



Update Paper

Southern Area Planning Committee

Date: Tuesday 20 November 2018

Time: 5.30 pm

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

Southern Area Planning Committee

Tuesday 20 November 2018

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. **18/01837/FULLS (PERMISSION) 16.07.2018** **11 – 28**
SITE: Land adjoining Crescent Industrial Estate,
Station Road, Nursling, SO16 0YD
NURSLING AND ROWNHAMS

CASE OFFICER: Paul Goodman
8. **18/01904/FULLS (PERMISSION) 23.07.2018** **29 – 54**
SITE: Crofton, Kents Oak, Awbridge, SO51 0HH
AWBRIDGE

CASE OFFICER: Sarah Appleton
8. **18/02246/OUTS (PERMISSION) 27.08.2018** **55 – 71**
SITE: Tibbles Yard, Highwood Lane, Romsey
ROMSEY EXTRA

CASE OFFICER: Paul Goodman

APPLICATION NO.	18/01837/FULLS
SITE	Land Adjoining Crescent Industrial Estate , Station Road, Nursling, SO16 0YD, NURSLING AND ROWNHAMS
COMMITTEE DATE	20 November 2018
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1.0 INTRODUCTION

- 1.1 Consultations have been completed with the Environmental Protection Officer following the receipt of amended plans.
- 1.2 A plan is provided to illustrate the air quality considerations. Further plans of the extant permission are also provided for member's information.

2.0 CONSULTATIONS

- 2.1 **Housing & Environmental Health (Environmental Protection) –**
No objection, subject to conditions.

