

UPDATE PAPER

Southern Area Planning Committee

Date: Tuesday 5th September 2023

Time: 5.30 p.m

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

Southern Area Planning Committee – 5th September 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. **23/01289/FULLS (PERMISSION) 20.06.2023** **16 – 44**
SITE: The Trojans Club, Stoneham Lane, Eastleigh,
SO50 9HT **CHILWORTH**

CASE OFFICER: Sarah Barter
8. **22/00217/OUTS (PERMISSION) 28.01.2022** **45 – 62**
SITE: Ro-Dor, Stevens Drove, Houghton, SO20 6LP
HOUGHTON

CASE OFFICER: Sarah Barter
9. **23/00804/FULLS (PERMISSION) 28.03.2023** **63 – 97**
SITE: The Romsey School, Greatbridge Road, Romsey,
SO51 8ZB **ROMSEY TOWN**

CASE OFFICER: Simon Branston-Jones

APPLICATION NO.	23/01289/FULLS
SITE	Trojans And Hardmoor Sports Grounds, Stoneham Lane, Eastleigh, , CHILWORTH
COMMITTEE DATE	05.09.2023
ITEM NO.	7
PAGE NO.	22 - 48

1.0 CONSULTATIONS

- 1.1 Sports England No Objection subject to conditions

2.0 REPRESENTATIONS

- 2.1 King Edward School VI – Objection (summarised)
- Our position remains that it has not been adequately demonstrated that application 23/01289/FULLS meets the requirements of both local and national transport policy. The application should not be determined until an appropriate assessment of the transport impact of the proposed development has been undertaken, submitted as part of the application so in the public domain (to be assessed by HCC, TVBC and third parties) to enable a considered assessment against the requirements of both local and national transport policy.

3.0 PLANNING CONSIDERATIONS

3.1 Highway safety and parking

The applicant has provided a rebuttal to the King Edward School comments stating that *they are based on a fundamental mis-understanding of what is proposed by the Club. It is asking the Council to require the Club to undertake a detailed transport assessment and parking needs assessment for 194sqm of floorspace and a net increase in 22 spaces. This is in the context of no objections from the Highway Authority with respect to the impact on the highway network and parking which exceeds the standards set out in the Local Plan.*

The HCC Officer has no objection to the proposals. Whilst the development may well attract some additional visitors associated trips, the Highways Officer is satisfied that the access and development is capable of accommodating the likely increase without material issue. It is considered that the development can be provided in accordance with policies T1 and T2 of the Revised Borough Local plan 2016.

3.2 Sports England

Sport England has responded as follows:

- Sport England welcomes the ball strike risk assessment undertaken by the specialist consultant (Labosport). This identifies the need for a ball stop netting solution to the mitigate the risk of ball strike from the

adjacent cricket pitch. The ECB has reviewed the findings of the report and agrees with its conclusions and recommendations. Sport England is satisfied that the recommended ball stop netting solution can be conditioned.

- Sport England has consulted the LTA on the further technical information provided in relation to the padel tennis courts. The layout in principle is fine however the club would need to make sure that the structural calculations are correct and they have the necessary PI insurance.
- Sport England notes and welcomes the proposed relocation of the cricket nets under drawing no. P20-080 02-02-006.

Based on the above, Sport England is satisfied with the proposal and are therefore content to withdraw the objection to support the application subject to a condition being attached to the recommendation ensuring that full details of the design and specification of the ball stop mitigation are approved.

3.3 Trees

It is noted that the agenda report lacks any reference to the trees on site. To confirm the submitted arboricultural impact assessment identifies that four groups of trees and two individual trees would require felling to facilitate implementation of the proposed development. These trees do positively contribute to the setting of the sports ground but their loss can be mitigated with suitable replacement planting. Retained trees will need to be suitably protected throughout the development process with the conditions set out in the agenda paper, conditions 5 – 7.

4.0 **AMENDED RECOMMENDATION**

PERMISSION subject to conditions and notes as per the main agenda and additional condition 12 as follows:

- 12. The padel tennis courts hereby approved shall not be used until full details of the design and specification of the ball stop mitigation, including details of management and maintenance responsibilities, as set out in Labosport's risk assessment/mitigation report dated 4th August 2023, have been; (a) submitted to and; (b) approved in writing by the Local Planning Authority, after consultation with Sport England. The approved mitigation shall be installed in full before the padel tennis courts are first used and thereafter be managed and maintained in accordance with the approved details. Reason: To provide protection for the new padel tennis courts and its users from potential ball strike from the cricket pitch and to accord with policy LHW4 of the Revised Borough Local Plan 2016.**

APPLICATION NO.	22/00217/OUTS
SITE	Ro-Dor Ltd, Stevens Drove, Houghton, SO20 6LP, HOUGHTON
COMMITTEE DATE	5 September 2023
ITEM NO.	8
PAGE NO.	49 - 76

1.0 **PLANNING CONSIDERATIONS**

1.1 Legal Agreement

To confirm the legal agreement is not yet complete and as such the recommendation for 'delegation to the Head of Planning and Building' to complete the legal agreement remains in place.

