



Update Paper

Southern Area Planning Committee

Date: Tuesday 8 January 2019

Time: 5.30 pm

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

Southern Area Planning Committee

Tuesday 8 January 2019

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 10:00 am 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. **18/02547/FULLS (PERMISSION) 16.10.2018** **11 – 38**
SITE: Golden Hill, Belbins, Romsey, **ROMSEY EXTRA**

CASE OFFICER: Sarah Barter
8. **18/02613/FULLS (PERMISSION) 05.10.2018** **39 – 79**
SITE: Oaklands Farm, Lockerley Road,
EAST TYTHERLEY

CASE OFFICER: Paul Goodman
9. **18/02747/FULLS (PERMISSION) 02.11.2018** **80 – 86**
SITE: 4 Market Place, Romsey, **ROMSEY TOWN**
(ABBEY)

CASE OFFICER: Sarah Barter
11. **18/02218/FULLS (PERMISSION) 23.08.2018** **100 – 106**
SITE: The Trojans Club, Stoneham Lane, Eastleigh,
CHILWORTH

CASE OFFICER: Sarah Barter

APPLICATION NO.	18/02547/FULLS
SITE	Golden Hill, Belbins, Romsey, SO51 0PE, ROMSEY EXTRA
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1.0 VIEWING PANEL

1.1 Attendance: Cllr Anderdon, Cllr Bailey, Cllr Bundy, Cllr Cooper, Cllr A Dowden, Cllr C Dowden, Cllr Finlay, Cllr Hatley, Cllr Hibberd, Cllr Hurst, Cllr Richards, Cllr Thom, Cllr Ward.

1.2 Apologies: Cllr Jeffrey, Cllr Johnston, Cllr Baverstock, Cllr Adams King.

2.0 REFUSE TURNING

2.1 Paragraph 8.23 of the agenda report advises on an update in this respect. The applicant has confirmed that refuse bins will be taken outside the site for collection. No further detail is required.

3.0 NEW FOREST SPA PAYMENT

3.1 Paragraph 8.31 and the recommendation of the agenda report refers to the New Forest SPA payment. This payment was made on the 7th January 2019. The recommendation is updated to reflect this.

4.0 AMENDED RECOMMENDATION

PERMISSION subject to condition 1 - 7 and notes 1 and 2 of agenda report recommendation.

APPLICATION NO.	18/02613/FULLS
SITE	Oaklands Farm , Lockerley Road, East Tytherley, SP5 1LJ, EAST TYTHERLEY
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1.0 **PLANNING CONSIDERATIONS**

1.1 Size Comparisons

As is described in paragraph 8.13 of the Officers reports the southern barn (Plot 1) is the larger of the existing buildings measuring approximately 30m by 25m with a ridge height of 6.2m. The resulting footprint is approximately 776 sqm. By comparison the proposed Plot 1 has a maximum ridge height of 6.6m at the highest part of the mono-pitched roof but the majority of the dwelling is single storey with a roof height of 2.4m. As a result of the courtyard design the proposed dwelling has a similar frontage to the existing building but the footprint is reduced to approximately 485 sqm.

- 1.2 As is described in paragraph 8.14 of the Officers reports the northern barn (Plot 2) measures 30m by 28m with a ridge height of 5.85m. However as the barn sits on a higher ground level than Plot 1 the overall ridge height sits approximately 1.2m higher than the southern barn. The footprint of Plot 2 is approximately 591 sqm. By comparison the proposed Plot 1 has a maximum ridge height of 6.6m at the highest part of the mono-pitched roof but the majority of the dwelling is single storey with a roof height of 2.4m. As a result of the courtyard design, which is slightly varied from Plot 1 the footprint is reduced to approximately 500 sqm.

APPLICATION NO.	18/02747/FULLS
SITE	4 Market Place, Romsey, SO51 8NB, SO51 8NB, ROMSEY TOWN (ABBEY)
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1.0 The application has been **WITHDRAWN** by the Head of Planning and Building.

APPLICATION NO.	18/02218/FULLS
SITE	The Trojans Club , Stoneham Lane, Eastleigh, SO50 9HT, CHILWORTH
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1.0 **ADDITIONAL INFORMATION**

- 1.1 A drawing has been received from the agent showing sections through the proposed bunding, this is attached to this update paper. It shows the proposed height and expected shape of the bunds at four separate points. The height is no higher than 2m and has been separated to ensure no significant interference with adjacent trees. The agent has confirmed that the bunding will be seeded for grass. The levels annotated on the bunding match those found in the levels drawing. In light of the receipt of this drawing condition 5 in relation to bunding detail has been removed from the recommendation. A new condition 5 has been added to reflect the ecologists response set out below.

2.0 **CONSULTATION**

- 2.1 Ecology – No Objection subject to condition.

3.0 **Ecology**

- 3.1 The proposal is supported by an Ecological Appraisal by Middlemarch Environmental (November 2018). The survey identified the potential for reptiles and nesting birds to be impacted by the proposed works and has made recommendations to undertake the creation of the bund out of the nesting bird and active reptile season (between Nov and mid-March). The County Ecologist would support all of their measures, however if works to the bunding start from mid March (or if the weather has been above freezing for consecutive days), it is recommended that ecology supervision and precautionary working methods are undertaken, and a compliance report submitted upon completion. This is secured through the newly worded condition 5 below and a further condition 6.

