

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday 4<sup>th</sup> July 2023

**Time:** 5.30 p.m

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

## **Southern Area Planning Committee – 04<sup>th</sup> July 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. **App No. 22/03317/FULLS (PERMISSION) 03.01.23**

**10 – 41**

SITE: Barns at Glebe Farm, Salisbury Road,  
Sherfield English, SO51 6FL

**SHERFIELD ENGLISH**

**CASE OFFICER:** Sarah Barter

8. **App No. 23/00867/FULLS (REFUSE) 29.03.23**

**42 – 62**

SITE: Pinns Farm, Foxes Lane,  
West Wellow, SO51 6DS

**WELLOW**

**CASE OFFICER:** Katie Savage

<b>APPLICATION NO.</b>	22/03317/FULLS
<b>SITE</b>	Barns At Glebe Farm , Salisbury Road, Sherfield English, SO51 6FL, <b>SHERFIELD ENGLISH</b>
<b>COMMITTEE DATE</b>	4 July 2023
<b>ITEM NO.</b>	7
<b>PAGE NO.</b>	10-41

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## 1.0 REPRESENTATIONS (summarised)

### 1.1 1 representation was received from the occupier of ‘Springfields’:

It is requested that original representation is withdrawn.

### 1.2 1 representation was received from a local resident:

#### Residents’ views on type of housing needed:

- Sherfield English NDP Team has spent much time seeking the views of the parish residents
- The draft NDP and evidence base should be afforded some weight.
- The 5 smaller units given permission under the Class Q permission are more in keeping with the needs of the parish than the proposal.
- Insufficient weight has been given to the need for smaller dwellings.
- Application a back door route to making more profit and does not consider the needs and wishes of the parish residents.
- The parish survey (2021) concluded:
  - Should additional housing be required, should be small groups of less than 10 houses
  - Need to build small houses
  - Facilities and community would benefit from additional residents.
  - Supported for inexpensive houses for young families, downsizing, and housing to rent
  - Shortage of 2–3-bedroom properties.
- Parish Survey showed support for an affordable housing and a mixture of different sized houses.

- Responses also made it clear that design was important.
- The planning permission relies on too many conditions and do not allow full public scrutiny.
- Hard for such a large number of conditions to be monitored and any discrepancies brought to the attention of councillors or officers.

Officers Report – Conditions:

- The number of years is missing in Condition 6.
- Condition 18 should be changes to make reference to national guidelines such as Guidance note 08/18 Bats and artificial lighting in the UK.

**2.0 PLANNING CONSIDERATIONS**

- 2.1 The additional representations relating to the principle of development and the weight to be afforded to the Neighbourhood Plan are addressed within the committee report. The advice regarding the status of the Neighbourhood Plan and weight to be afforded to it is consistent with Paragraph 48 of the NPPF.
- 2.2 Condition 6- The condition did not specify 5 years. The recommendation and wording of condition 6 has been changed to reflect this addition.
- 2.3 Condition 18- In this circumstance it is not necessary to make specific reference to Guidance note 08/18 within the body of the condition. The reason for the condition is explicit that the details are necessary to “*ensure the favourable conservation status of protected species in accordance with Policy E5*”. On receipt of these details the Council’s ecologist will be consulted on them and will ensure that any proposed lighting is appropriate.

### **3.0 RECOMMENDATION**

**RECOMMENDATION as per the main agenda subject to revised condition 6 and conditions and notes as per the main agenda:**

- 6. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape implementation and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. Development shall be carried out in accordance with the approved schedule.**

**Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**

<b>APPLICATION NO.</b>	23/00867/FULLS
<b>SITE</b>	Pinns Farm , Foxes Lane, West Wellow, SO51 6DS, <b>WELLOW</b>
<b>COMMITTEE DATE</b>	4 July 2023
<b>ITEM NO.</b>	8
<b>PAGE NO.</b>	42-62

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1.0 The Application has been WITHDRAWN.