

UPDATE PAPER

Southern Area Planning Committee

Date: Tuesday 19th December 2023

Time: 5.30 p.m

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

Southern Area Planning Committee – 19th December 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. **23/01264/FULLN (PERMISSION) 18.05.2023** **18 – 38**
SITE: Marwood, Farley Street, Nether Wallop,
SO20 8EQ
NETHER WALLOP/OVER WALLOP

CASE OFFICER: Katie Nethersole
9. **23/01649/FULLS (PERMISSION) 30.06.2023** **51 – 95**
SITE: Erlcombe, Butts Green, Lockerley, SO51 0JG
LOCKERLEY

CASE OFFICER: Graham Melton
11. **23/00660/PIPS (PERMISSION) 08.03.2023** **125 – 137**
SITE: Land at Fairbourne Farm, Kiln Lane,
Braishfield, SO51 0PJ
BRAISHFIELD

CASE OFFICER: Kate Levey

APPLICATION NO.	23/01264/FULLN
SITE	Marwood, Farley Street, Nether Wallop, SO20 8EQ, NETHER WALLOP OVER WALLOP
COMMITTEE DATE	19 December 2023
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1.0 REPRESENTATIONS

- 1.1 **1 x additional letter**; “No comment” from The Trout, Heathman Street, Nether Wallop.

2.0 AMENDED RECOMMENDATION

In order to secure appropriate controls over construction activity (a Construction Environment Management Plan) and the effect on the local amenities Condition 15 has been added to the recommendation.

PERMISSION subject to conditions 1 – 14 and notes 1-3 of the main agenda report and additional condition 15:

15. **No development shall commence on site (including any works of demolition), until a Construction and demolition 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) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
 - vi) wheel washing facilities**
 - vii) measures to control the emission of dust and dirt during demolition and construction;**
 - viii) A scheme for recycling/disposing of waste resulting from**

demolition and construction works; and

ix) Measures for the protection of the natural environment

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 the matter 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 and dangers to highway safety, during the construction phase having regard to Policy E8 of the Test Valley Borough Revised Local Plan (2016)

APPLICATION NO.	23/01649/FULLS
SITE	Erlcombe, Butts Green, Lockerley, SO51 0JG.
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1.0 REPRESENTATIONS

1.1 Since the publication of the agenda report two additional representations from the residents of Bowmans and Crispins, objecting to the proposal have been received and a summary of their contents is set out below:

- Wish to update objections to the proposal following publication of agenda report.

Impact on the amenity of neighbouring property

Proposed dwelling

- Agenda report seriously underestimates the cumulative adverse impact on the amenity of neighbouring properties.
- What is proposed doesn't really materially change the fact that the site is far too small to realistically build upon, without vastly affecting the amenity of the local residents, school and that of the new residents of the proposed property.
- Similar applications have been turned down at appeal on the basis of not sufficiently providing for the amenity of existing residential properties and also potential future occupants of the proposed dwelling: directly in contradiction of Policy LHW4 of the TVBRLP.
- Submit the current proposal contradicts this policy too, for exactly the same reasons.
- Furthermore, this application is for a larger footprint closer to the neighbouring boundaries.
- Although single storey, the proposed dwelling will be closer to the rear boundary with Bowmans at 3.9m compared to the previous distance of 5.9m and 10.9m away from the rear wall of Bowmans and 9.2m from the rear wall of Crispins.
- The separation distance is unacceptably close and much closer than the 20m that would be the minimum required by most Councils.
- Although only single storey, the proposed dwelling would still be about

- 1.35m higher than the highest part of the existing fence with the effect of appearing higher than previous schemes due to the closer positioning.
- Inspector previously noted the significance of the undeveloped area close to the boundary to the amenity of Bowmans.
 - Overbearing appearance is reinforced by the combination of the length of the western elevation and the plain brick treatment.
 - Footprint of the proposed dwelling is 10% larger than previous proposals and now occupies most of the existing garden area, similar to the recently dismissed appeal for a scheme in Wellow.
 - Large, flat green roof area is unlike any other development in the area and will adversely impact outlook from Bowmans.
 - Understand there is also no “safeguard”, that if permission is granted, that a later application could be made for a second storey.
 - Not reassured by the imposition of a condition to remove Permitted Development rights for additional storey(s), consider this demonstrates proposal is unacceptable.
 - If granted then the development exactly back to what has been turned down by the Inspectorate many times, with an even greater footprint and closer to neighbouring boundaries.

