2496-URB-B14-ZZ-DR-A-208151-P01)
 - Block 14 Proposed Elevations Sheet 1 of 2 (2496-URB-B14-ZZ-DR-A-208250-P02)
 - Block 14 Proposed Elevations Sheet 2 of 2 (2496-URB-B14-ZZ-DR-A-208251-P01)
 - Block 17 Proposed Plans (2496-URB-B17-ZZ-DR-A-208150-P01)
 - Block 17 Proposed Elevations (2496-URB-B17-ZZ-DR-A-208250-P01)
 - Block 19 Proposed Plans (2496-URB-B19-ZZ-DR-A-208150-P01)
 - Block 19 Proposed Elevations (2496-URB-B19-ZZ-DR-A-208250-P01)
 - Proposed Bin Store Type 1 (2496-URB-BS-ZZ-DR-A-208150-P02)
 - Proposed Bin Store Type 2 (2496-URB-BS-ZZ-DR-A-208151-P01)

- Proposed Bin Store Type 3 (2496-URB-BS-ZZ-DR-A-208152-P01)**
Proposed Refuse Strategy (2496-URB-ZZ-ZZ-DR-A-206900-P01)
Proposed Entrance Wall Sheet 1 of 2 (2496-URB-CF-ZZ-DR-L-208550 P00)
Proposed Entrance Wall Sheet 2 of 2 (2496-URB-CF-ZZ-DR-L-208551 P00)
Proposed Landscape Masterplan (2496-URB-CF-ZZ-DR-L-208151-P01)
Proposed Landscape Strategy Sheet 1 of 4 (2496-URB-CF-ZZ-DR-L-208910-P03)
1)
Proposed Landscape Strategy Sheet 2 of 4 (2496-URB-CF-ZZ-DR-L-208911-P04)
1)
Proposed Landscape Strategy Sheet 3 of 4 (2496-URB-CF-ZZ-DR-L-208912-P05)
1)
Proposed Landscape Strategy Sheet 4 of 4 (2496-URB-CF-ZZ-DR-L-208913-P05)
Monks Brook corridor – advanced planting strategy (Rev C)
Landscape strategy (July 2022)
- 2. Landscape works shall be carried out in accordance with the approved landscape plans and documents:**
Arboricultural Impact Assessment (Rev C)
Proposed Landscape Masterplan (2496-URB-CF-ZZ-DR-L-208151-P01)
Proposed Landscape Strategy Sheet 1 of 4 (2496-URB-CF-ZZ-DR-L-208910-P03)
1)
Proposed Landscape Strategy Sheet 2 of 4 (2496-URB-CF-ZZ-DR-L-208911-P04)
1)
Proposed Landscape Strategy Sheet 3 of 4 (2496-URB-CF-ZZ-DR-L-208912-P05)
1)
Proposed Landscape Strategy Sheet 4 of 4 (2496-URB-CF-ZZ-DR-L-208913-P05)
Landscape Management Plan (2496-URB-CF-00-SP-L-2A6652-P00)
Monks Brook corridor – advanced planting strategy (Rev C)
Landscape strategy (July 2022)

The landscape works hereby approved shall be maintained to encourage its establishment for a minimum period of five years following completion of the development. 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 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 Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).

- 3. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure the development would integrate, respect and complement the character of the area in accordance with Policy E1 of the Test Valley Borough Revised Local Plan (2016).
- 4. Notwithstanding the details shown on the approved landscape plans, no new tree planting shall take place until tree pit details for each species has been submitted to and approved in writing by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.**

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 Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).
- 5. Prior to any occupation of the development hereby approved in this Reserved Matters application, a plan showing the layout and position of the designated visitor parking spaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the designated visitor parking spaces shall be reserved for this purpose at all times.**

Reason: In the interests of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).
- 6. The proposed buildings annotated as Blocks 9, 11 and 12 shall not be occupied until the obscure glazed windows and privacy screens, as shown on the approved plans reference Block 9 Proposed Elevations (2496-URB-B09-ZZ-DR-A-208250-P03), Block 11 Proposed Elevations (2496-URB-B11-ZZ-DR-A-208250-P02) and Block 12 Proposed Elevations (2496-URB-B12-ZZ-DR-A-208250-P02) are installed. Thereafter, the obscure glazed windows and privacy screens shall be 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 Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).
- 7. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plans and 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 movement and management of refuse bins shall be undertaken in accordance with the strategy set out on the approved drawing titled 'Overall Site Layout Plan as proposed' reference (2496-URB-ZZ-ZZ-DR-A-206900-P01), for the lifetime of the development hereby approved.**

Reason: To achieve the safe and efficient manoeuvring of refuse vehicles onsite in the interests of highway safety in accordance with Policy T1 of the Test Valley Borough Revised Local Plan (2016).

9. **Prior to the commencement of the development hereby approved, details of the height of the ground floor slab and damp proof course level for each individual building, shall be submitted to and approved by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Policies E1 and LHW4 of the Test Valley Borough Revised Local Plan (2016).

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.**