3.0 PLANNING CONSIDERATIONS

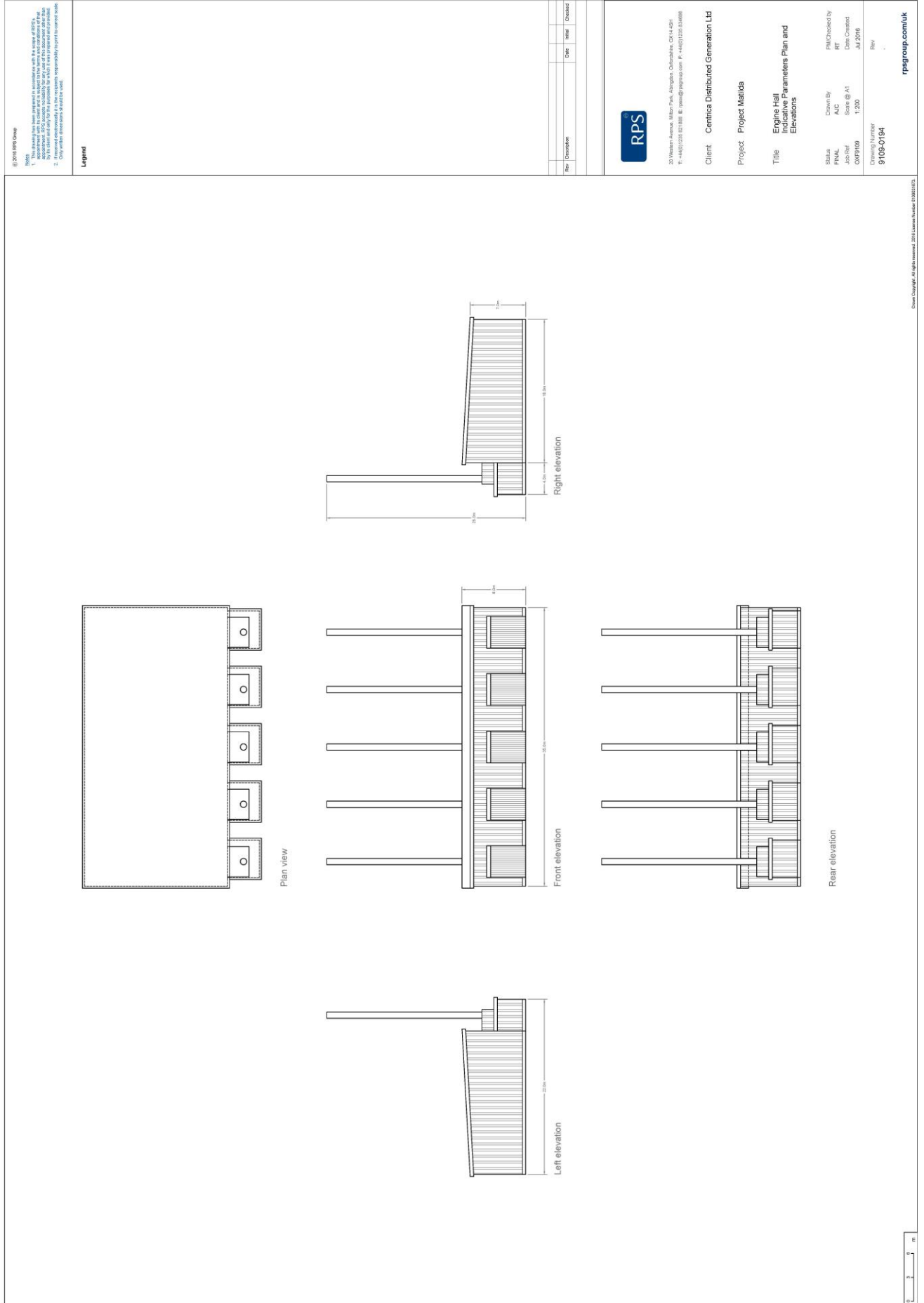
3.1 Air Quality

As is described in the Officers recommendation revised plans were submitted increasing the exhaust stack height to 14.5m in order to reduce NO2 levels below the recommended level in all public areas. The Environmental Protection Officer has now formally raised no objection, subject to the conditions in the Officers report. However a correction is required to condition 8 to remove an erroneous reference to Mill Lane.

4.0 AMENDED CONDITION

- 8. **No development shall commence until a scheme for the import of gas to the site and the export of electricity from the site, including routes of pipes and cables has been submitted to and approved in writing by the local planning authority. The connection infrastructure shall be constructed in accordance with the approved details prior to the development being first brought into use.**
Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.





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Notes
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Legend
 Site secure perimeter fence
 Existing landscaping
 Landscape mitigation planting

G	Layout revised to accommodate new landscaping to north and west perimeter of site. Equipment repositioned to accommodate new landscaping.	28.07.18	AJC	AJC	RT
F	Layout approved for planning application purposes.	12.02.18	AJC	AJC	RT
E	Revisions following site investigations.	10.02.18	AJC	AJC	RT
D	Landscaping annotation revised in accordance with client instruction.	02.02.18	AJC	AJC	RT
C	Landscaping annotation added.	01.02.18	AJC	AJC	RT
B	Layout revision due to increased engine hall size.	29.01.18	AJC	AJC	RT
A	Original layout amendment.	02.11.15	AJC	AJC	RT
Rev	Description	Date	Initial	Initial	Checked

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Client Centrica Distributed Energy & Power