Proposed bin store

- The bin store for the proposed dwelling is in very close proximity to the rear boundary raising the prospect of unpleasant smells particularly during the summer, impairing the enjoyment of garden space.

Boundary fence

- Do not understand why it is asserted the construction of a 2m high boundary fence is not included in the application as it is shown as an annotation on the submitted site plan.
- Increase in the height of the fence would only increase the sense of enclosure and intrusion into the garden area serving Bowmans, maintain that Permitted Development rights should be removed.

Impact on the character and appearance of the area

- From the viewpoint of the 3 boundary neighbours, the small “tweaks” and “adjustments” to get to what is now proposed that faces us, frankly makes it just plain ugly.

Highways

- Do not consider proposal complies with Policies T1 and T2.
- As with previous applications it remains extremely frustrating the real-life situation regarding blocking of nearby pavements by parked vehicles at

the dangerous junction by Lockerley Motors, and the number of vehicles currently parked at Erlcombe can be dismissed in favour of theoretical assessment.

- Maintain these aspects should be taken into account in determining the suitability or otherwise of arrangements for vehicle access, traffic onsite and parking which is currently considered woefully inadequate.
- There are serious issues around parking and traffic movements so close to the notorious junction by Lockerley Motors, where two accidents have occurred in recent months.

Other Matters

- Do not understand why concerns about the potential impact of landscaping trees on the western boundary of the neighbouring properties are deemed irrelevant and a purely civil matter.
- Similar concerns regarding the potential impact on future occupants of the then proposed dwellings was considered material in a previously dismissed appeal.

1.2 Paragraphs 8.8 to 8.26 (Impact on the amenity of residential property), 8.27 to 8.3 (Impact on the character and appearance of the area), 8.37 to 8.46 (Highways) of the agenda report set out the officer's assessment of the matter raised above. However, additional commentary on the particular points not previously raised is set out below.

1.3 Impact on the amenity of neighbouring property

Proposed dwelling

Reference has been drawn to Inspector's commentary from a previous appeal at Oaklands, Lower Common Road, West Wellow (Applications reference 22/00716/FULLS, 22/02353/FULLS and 23/00582/FULLS). In particular, the commentary regarding the development of a large undeveloped space and the visual harm that arises subsequently. However, this commentary relates to an application site adjacent to a public highway and the impact of proposed development on the character and appearance of the area. In this instance, the proposed development will not be visible from the public realm and the assessment of its design is principally in relation to the impact on neighbouring amenity. It is therefore considered the commentary in the previous appeal at Oaklands does not carry any significant weight in the assessment of the current application.

1.4 *Proposed bin store*

The concern regarding the potential impact from the location of the proposed bin store is noted, but it is not considered the presence of an additional bin store within an existing garden and settlement area results in a materially significant

level of harm to the character and appearance of the area, or the amenities of neighbouring properties such as to result in a reasonable basis for refusing the planning application.

1.5 *Boundary fence*

Although the submitted site plan includes an annotation indicating the replacement of the existing boundary fence with a 2m tall fence, this element is not listed within the proposal description of the development and therefore does not fall within the scope of the application. Therefore, the assessment of the proposal is undertaken on the basis of the existing boundary treatment. Members will be aware that the provision of a fence, wall or other means of enclosure in such a location would be Permitted Development as long as the height did not exceed 2m.

1.6 Impact on the character and appearance of the area

The right to a private view is not a material planning consideration and so no weight is afforded to this matter. An assessment of the design of the proposed development and its impact on the character and appearance of the area is limited to views from the public realm only and that is detailed in the main agenda report.

1.7 Other Matters

The reference in paragraph 8.20 of the agenda report is to the potential overshadowing impact of the proposed landscaping if it is allowed to grow substantially higher than the existing fence. In that circumstance the advice highlights the presence of other controls beyond the planning system for residents to seek a remedy to that. The application has been considered on the basis that Officers consider that what has been proposed is acceptable in planning terms. Clearly if the landscaping along the western boundary does not form part of the application then the potential for the threat of future effect does not arise from the grant of any planning permission. However on the basis of what is being proposed the landscaping is considered acceptable subject to final control on species and future management responsibility (conditions 8 and 9 respectively).

2.0 **CORRECTIONS**

- 2.1 Paragraph 8.56 on page 71 of the agenda report contains a typographical error, the second sentence should read as follows:

Natural England have responded raising no objection subject to the securing of the proposed mitigation measures prior to the issuing of planning permission.