1.2 Additional conditions

Two additional conditions are recommended ensuring follow up reserved matters applications are submitted and begun in good time in accordance with the submitted details.

2.0 **AMENDED RECOMMENDATION**

Delegate to Head of Planning and Building to complete the legal agreement to secure:

- **Financial contribution towards off site housing provision**
- **Financial contribution towards New Forest SPA**
- **Secure mitigation for Nitrate neutrality**

Then Permission subject to additional conditions 1 and 2 and then all other conditions and notes set out in the agenda report

- 1. Applications for the approval of all the reserved matters, within the Outline Application Boundary on Drw.No.9509/300 E, referred to herein shall be made within a period of three years from the date of this permission. The development to which the permission relates shall be begun not later than whichever is the later of the following dates:**
 - i) five years from the date of this permission: or**
 - ii) three years from the final approval of the said reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.****Reason: To comply with the provision of S.92 of the Town & Country Planning Act 1990.**
- 2. Approval of the details of the landscaping of the site (herein after called "the reserved matters") within the Outline Application Boundary on Drw. 9509/300 E shall be submitted to and approved in writing by the local planning authority in writing before the development is commenced.****Reason: To comply with Article 4 of the Town and Country Planning (General Management Procedure) (England) Development Procedure) Order 2015 (or any order revoking and re-enacting that**

- Order).
3. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers**
Block / site 9509/300 E
Unit 1 9509/301 C
Unit 2 9509/302 C
Unit 3 9509/303 C
Unit 4 9509/303 C
Unit 5 9509/305 C
Unit 6 9509/306 B
suds 9509/309 A
Reason: For the avoidance of doubt and in the interests of proper planning.
 4. **Development shall proceed in accordance with the measures set out in Section 6.0 ‘Recommendations’ of the Ro Dor Ltd, Houghton, Preliminary Ecological Appraisal (Ecosupport, January 2022), and Section 5.0 ‘Mitigation & Compensation’ and Section 6.0 ‘Additional Recommendations’ of the Ro Dor Ltd, Houghton, Phase 2 Bat Surveys & Mitigation (Ecosupport, January 2022), unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.**
Reason: to ensure the favourable conservation status of protected species in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.
 5. **External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to commencement, a detailed lighting strategy for the construction and operation phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details, with the approved lighting strategy maintained in perpetuity.**
Reason: to prevent disturbance to protected species in accordance with the National Planning Policy Framework and the Revised Test Valley Local Plan DPD.
 6. **No development shall take place (other than any approved demolition and site clearance works) until an assessment of the nature and extent of any contamination and a scheme for remediating the contamination has been submitted to and approved in writing by the Local Planning Authority. The assessment must be undertaken by a competent person, and shall assess the presence of any contamination on the site, whether or not it originates on the site. The assessment shall comprise at least a desk study and qualitative risk assessment and, where appropriate, the assessment shall be extended following further site investigation work. In the event that contamination is found, or is considered likely, the scheme shall contain remediation proposals designed to bring the**

site to a condition suitable for the intended use. Such remediation proposals shall include clear remediation objectives and criteria, an appraisal of the remediation options, and the arrangements for the supervision of remediation works by a competent person. The site shall not be brought in to use until a verification report, for the purpose of certifying adherence to the approved remediation scheme, has been submitted to and approved in writing by the Local Planning Authority

