

# **UPDATE PAPER**

# **Southern Area Planning Committee**

**Date:** Tuesday 23rd April 2024

**Time:** 5.30 p.m

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



**Southern Area Planning Committee – 23rd April 2024**

**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. **23/03200/RESS (APPROVAL) 15.12.2023**  
**19-67**

SITE: Land east of Furzedown Road, Furzedown Road,  
Kings Somborne **KINGS SOMBORNE**

**CASE OFFICER:** Sarah Barter

8. **18/02797/FULLS (PERMISSION/REFUSE) 01.11.2018**  
**68-104**

SITE: Land adjacent to Greenwood Cottages, Woodington  
Road, East Wellow, SO51 6DQ **WELLOW**

**CASE OFFICER:** Graham Melton

9. **24/00083/VARN (PERMISSION) 15.01.2024**  
**105-119**

SITE: Stockbridge House, High Street, Stockbridge,  
SO20 6EX **STOCKBRIDGE**

**CASE OFFICER:** Katie Nethersole

11. **24/00341/VARS (PERMISSION) 13.02.2024**

**145-159**

SITE: SHB Hire Ltd, Mill Lane, Nursling, SO16 0YE  
**NURSLING AND ROWNHAMS**

**CASE OFFICER:** Mark Staincliffe



<b>APPLICATION NO.</b>	23/03200/RESS
<b>SITE</b>	Land East Of Furzedown Road, Furzedown Road, Kings Somborne, , <b>KINGS SOMBORNE</b>
<b>COMMITTEE DATE</b>	23 April 2024
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## 1.0 CONSULTATIONS

- 1.1 Trees - No Objection
- 1.2 HCC Lead Local Flood Authority - No Objection

## 2.0 REPRESENTATIONS

### 2.1 1/3 New Cottages – Objection (Summarised)

- The plan that shows our property, which immediately adjoins the allotment site, continues to identify our property as no 1. It is, in fact, no 3. No 1 is at the other end of the terrace of three houses. The Land Registry has been notified of the error by my neighbours at No 1, but refuses to acknowledge that the plan is incorrect.
- The end elevation overlooking our property of Plot 1 now shows two windows overlooking our property. This was not previously the case and is unacceptable.
- The elevation plan shows clearly the difference in height of the site of Plots 1,2 and 3. The terrace of three is going to tower over us with windows looking into our kitchen/breakfast room, downstairs shower room and WC and first floor landing. In addition, the bedrooms front and rear overlook our front, side and back gardens
- The siting of Plots 1,2 and 3 so close to our boundary will restrict direct sunlight, destroy totally our outlook and should not be approved by you as Planning Authority.
- The Land Registry Plan in respect of Nos 1, 2 and 3 shows our titles extends to the road edge. The Highways Authority Plan shows something

different. They cannot both be right, so this needs to be resolved in law, before the condition relating to the visibility splay can be discharged.

- We have written to both Shorewood and the Diocese pointing out how unhappy we are with what they are proposing to do to our allotments, suggesting that one solution might be to delete Plot 1 altogether. If that doesn't happen, then one or both should compensate us for the significant loss of amenity and/or diminution in value as a direct result of what they are proposing. The Diocese, by virtue of a community decision to grant planning permission to build houses all over the Village's allotments, receives a massive unearned capital gain, partly at our expense. We think it would be entirely reasonable if it reserved a small percentage of that capital gain to recognise our loss.

### 3.0 **PLANNING CONSIDERATIONS**

#### 3.1 Trees

A further consultation response of no objection has been received from the Tree Officer following the submission of additional clarification from the applicant's Arboriculturist and an updated tree protection plan. It is considered the proposal can be provided without significant harm to the trees on and off site in accordance with policy E2 of the Revised Borough Local Plan 2016.

#### 3.2 Drainage

A final consultation response has been received from HCC Lead Local Flood Authority of no objection. The drainage strategy has identified locations for cellular soakaways to demonstrate that they are achievable within the site layout. It is considered that more detailed matters can be addressed through

Condition 10 on the outline permission. It is considered that the development can be provided in accordance with policy E7 of the Revised Borough Local Plan 2016.