4.0 **AMENDED RECOMMENDATION**

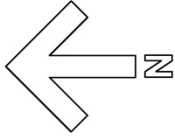
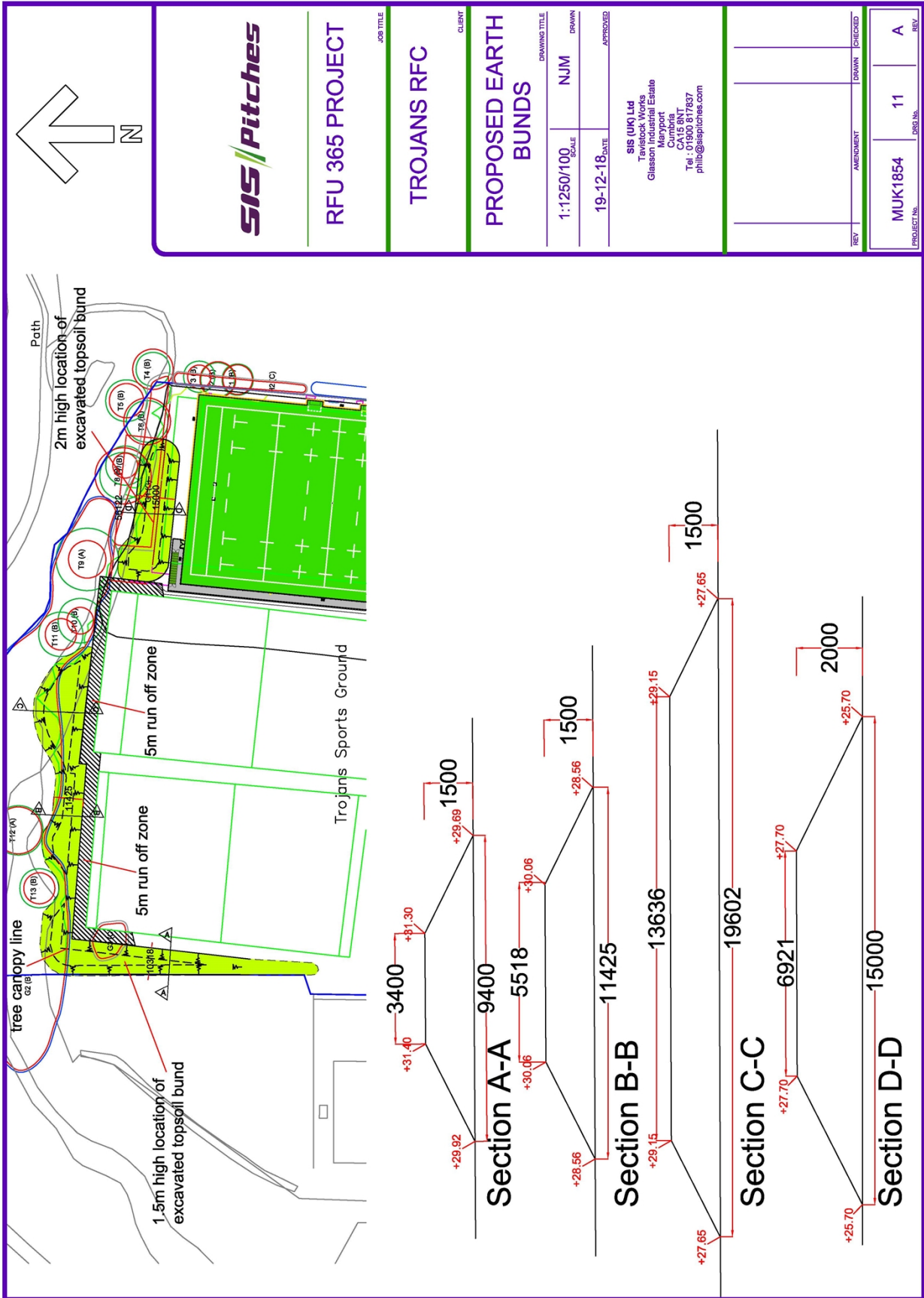
PERMISSION subject to condition 1, and 3-4 and notes 1 and 2 of agenda report recommendation and amended condition 2 and 5, and additional condition 6 as follows:

2. **The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**
MUK1854 06 J
MUK1854 11 A
MUK1854 03
Reason: For the avoidance of doubt and in the interests of proper planning.
5. **Development shall proceed in accordance with the measures set out in Section 7.2 and 7.3 of the Middlemarch Environmental Ecological Appraisal Report (November 2018).**
Reason: to ensure protected species are not harmed by the

development and in accordance with Policy ENV05 of the Test Valley local plan.

- 6. Any works occurring outside of the recommended time of year for ecological purposes in relation to the creation of the bunding shall not be begun until full details of working methods and a compliance report have first been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.**

Reason: to ensure protected species are not harmed by the development and in accordance with Policy ENV05 of the Test Valley local plan.



SIS Pitches

RFU 365 PROJECT

JOB TITLE

TROJANS RFC

CLIENT

PROPOSED EARTH BUNDS

DRAWING TITLE

1:1250/100 SCALE

19-12-18 DATE

DRAWN

NJM

APPROVED

SIS (UK) Ltd
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 Glasson Industrial Estate
 Maryport
 Cumbria
 UK
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REV	AMENDMENT	DRAWN	CHECKED

PROJECT No.	DRG. No.	REV.
MUK1854	11	A