Project Project Mattilda Candidate Site 20B

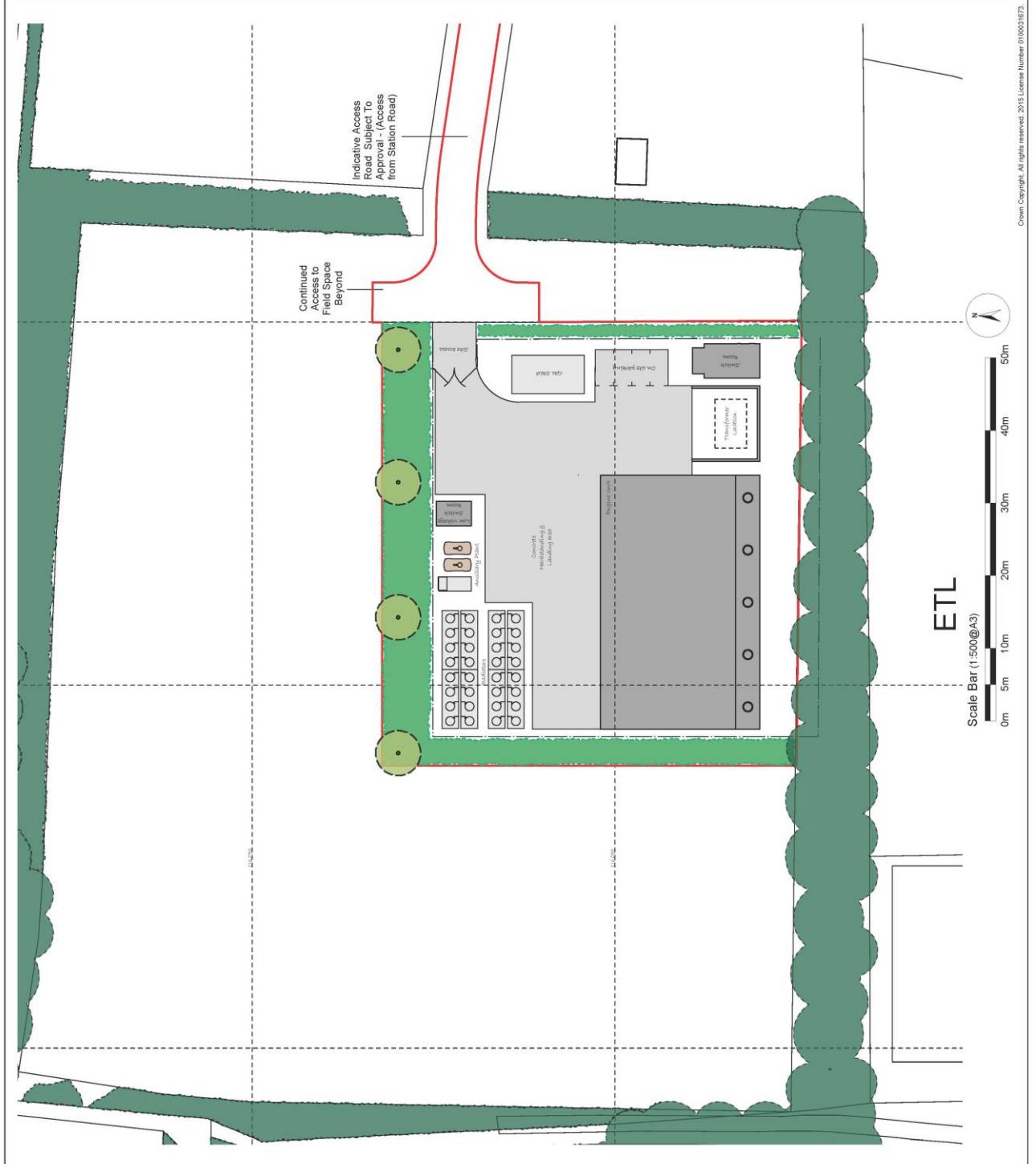
Title Illustrative Site Layout
 Land at Crescent Industrial Estate, Station Road, Nursling, Hampshire

Status Approved for planning
Job Ref OXF9109
Scale @ A3
Scale 1:500
Date Created Oct-15

Drawn By AJC
PM/Checked by CLCRT

Drawing Number 9109-0041-10
Rev G

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APPLICATION NO.	18/01904/FULLS
SITE	Crofton , Kent's Oak, Awbridge, SO51 0HH, AWBRIDGE
COMMITTEE DATE	20 November 2018
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1.0 **VIEWING PANEL**

1.1 A viewing panel took place on Friday 16 November 2018. Those present were Cllrs Bailey, Bundy, Collier, Alan Dowden, Celia Dowden, Jeffrey, Richards and Thom. Apologies were received from Cllrs Baverstock, Cooper, Hurst and Ward.

2.0 **AMENDED PLANS**

2.1 Amended plans were received on 7/11/2018 which show the following:

- Amended site plan showing the provision of a visitor parking space located to the south of Plot 1's car port.
- Site set up plan which shows area proposed to be used for contractors parking and material storage.

3.0 **PLANNING CONSIDERATIONS**

3.1 Legal Agreement

The legal agreement referred to at paragraphs 8.3 (affordable housing) and 8.41 (New Forest SPA) has now been completed. This is reflected in the amended recommendation below.

3.2 Highways – visitor parking

Paragraph 24 of the agenda plan confirms that, in accordance with the parking standards set out at Annex G to the Test Valley Borough Revised Local Plan 2016 (RLP) the development needs to provide 1 visitor parking space. Since the publication of the agenda report, the applicant has provided a plan showing such a space which is located to the south of plot 1's car port. A copy of this plan is included with this update paper. The submission of this plan is reflected in the amended recommendation below.