#### 3.3 Amenity

Paragraph 8.3 and 8.4 of the agenda report discusses amenity at number 1/3 New Cottages.

#### 3.4 Numbering of number 1/3 New Cottages

The neighbour at 1 New Cottages advises that the number is actually number 3. The numbering on the OS map clearly sets out number 1. For the purposes of this application this neighbour is named as number 1.

### 3.5 Land ownership

Concern continues to be highlighted about ownership of part of the land in the visibility splay at the front of number 1 New Cottages. Officers have undertaken a land registry search and highway land search and have confirmed with the HCC Highway Officer that the legal position set out in the agenda report at paragraph 8.32 / 8.33 is correct.

### 3.6 OS Plan

An additional OS Plan is attached which shows a clearer view of the site location.

## 4.0 **AMENDED RECOMMENDATION**

**APPROVAL subject to agenda conditions 1 – 5 and amended condition 6 as follows:**

- 6. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**

**Topo 14177 SA A**

**New Access Junction - 151.5004.0601 J**

**Landscape plan - 1023-0101**

**Plots 1 - 3 Elevations - 7683/D06 A**

**Plots 1 - 3 Floor plans - 7683/D04 A**

**Plots 1 - 3 Roof plans - 7863/D05 A**

**Site Plan - 7683/D01 A**

**Site section - 7683/D03 A**

**Tree protection - TPP-KC/KSALLOT/001 E**

**Location plan - 7683/L01 B**

**Plot 10 Elevations - 7683/D18**

**Plot 10 Floor and roof - 7683/D16**

**Plot 11 Garage - 7863/D36**

**Plot 11 Elevations - 7863/D20**

**Plot 11 floor and roof - 7863/D19**



**Plot 12 Elevations - 7863/D22**

**Plot 12 Floor and roof - 7863/D21**

**Plot 13 Proposed Elevations - 7863/D24**

**Plot 13 Proposed floor and roof - 7863/D23**

**Plot 14 Garage - 7863/D37**

**Plot 14 Elevations - 7863/D26**

**Plot 