

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday 26<sup>th</sup> September 2023

**Time:** 5.30 p.m

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

**Southern Area Planning Committee – 26<sup>th</sup> 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. **23/00805/FULLS (PERMISSION) 30.03.23** **25 – 48**  
SITE: The Romsey School, Greatbridge Road, Romsey,  
SO51 8ZB, **ROMSEY TOWN**

**CASE OFFICER:** Kate Levey

8. **23/01560/FULLS (REFUSE) 22.06.23** **49 – 63**  
SITE: Ashley Glebe Farm Barn, Chalk Vale, Ashley,  
SO20 6RG, **ASHLEY**

**CASE OFFICER:** Paul Goodman

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<b>APPLICATION NO.</b>	23/00805/FULLS
<b>SITE</b>	The Romsey School, Greatbridge Road, Romsey
<b>COMMITTEE DATE</b>	26 <sup>th</sup> September 2023
<b>ITEM NO.</b>	7
<b>PAGE NO.</b>	25 - 48

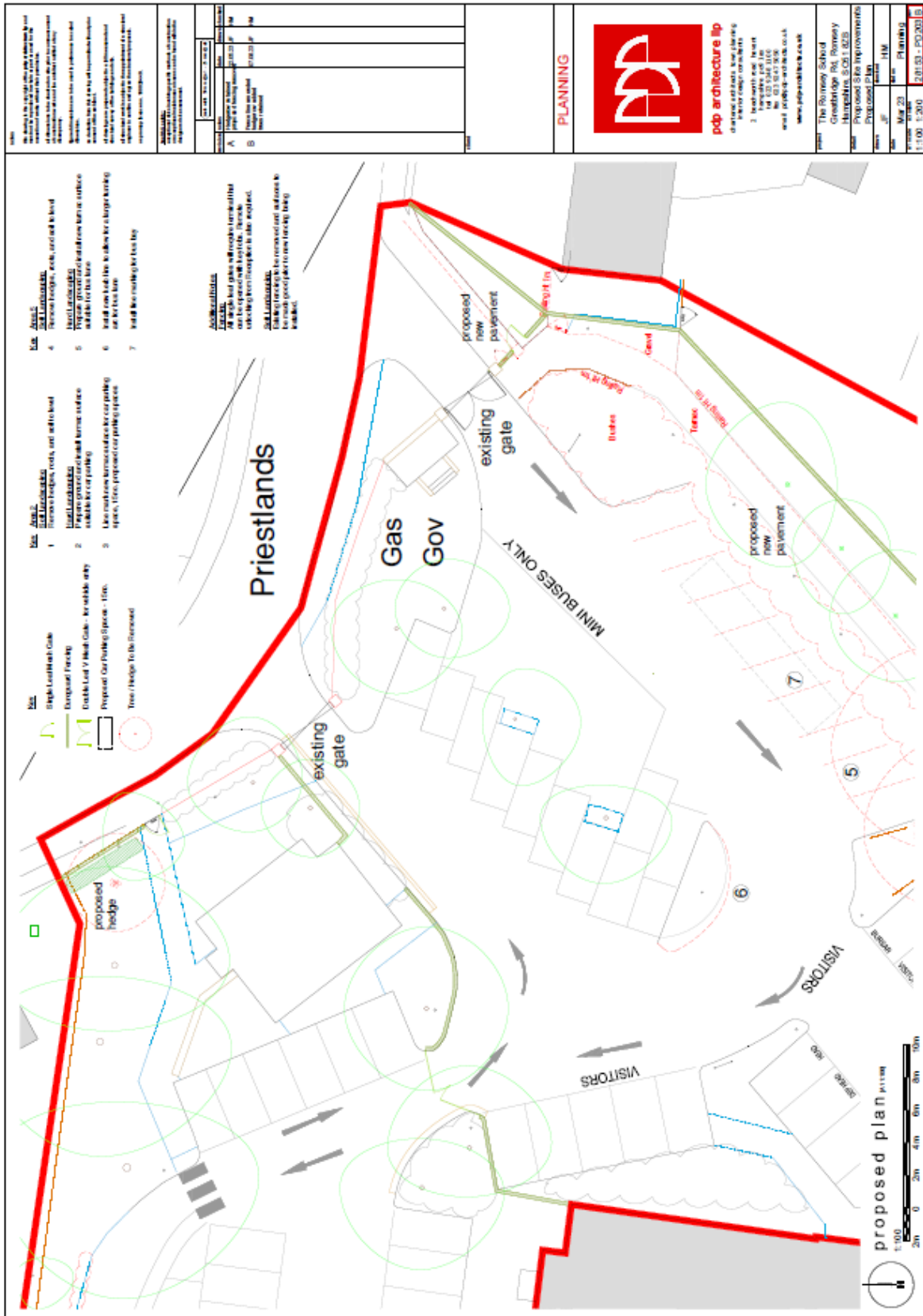
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1.0 The submitted plans were missing from the agenda pack. Plan references 28153-PD204B, 28153-PD202E and 28153-PD203B are attached to this update paper.

