

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday 21<sup>st</sup> May 2024

**Time:** 5.30 p.m.

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

**Southern Area Planning Committee – 21<sup>st</sup> May 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 and Building

**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. **23/03214/FULLS (PERMISSION) 19/12/2023** **25 - 49**  
SITE: Land East of Premier Way and South of Botley Road, North Baddesley, SO52 9DP  
**(ROMSEY TOWN)**  
  
**CASE OFFICER: Paul Goodman**
9. **23/02087/FULLS (PERMISSION) 24/08/2023** **85 – 105**  
SITE: Pockocks Roses, Jermyns Lane, Ampfield, SO51 0QA **(AMPFIELD)**  
  
**CASE OFFICER: Sarah Barter**
10. **24/00141/FULLS (PERMISSION) 22/01/2024** **106 – 129**  
SITE: Land adjacent to Jacobs Folly, Braishfield Road, Crookhill, SO51 0QB **(BRAISHFIELD)**  
  
**CASE OFFICER: Nathan Glasgow**

<b>APPLICATION NO.</b>	23/03214/FULLS
<b>SITE</b>	Land East Of Premier Way And South Of Botley Road, North Baddesley, Southampton, SO52 9DP, <b>ROMSEY TOWN</b>
<b>COMMITTEE DATE</b>	21 May 2024
<b>ITEM NO.</b>	7
<b>PAGE NO.</b>	25-49

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## 1.0 **AMENDMENTS**

- 1.1 Amended floorplans for Building A and C have been provided to reflect the revised elevations submitted, as per the main agenda.

## 2.0 **CONSULTATIONS**

- 2.1 **Planning & Building (Landscape)** – No Objection following amended plans.
- 2.2 **HCC LLFA** – No objection, following confirmation of maintenance arrangements,

## 3.0 **PLANNING CONSIDERATIONS**

### 3.1 **Landscape**

As indicated in the Officer's report amended plans were received following a meeting with the Landscape Officer. It is confirmed that those amendments were in accordance with the Landscape Officer's advice and no further objection is raised.

### 3.2 **Drainage**

The LLFA previously raised no objection to the drainage scheme but requested further details of the maintenance agreement with the landowner. Those details have now been provided and the LLFA have raised no further concern.

### 3.3 **Amended Condition**

It is proposed to amend Condition 12 to require the replacement tree planting specification to be agreed prior to first occupation of the buildings and for this planting to be provided no later than the first planting season following first occupation of the development.

### 3.4 **Correction**

Paragraph 8.37 of the Officers report is amended as follows;

The Environment Agency (EA) raised an initial concern that it was proposed to utilise non-mains drainage when mains drainage is available. Following those concerns the revised details now include mains drainage and the EA has no further objections.

**4.0 RECOMMENDATION as per the main agenda subject to an amendment to condition 12 and conditions and notes as per the main agenda.**

- 12. Prior to the occupation of the development, a replacement tree planting plan and specification shall be submitted to and agreed in writing by the Local Planning Authority. The new trees as detailed shall be planted in the approved positions no later than the first planting season following first occupation of the development. Tree planting shall take place in accordance with the recommendations in BS8545:2014 'Trees: from nursery to independence in the landscape -Recommendations'.**

**Reason: To ensure the continuation of canopy cover in the area and enhance the development in accordance with Test Valley Borough Local Plan Policy E2.**

**APPLICATION NO.** 23/02087/FULLS  
**SITE** Pockocks Roses, Jermyns Lane, Ampfield, SO51 0QA,  
**AMPFIELD**  
**COMMITTEE DATE** 21 May 2024  
**ITEM NO.** 9  
**PAGE NO.** 85-105

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**1.0 New Forest SPA**

1.1 The applicant has paid a New Forest Special Protection Area Contribution on Tuesday 14<sup>th</sup> May 2024. The recommendation is therefore updated to reflect this payment.

**2.0 AMENDED RECOMMENDATION**

**PERMISSION subject to conditions 1 – 7, updated condition 8, then conditions 9 – 20 & notes**

**08. Prior to the commencement of demolition and construction activity including site clearance or ground-works, a Construction Environment Management Plan (CEMP) shall be submitted to the Local Planning Authority for approval. The CEMP shall detail the significant risks posed to amenity from the emission of noise, dust and light and set out the mitigation measures to be employed to control such emissions and mitigate the effects of such emissions on sensitive land uses. This shall include details on wheel washing Unless otherwise agreed by the Local Planning Authority, construction activity shall only take place in accordance with the approved CEMP.**

**Reason: To minimise the risks of pollution and to ensure the site is satisfactorily developed in accordance with policy E8 of the Revised Borough Local Plan**

<b>APPLICATION NO.</b>	24/00141/FULLS
<b>SITE</b>	Land Adjacent to Jacobs Folly, Braishfield Road, Crookhill, SO51 0QB, <b>BRAISHFIELD</b>
<b>COMMITTEE DATE</b>	21 May 2024
<b>ITEM NO.</b>	10
<b>PAGE NO.</b>	106-129

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## 1.0 **CONDITIONS**

- 1.1 In the interests of the amenities of the neighbouring occupants at Drovers Cottage and Bramleys, it is considered appropriate to include a Construction Management condition to the granting of any planning permission. Therefore, an additional condition is recommended, as set out below.

## 2.0 **AMENDED RECOMMENDATION**

**PERMISSION as per the Agenda Report recommendation with additional Condition 14 as follows:**

14. **Prior to the commencement of development (including any works of demolition), a Construction and Demolition Environmental Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The plan shall include the following:**
- the parking location of vehicles of site operatives and visitors;**
  - loading and unloading of plant and materials;**
  - storage of plant and materials used in constructing the development;**
  - hours of construction, including deliveries;**
  - wheel washing facilities;**
  - measures to control the emission of dust and dirt during demolition and construction;**
  - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
  - viii) measures for the protection of the natural environment**
- The development shall be carried out in accordance with the approved construction method statement.**

**Reason: 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 Test Valley Borough Revised Local Plan (2016) Policy E8.**