14 floor and roof - 7863/D25**

**Plot 15 Elevations - 7863/D28**

**Plot 15 Floor and roof - 7863/D27**

**Plot 16 Elevations - 7863/D30**

**Plot 16 Floor and roof - 7863/D29**

**Plot 17 Garage - 7863/D38**

**Plot 17 Elevations - 7863/D32**

**Plot 17 Floor and roof - 7863/D31**

**Plot 18 Elevations - 7863/D34**

**Plot 18 Floor and roof - 7863/D33**

**Plot 4 and 5 Floor and roof - 7863/D07**

**Plot 4 and 5 Elevations - 7863/D08**

**Plot 8 - Garage - 7863/D35**

**Plot 8 Elevations - 7863/D12**

**Plot 8 Floor and roof - 7863/D11**

**Plot 9 Floor and roof - 7863/D13**

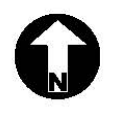
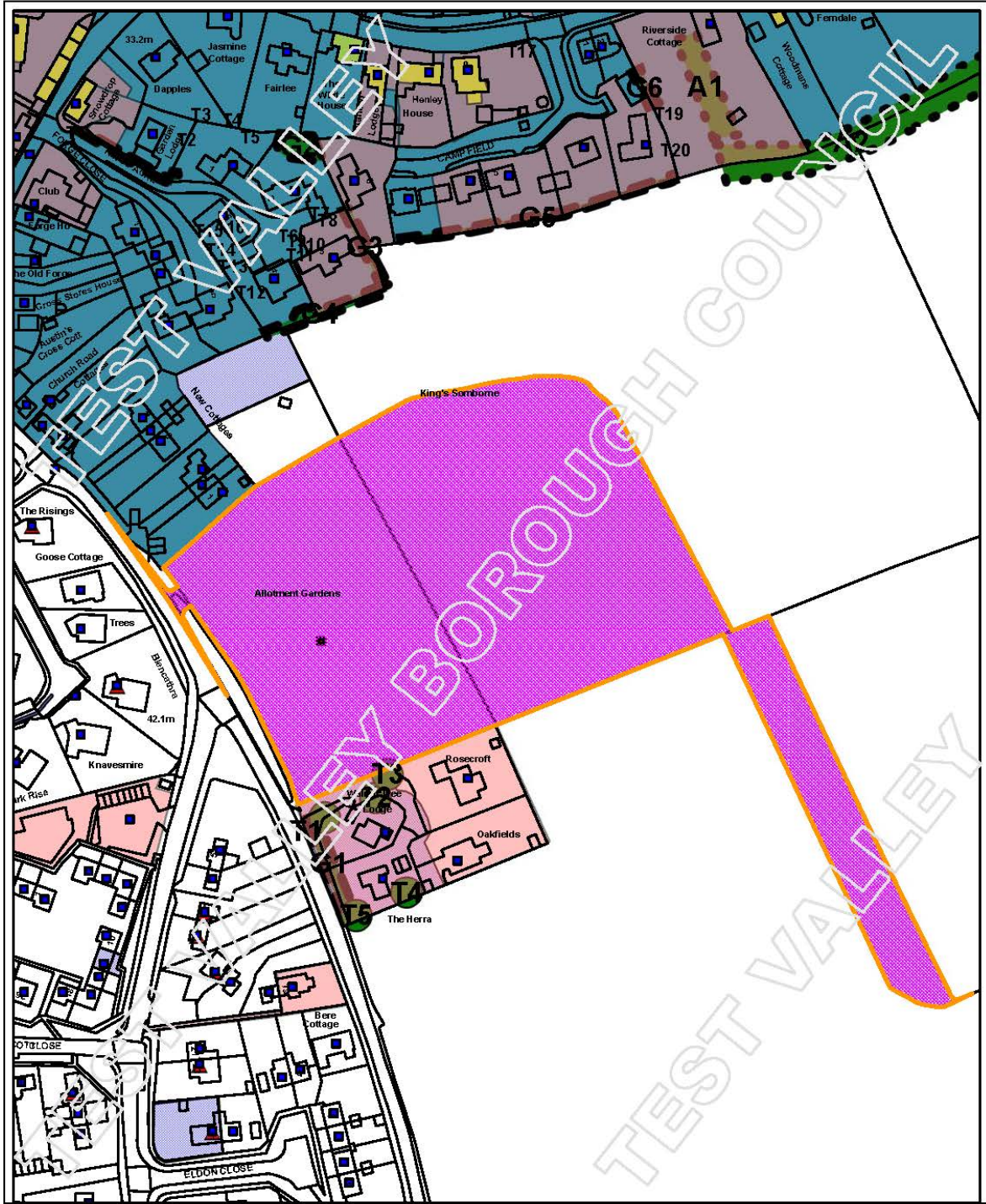
**Plot 9 Roof - 7863/D14**

**Plots 1 - 3 Elevations - 7863/D06**

**Plot 6 and 7 Elevations - 7863/D10**

**Plot 6 and 7 floor and roof - 7863/D09**

**Reason: For the avoidance of doubt and in the interests of proper planning.**



**Siteplan**



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**23/03200/RESS**

TEST VALLEY BOROUGH COUNCIL LICENCE No. 100024295 2013

<b>APPLICATION NO.</b>	18/02797/FULLS
<b>SITE</b>	Land adjacent to Greenwood Cottages, Woodington Road, East Wellow, WELLOW
<b>COMMITTEE DATE</b>	23 <sup>rd</sup> April 2024
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## 1.0 Updates

### 1.1 Draft Wellow Neighbourhood plan

The draft Wellow Neighbourhood Plan was submitted for examination on 17<sup>th</sup> January 2024 and therefore, carries moderate weight in the assessment of the current planning application. In relation to the principle of development, there are no specific policies within the draft neighbourhood plan relating to the provision of Gypsy pitches and as set out in the agenda report, the development is considered to be compliant with Local Plan policy.