- 2.2 The site plan and elevation drawing for the previous scheme dismissed at appeal (application reference 22/01682/FULLS, paragraphs 4.2 and 4.3) has

been included as pages 93 and 94 of the agenda report.

- 2.3 The elevation drawing for the most recent planning application (reference 22/02814/FULLS, paragraph 4.1) previously refused following the Southern Area Planning Committee meeting on 31st January 2023, has been included as page 95 of the agenda report.

3.0 **UPDATES**

3.1 Planning history

To enable a comparison exercise between the current proposal and the most recent previous applications as referenced on section 2 above, a section diagram has been submitted and is attached to this update paper as **Appendix A**.

3.2 Conditions

To ensure the development achieves the relationship with neighbouring properties as shown on the submitted section drawings, an additional condition has been imposed securing the submission of the final ground floor slab and damp proof course level.

4.0 **RECOMMENDATION**

4.1 **Delegate to the Head of Planning and Building for the following:**

- **Completion of a legal agreement to secure the proposed mitigation measures ensuring the development achieves nutrient neutrality.**

then **PERMISSION** subject to conditions 1-17 and note 1 of main agenda report recommendation and additional condition 18 as follows:

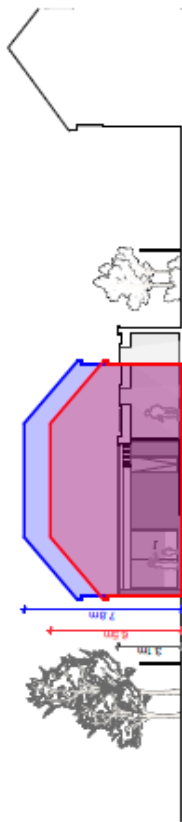
- 18. Prior to the commencement of development plans and cross sections of the existing and proposed ground levels of the development and boundaries of the application site, including details of the height of the ground floor slab and damp proof course level, shall be submitted to and approved by the Local Planning Authority. Development shall be undertaken in accordance with the approved details.**

Reason: To ensure satisfactory relationship between the new development and the adjacent neighbouring dwellings and amenity areas in accordance with Policy LHW4 of the Test Valley Borough Revised Local Plan (2016).

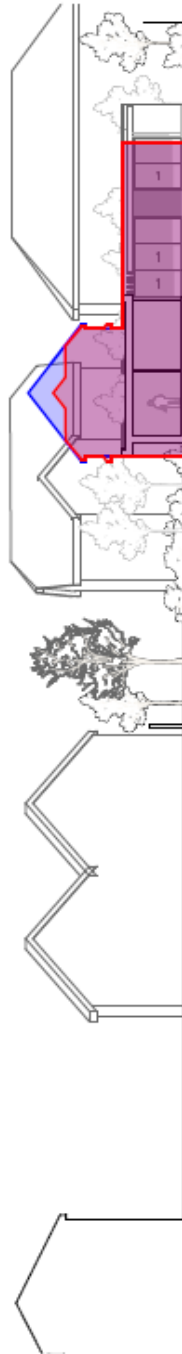
Appendix A



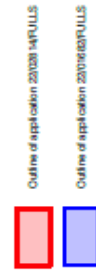
Key Plan



Section AA



Section BB



Project Name	19-006 - AMD - XX - XX - DR - A - 0-00 - 01
Client	AMC project 19-006
Drawn by	
Checked by	
Scale	1:100
Date	19/12/2023

Project Name: 19-006 - AMD - XX - XX - DR - A - 0-00 - 01
 Client: AMC project 19-006
 Drawn by: [Name]
 Checked by: [Name]
 Scale: 1:100
 Date: 19/12/2023

Project Name: 19-006 - AMD - XX - XX - DR - A - 0-00 - 01
 Client: AMC project 19-006
 Drawn by: [Name]
 Checked by: [Name]
 Scale: 1:100
 Date: 19/12/2023

Scale: 1:100
 NOTE: The drawing is to be used for planning purposes only.

APPLICATION NO.	23/00660/PIPS
SITE	Land at Fairbourne Farm, Kiln Lane, Braishfield
COMMITTEE DATE	19 th December 2023
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1.0 CORRECTION

Paragraph 8.20 (Typo): 'land use classification as **diary**...' Should say, 'land use classification as **dairy**...'

2.0 RECOMMENDATION

No change.