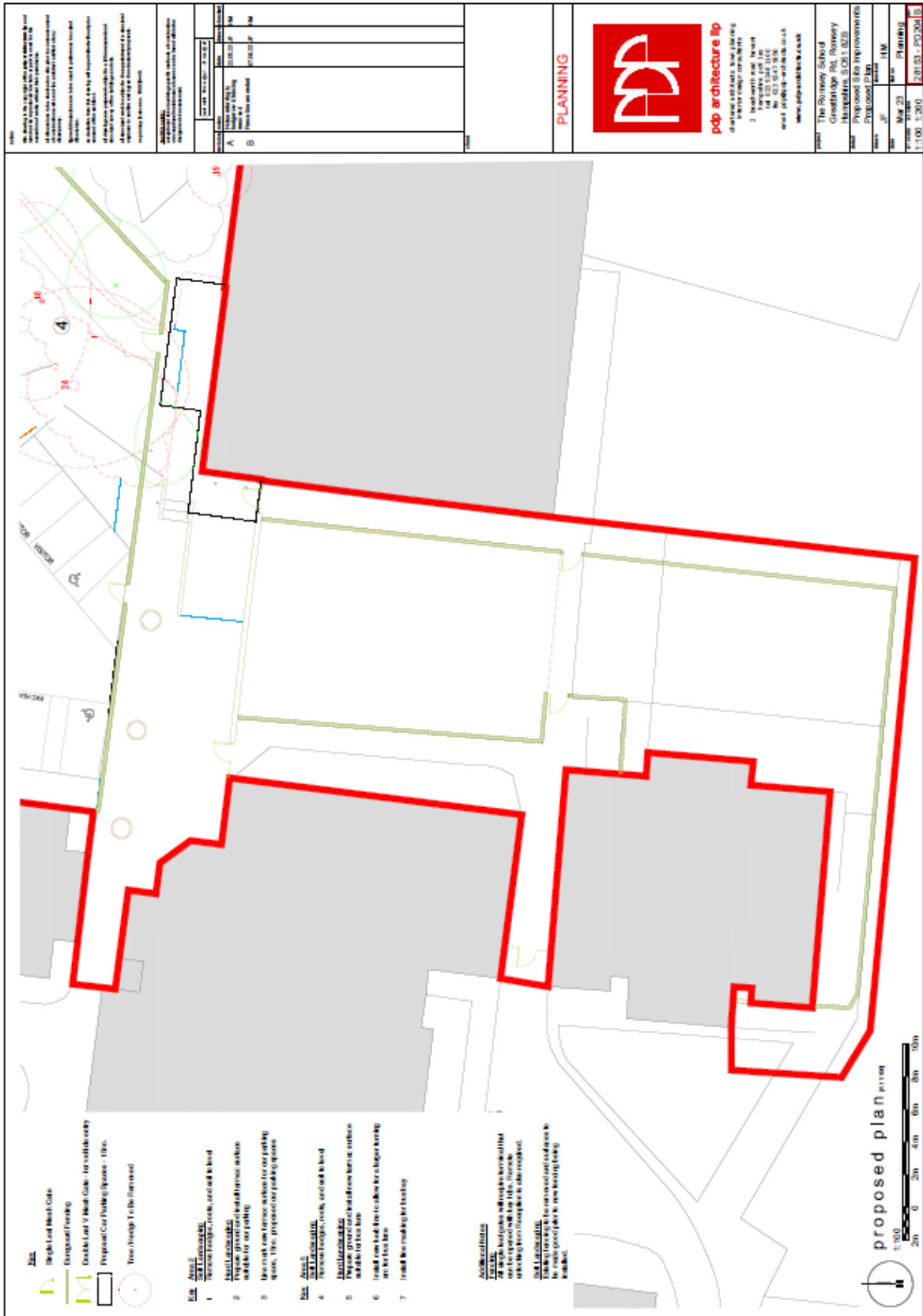
4.0 **RECOMMENDATION**  
**NO CHANGE**



Appendix B



Appendix C



<b>APPLICATION NO.</b>	23/01560/FULLS
<b>SITE</b>	Ashley Glebe Farm Barn, Chalk Vale, Ashley, SO20 6RG, <b>ASHLEY</b>
<b>COMMITTEE DATE</b>	26 September 2023
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## 1.0 **AMENDMENTS**

- 1.1 Further consideration of a court decision in relation to the principle of development is provided. Corrections are made to paragraph 8.22 (Amenities of neighbouring properties).
- 1.2 A copy of the proposed elevations (East/North) is provided as the plan was missing from the main agenda.

## 2.0 **PLANNING CONSIDERATIONS**

### 2.1 **Principle of development**

In addition to the previous planning decisions discussed in the Officers report the Planning Statement submitted in support of the application also references a court decision, summarised in the statement as follows;

*Further, in the case of Amber Valley DC v SoS 23/01/2008 permission for a barn conversion had been granted in 2006 but in 2007 an enforcement notice was issued alleging that the works undertaken had gone further than those authorised, and that partial demolition and rebuilding had occurred. An appeal against the enforcement notice succeeded after an inspector concluded that the overall environmental effect of the changes was not that substantial and to grant planning permission would be preferable to leaving the barn unfinished and part- demolished. The High Court held that the reasons given by the inspector were entirely adequate and there had been no error in law*

- 2.2 The plans associated with the decision are not available for review but in reading the decision it is clear that the building in question were only partially demolished and the appeal considered what extent of demolition was permitted by the original application.