- 1.2 The application site is not located within a designated local green space or key viewpoint as designated within the draft neighbourhood plan, with the layout and landscaping measures considered sufficient to ensure the development respects the rural character of the area (paragraph 8.25 of the main agenda report). In addition, it is considered the development provides sufficient drainage infrastructure (paragraph 8.36 of the original agenda report as Appendix A) and mitigation towards designated ecology sites and protected species (paragraph 8.35 of the main agenda report). As a result, it is considered the development complies with the neighbourhood plan.

## 2.0 Amendments

### 2.1 Amendments

#### *Conditions no's. 6 and 7 (Landscaping)*

In the event planning permission is granted, conditions no. 6 and 7 as set out on pages 75 and 76 of the officer report requires the submission, approval, subsequent implementation and maintenance of hard and soft landscaping details. The wording of these conditions have been amended to specify the

requirement for the implementation of soft landscaping works to be undertaken prior to the end of the first available planting season rather than within 3 months of any approval as originally worded. This amendment ensures planting will take place within favourable planting conditions to support successful establishment.

## 2.2 *Condition no. 8 (Ecology)*

Condition no. 8 requires the submission of a remediation, management and enhancement plan for protected species and habitats within proximity to the application site which will need to be produced by a qualified ecologist. As a result, the timeframe for submission of the proposed details has been extended to 6 months from the originally drafted trigger point of 3 months.

## 2.3 *Recommendation B*

The officer recommendation B in the agenda report remains unchanged.

## 3.0 **AMENDED RECOMMENDATION**

### **RECOMMENDATION A**

**Delegate to Head of Planning and Building for completion of satisfactory legal agreement on or before 23<sup>rd</sup> May 2024 which secures the following:**

- **Installation of package treatment plant and purchase of credits from strategic nitrate offsetting scheme at Roke Manor Farm.**
- **New Forest SPA contribution.**

**then PERMISSION, subject to conditions 1 to 5, 9, and note 1 of the main agenda report in addition to amended conditions 6, 7 and 8 detailed below:**

- 6. Within 3 months of the development hereby permitted, full details of hard and soft landscape works have been submitted and approved. Details shall include where appropriate: finished levels, means of enclosure and 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.**

**Within 3 months of the Local Planning Authority issuing approval, the hard landscaping works shall be completed in accordance with the**

**approved details. Before the end of the first available planting season following the Local Planning Authority issuing approval, the soft landscaping works shall be completed in accordance with the approved details.**

**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 Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**

- 7. Within 3 months of the date of the development hereby permitted, a schedule of landscape maintenance for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for the phasing of the implementation and ongoing maintenance during that period in accordance with appropriate British Standards or other recognised codes of practise. The works shall be completed in accordance with the approved details.**

**Reason: To ensure the provision, establishment and maintenance to a suitable standard of the approved landscape designs to create and maintain the appearance of the site and enhance the character of the development in the interest of visual amenity and to contribute to the character of the local area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**

- 8. Within 6 months of the date of the development hereby permitted, an Ecological Management Plan (EMP) including a scheme of remediation measures, shall be submitted to and approved in writing by the Local Planning Authority. Within 3 months of the Local Planning Authority issuing approval, the works shall be completed in accordance with the approved details.**

