

UPDATE PAPER

Southern Area Planning Committee

Date: Tuesday 15th August 2023

Time: 5.30 p.m

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

Southern Area Planning Committee – 15th August 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. **22/03346/FULLS (PERMISSION) 03.01.2023** **16 – 44**
SITE: Land South West of Misslebrook Copse,
Misslebrook Lane,
CHILWORTH/VALLEY PARK

CASE OFFICER: Paul Goodman
8. **23/00805/FULLS (PERMISSION) 30.03.2023** **45 – 62**
SITE: The Romsey School,
Greatbridge Road, Romsey,
SO51 8ZB
ROMSEY TOWN

CASE OFFICER: Kate Levey
9. **23/01508/FULLS (PERMISSION) 12.06.2023** **63 – 97**
SITE: Wooley Green Farm,
Dores Lane, Braishfield,
SO51 0QJ
BRAISHFIELD/AMPFIELD

CASE OFFICER: Mark Staincliffe
10. **23/01080/FULLS (PERMISSION) 20.06.2023** **98 – 110**
SITE: SHB Hire Ltd,
Mill Lane, Nursling,
SO16 0YE
NURSLING AND ROWNHAMS

CASE OFFICER: Mark Staincliffe

APPLICATION NO.	22/03346/FULLS
SITE	Land South West Of, Misslebrook Copse, Misslebrook Lane, , CHILWORTH VALLEY PARK
COMMITTEE DATE	15 August 2023
ITEM NO.	7
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1.0 INTRODUCTION

- 1.1 The application has been withdrawn from the agenda at the request of the Head of Planning & Building.

APPLICATION NO.	23/00805/FULLS
SITE	The Romsey School, Greatbridge Road, Romsey
COMMITTEE DATE	15 th August 2023
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1.0 A viewing panel was scheduled to take place on Friday 11th August, however, due to a traffic incident on the M27 the viewing panel was aborted due to difficulties in getting to the site due to heavy traffic. The viewing panel has been arranged for 15th August 2023 at 16:00hrs. A verbal update on the attendees will be provided at the Southern Area Planning Committee meeting.

2.0 An additional statement has been submitted by the agent and is summarised below:

- We believe that most of the works for this application fall under permitted development
- The longer area of car parking on the northern boundary is over 50sqm, so one application has been submitted
- The vegetation is not protected to our knowledge
- The fencing is also permitted development
- The school must comply with safeguarding measures
- The car parking on the north boundary is required to stop overspill onto neighbouring residential streets
- An extensive re-planting scheme has been submitted
- Works to the entrance area would have proved difficult to keep construction staff and pupils separated

2.1 Case Officer notes:

There was previously red Euroguard fencing abutting the pedestrian access at the entrance to the school, new green Euroguard fencing has been erected to allow for the widening of the pedestrian access, so the fence will be set further back from the road. As this is a replacement fence of the same height, planning permission would not be required in its own right, although it is included on the proposed site plan 28153-PD202 E.

With regard to removal of vegetation, the school engages the services of a tree surgeon and they have a tree management plan. They were advised that these trees needed to be taken down. They are not protected trees, not in a conservation area so no consent was required to fell.

With regards to the works to the bus lane, this was previously used for car parking spaces. There is provision in the General Permitted Development Order, Schedule 2, Part 7. Class N for "The replacement in whole or in part" of hard surfaces within the curtilages of schools.

In summary, having visited the site with an enforcement officer, there is no

reason to doubt the additional statement submitted by the agent regarding works which are currently being undertaken on the site being permitted development.

- 3.0 Amended plans have been received (plan references 28153-PD204B, 28153-PD202E, 28153-PD203B) which reflect the installation of the EuroGuard fencing along the north of the pedestrian access gate adjacent to Priestlands and reconfiguration of the widening of the pedestrian access.

Condition 1 is to be updated as below.

4.0 **RECOMMENDATION**

RECOMMENDATION as per the main agenda subject to revised condition 1 and conditions and notes as per the main agenda:

AMENDED CONDITION

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 28153-PD200 A, 28153-PD201 A, 28153-PD202 E, 28153-PD199, 28153-PD206, 28153-PD203B, 28153-PD204B
Reason: For the avoidance of doubt and in the interests of proper planning.