Reason: In the interest of pollution in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 7. No development shall take place, (including any works of demolition), until a Construction Method Statement has been submitted to, and approved in writing by, the LPA. The approved statement shall include scaled drawings illustrating the provision for -
 - 1) The parking of site operatives and visitors' vehicles.**
 - 2) Loading and unloading of plant and materials.**
 - 3) Management of construction traffic and access routes.**
 - 4) Storage of plant and materials used in constructing the development.**
 - 5) Vehicle tracking in associated with the largest vehicles associated with construction.****Reason: In the interests of highway safety in accordance with policy T1 of the Revised Borough Local Plan 2016.****
- 8. Prior to commencement on site a scheme shall be submitted to and approved in writing by the Local Planning Authority detailing the method of cleaning wheels and chassis of all HGV's, plant and delivery vehicles leaving the site and the means of keeping the site access road and adjacent public highway clear of mud and debris during site demolition, excavation, preparation and construction. The scheme shall be implemented in accordance with the approved details and shall be installed and operational before any development commences and retained in working order throughout the duration of the development. No vehicles shall leave the site in a condition whereby mud, clay or other deleterious materials shall be deposited on the public highway.
Reason: In the interests of highway safety in accordance with policy T1 of the Revised Borough Local plan 2016.**
- 9. The development shall not be brought into use until vehicular visibility splays as indicated on the approved plan(s) in which there should be no obstruction to visibility exceeding 1.0m in height above the adjacent carriageway channel line have been completed. The Visibility Splays shall thereafter be retained for the lifetime of the development.
Reason: To provide and maintain adequate visibility in the interests of highway safety in accordance with policy T1 of the Revised borough Local Plan 2016.**
- 10. 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 plan and this space shall thereafter be reserved for such purposes at all times.
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1
11. At least the first 4.5 metres of both access tracks measured from the nearside edge of carriageway of the adjacent highway shall be surfaced in a non-migratory material prior to the use of the access commencing and retained as such at all times.
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1
12. The development hereby approved shall be undertaken in full accordance with the provisions set out within the Hearne Arboriculture Arboricultural Impact Appraisal and Method Statement reference JH/AIA/22/034 dated 9 March 2022.
Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
13. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier.
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
14. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier.
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.
15. The development hereby approved shall be designed and built to meet Regulation 36 2 (b) requirement of 110 litres/person/day water efficiency set out in part G2 of Building Regulations 2015.
Reason: In the interests of improving water usage efficiency in accordance with policy E7 of the Test Valley Borough Revised Local Plan 2016.
16. Before the development hereby permitted is commenced details, including plans and cross sections, shall be submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto. 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 Test Valley Borough Revised Local Plan (2016) Policy E1.

- 17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows in the elevations or roofs of the proposals hereby permitted [other than those expressly authorised by this permission] shall be constructed.**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4.
- 18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garage(s) hereby approved shall at all times be available for the parking of vehicles.**
Reason: In order to maintain the approved on site parking provision and to reduce highway congestion in accordance with Test Valley Borough Revised Local Plan (2016) Policy T2.
- 19. No development shall take place above DPC level of the development hereby permitted until full details of hard and soft landscape works have been submitted and approved. Details shall include-where appropriate: proposed finished levels; means of enclosure; car parking layouts; hard surfacing materials. Soft landscape works shall include: planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. The landscape works shall be carried out in accordance with the implementation programme and in accordance with the management plan.**
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 Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.
- 20. No development shall take place above DPC level of the development hereby permitted until a schedule of landscape management and maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas and an implementation programme, shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall be carried out in accordance with the implementation programme.**
Reason: To ensure the provision of amenity afforded by proper maintenance of existing and new landscape features as an improvement of the appearance of the site and to enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.
- 21. The dwellings hereby permitted shall have no more than three**

bedrooms at any time.

Reason: In order to meet the local private housing need and to ensure appropriate on-site parking provision is provided in accordance with policy HTN3 of the Houghton Neighbourhood Development Plan.

Notes to Applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**

APPLICATION NO.	23/00804/FULLS
SITE	The Romsey School, Greatbridge Road, Romsey
COMMITTEE DATE	05 August 2023
ITEM NO.	9
PAGE NO.	77 - 93

1.0 AMENDED PLANNING CONDITION

1.1 To ensure clarity and precision recommended Condition 4 of the main agenda has been amended:

2.0 RECOMMENDATION

PERMISSION subject to conditions and notes as per the main agenda and revised condition 4 as follows:

AMENDED CONDITION

Development shall proceed in accordance with the measures set out in Section 5 of the EIA by ECOSA (July 2023) and the Construction Environmental Management Plan (CEMP). These shall include;

- Spill kits stored so that they are readily available
- Materials and machinery stored as far away as possible from the watercourse
- Two bat boxes to be installed on suitable retained trees, details of which (location and design) shall be submitted to and approved in writing by the local planning authority and then installed in accordance with the approved details.
- A new roosting opportunity shall be incorporated into the design of the new extension, details of which (location and design) shall be submitted to and approved in writing by the local planning authority and then installed in accordance with the approved details.
- Two integrated Swift Nest Boxes (or similar) will be installed within the new extension, details of which (location and design) shall be submitted to and approved in writing by the local planning authority and then installed in accordance with the approved details.

Reason: To protect and enhance biodiversity in accordance with the Wildlife and Countryside Act 1981, Habitat and Species Regulations 2017, NERC Act 2006, NPPF and Policy E5 of the Revised Test Valley Local Plan 2016.