- 2.3 In the current application it is clear that the entire building has been demolished. The original permission may have required specific elements of demolition and rebuilding to accommodate new/revised opening but the previous permission clearly did not provide for complete demolition. As a result the conclusion on the principle of development is unchanged and remains as set out in paragraph 8.13 of the Officers report.
- 2.4 **Amenities of neighbouring properties**  
The contents of paragraph 8.22 should be disregarded and replaced with the following.



2.5 The application site is situated within a small hamlet of properties to the southern side of Chalk Vale Road formed around the former farmyard. This is comprised of 1 & 2 Chalkvale Cottages to the southwest of the application site and Chalkvale House to the east. In addition to the older properties the permitted redevelopment of the site to the south is currently under construction. As previously described the application replicates the design of the permitted under application 21/00650/FULLS which was found to have no adverse impact on neighbouring amenity. There has been no significant changes to the boundary features of neighbouring sites that would warrant a different conclusion to that reached in considering the previous application. As a result the proposals are considered to have no significant detrimental impact on the amenities of the neighbouring properties and therefore accords with the relevant amenity policies of the TVBRLP 2016. Had the application been otherwise acceptable a condition could have been applied to restrict construction hours to limit noise impact.

**3.0 AMENDED RECOMMENDATION**

**3.1 NO CHANGE**

Appendix A