Appendix A

[REDACTED]

From: Heather McCrudden [REDACTED]
Sent: 07 August 2023 17:44
To: Levey, Kate <KLevey@testvalley.gov.uk>; Jamie Fall [REDACTED]
Cc: Ross Nunn <[REDACTED]>
Subject: RE: Romsey School 23/00805/FULLS

Caution: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Kate

Please find attached the revised plans as requested. Since your last email, the school have received another one from the enforcement officer to advise that permitted development rights for schools allow 2m fences adjacent the highway, please see attached email.

As previously discussed, we believe that most of the works for this application fall under permitted development, however due to the longer area of car parking on the Northern boundary and it being over 50sqm, we felt it was easier to submit under one application for planning rather than split between lawful development and planning applications. The vegetation is not protected to our knowledge, so we feel any removal falls under permitted development and as confirmed by the enforcement officer the fencing is also permitted development. The school must comply with safeguarding measures with the entrance area being noted as not being secure, the school therefore must have these rectified by the new school term hence they have started the works to the fencing and resurfacing of the front of the site to allow for secure drop offs by constructing the bus bay. The car parking on the Northern boundary is required to stop overspill into neighbouring residential streets and is in the most economic and practical location for the school. It is also located away from where children will be located to avoid any health & safety hazards. To compensate for the lost of vegetation in this area, the school has submitted an extensive replanting scheme for the whole site. Although the works would have preferably started in the summer holidays, this area has been left until the planning application is determined and is located that a contractor can be contained away from the main school if the works were to be carried out, whereas the entrance area would have proved difficult to keep construction staff and pupils separated.

Kind regards

Heather McCrudden
BA(hons) DIP March RIBA – Partner
Please note my working days are Monday, Tuesday, Thursday & Friday



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APPLICATION NO.	23/01508/FULLS
SITE	Woolley Green Farm, Dores Lane, Braishfield, SO51 0QJ, BRAISHFIELD AMPFIELD
COMMITTEE DATE	15 August 2023
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1.0 UPDATES

- 1.1 Following the publication of the agenda report, the applicant's agent has confirmed that Nitrates will no longer be offset at 'Roke Manor' and will now be offset using the nitrate offsetting scheme administered by Eastleigh Borough Council. The offsetting of Nitrates will still be controlled by way of a s106 agreement.

2.0 RECOMMENDATION
No Change

APPLICATION NO.	23/01080/FULLS
SITE	SHB Hire Ltd, Mill Lane, Nursling, SO16 0YE, NURSLING AND ROWNHAMS
COMMITTEE DATE	15 August 2023
ITEM NO.	10
PAGE NO.	98-110

1.0 VIEWING PANEL

- 1.1 A viewing panel was held on Friday 11th August with Councillors Bailey, Bundy, Cooper and Parker. Apologies were received from Councillors Burnage, Dunleavy, Ford and Gidley.

2.0 ADDITIONAL PLANNING CONDITION

- 2.1 The following additional condition is proposed within the recommendation:

No development shall commence on site (including any works of demolition or site clearance), until a Construction and Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Plan shall include the following:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) hours of construction, including deliveries;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during demolition and construction;
- vii) measures for the protection of the natural environment, in particular the details shall include measures to protect the adjacent SINC and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification) no compounds, plant, machinery, storage or parking shall take place on land to the north or west of the application site.

The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

Reason: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution/harm to ecology and dangers to highway safety, during the construction phase having regard to Test Valley Borough Revised Local Plan (2016) Policy E8.

3.0 AMENDED RECOMMENDATION

RECOMMENDATION as per the main agenda subject to additional condition 7 and conditions and notes as per the main agenda:

- 7. No development shall commence on site (including any works of demolition or site clearance), until a Construction and Environmental Management Plan has been submitted to, and approved in writing by the Local Planning Authority. The Plan shall include the following:**
- i) the parking of vehicles of site operatives and visitors;**
 - ii) loading and unloading of plant and materials;**
 - iii) storage of plant and materials used in constructing the development;**
 - iv) hours of construction, including deliveries;**
 - v) wheel washing facilities;**
 - vi) measures to control the emission of dust and dirt during demolition and construction;**
 - vii) measures for the protection of the natural environment, in particular the details shall include measures to protect the adjacent SINC and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification) no compounds, plant, machinery, storage or parking shall take place on land to the north or west of the application site.**

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