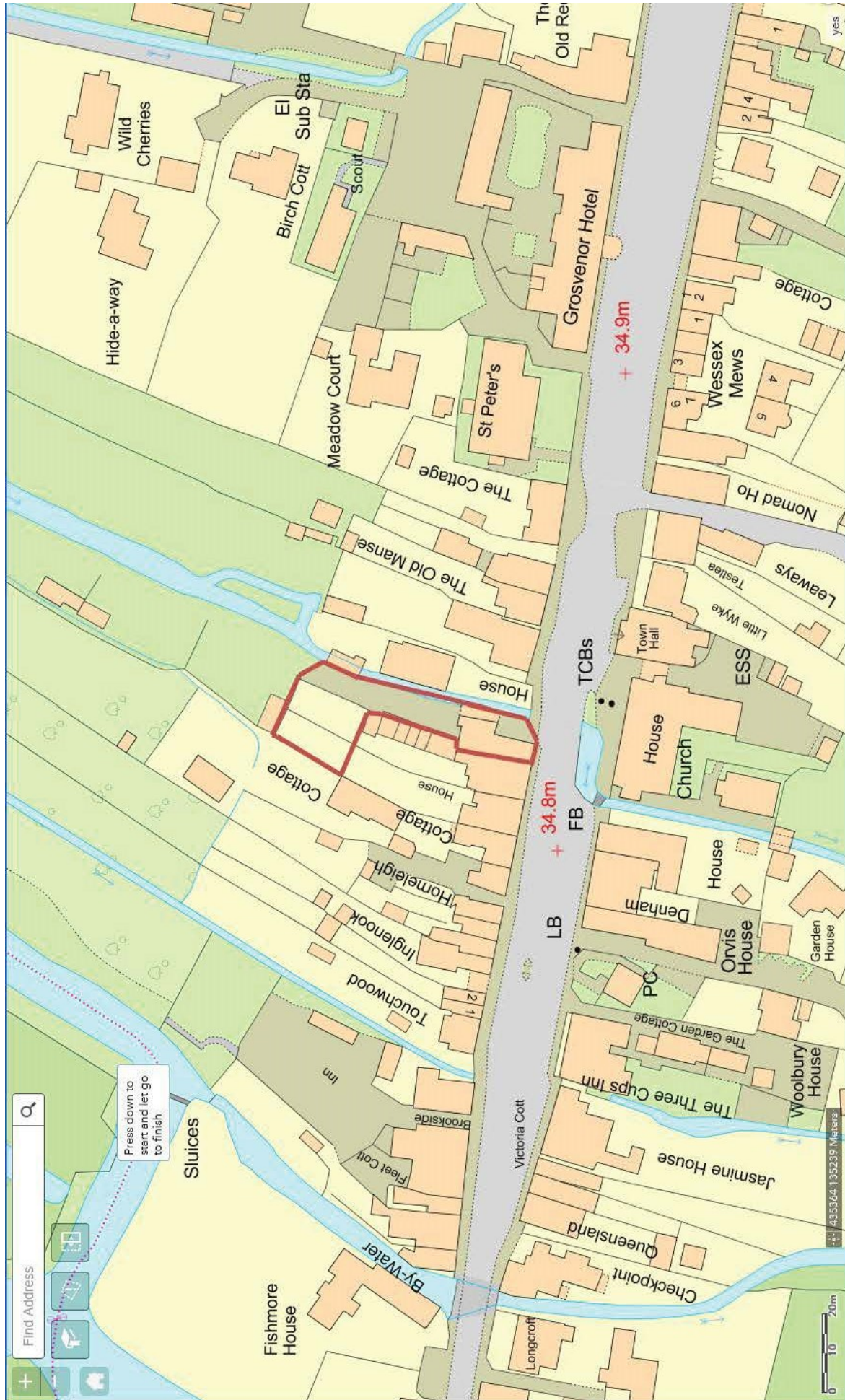
**Reason: To avoid impacts to protected species and to conserve and enhance biodiversity, in accordance with Policy E5 of the Test Valley Borough Revised Local Plan (2016).**

<b>APPLICATION NO.</b>	24/00083/VARN
<b>SITE</b>	Stockbridge House , High Street, Stockbridge, SO20 6EX, <b>STOCKBRIDGE</b>
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## 1.0 **AMENDMENTS**

- 1.1 An updated OS plan is provided to show the application site clearer than on the plan that was provided in the agenda.



<b>APPLICATION NO.</b>	24/00341/VARS
<b>SITE</b>	SHB Hire Ltd, Mill Lane, Nursling, SO16 0YE, <b>NURSLING AND ROWNHAMS</b>
<b>COMMITTEE DATE</b>	23 April 2024
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1.0 **UPDATE**

- 1.1 The application was **WITHDRAWN** by the applicant's agent. The Council will no longer determine the application.