3.3 Highways – contractor parking/tree protection

Condition 9 on page 43 of the agenda report requires the developer to submit details of the layout for the parking and manoeuvring on site of contractor's vehicles during the construction period. Since the publication of the agenda report, the applicant has submitted such a plan, a copy of which is included with this update paper. This plan shows potential conflict with the identified area of contractor parking with some Monterey Cypress (G3) on the north east boundary which are shown to be retained. Protection is shown to be provided to the Cypress on the PROW (north east) side, but not on the garden (south west) side. The applicant has agreed to provide additional protection to this group as a result of the location of the proposed contractor parking area. This is reflected in the amended recommendation below. An amended parking contractor plan will be required to show other required amendments as discussed below.

3.4 Plan discrepancies

It is noted that there are some discrepancies between the tree protection plans and the site layout/landscaping plans. The tree protection plans included within the tree survey report show that T9, a Walnut tree to the south of Crofton and T10, a Plum to the east of Crofton would be removed as part of the development. This is at odds with the submitted site layout and landscaping drawings which show these trees to be retained. The applicant has confirmed that the plum is to be removed as part of the development but that they would like to retain the Walnut. Notwithstanding this, after taking advice from the Council's tree officer, it is likely that Walnut would not survive the proposed development and as a result, mitigation planting will be required. The applicant has agreed to provide mitigation planting and intends to submit amended plans to show this. This is reflected in the amended recommendation below.

3.5 Residential amenity

As discussed at paragraphs 8.12-8.23 of the agenda report, it is not considered that the proposed development would result in any adverse impacts on residential amenity. It is however considered appropriate to add a condition to any permission removing the permitted development rights provided at Classes B and C, Part 1 of The Town and Country Planning (General Permitted Development)(England) Order 2015 in relation to plots 2 and 3. These Classes relate to the provision of additions/windows/alterations to the roof of dwellinghouses. The removal of these permitted development rights for plots 2 and 3 would prevent any additional overlooking in neighbouring dwellings (particularly Crofton and The Old Dairy) over and above what has been considered during this application that may occur if the roof spaces of the dwellings are converted in the future.

4.0 AMENDED RECOMMENDATION

Delegate to the Head of Planning and Building subject to:

- **Submission of amended plans and tree protection details to show additional protection measures to be installed around the Monterey Cypress (G3) to the north east of the site.**
- **Submission of amended plans to correct discrepancies between the submitted tree information and the site plan/landscaping plan. The amended plans will be required to show proposed mitigation planting which would replace the Walnut to the south of Crofton.**

then PERMISSION subject to the following (amended conditions 3, 5 and 9 to take into account amended plans and additional condition 13. All of the conditions have been reproduced in full below for ease of reference)

- 1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. No development shall take place above DPC level of the development hereby permitted until samples and details of the materials to be used in the construction of all external surfaces hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
Reason: To ensure the development has a satisfactory external appearance in the interest of visual amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1.**
- 3. The development hereby permitted shall be undertaken in full accordance with the landscaping shown on the Landscape Strategy Plan (drawing number: TBC on submission of amended plans) and Landscape Maintenance Plan (details TBC on submission of amended plans). No development shall take place above DPC level of the development hereby permitted until a planting plan detailing species, plant numbers, sizes and percentage mix has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall also include an implementation strategy. The landscape works shall be carried out in accordance with the implementation strategy.
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 with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**

- 4. No development shall take place above DPC level of the development hereby permitted until full details of hard landscape works have been submitted to and approved in writing by the Local Planning Authority. Details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports). Implementation and maintenance details shall also be included. The landscape works shall be carried out 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 with Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.**
- 5. The development hereby approved shall be undertaken in full accordance with the provisions set out within the [MJC Tree Services Ltd Arboricultural Impact Appraisal and Method Statement reference: TBC on submission of amended information/plans]. Reason: To ensure the enhancement of the development by the retention of existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 6. Tree protective measures installed (in accordance with the tree protection condition) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the barrier. Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 7. All service routes, drain runs, soakaways or excavations in connection with the development hereby permitted shall remain wholly outside the tree protective barrier. Reason: To ensure the avoidance of damage to existing trees and natural features during the construction phase in accordance with Test Valley Borough Revised Local Plan policy E2.**
- 8. The development shall be undertaken in full accordance with the measures set out in section 5 and the plan at Appendix E of the Ecological Assessment (Peach Ecology, June 2018), including those relating to landscaping. Reason: In order to avoid impacts to protected species and to provide ecological enhancements in accordance with the Test Valley Borough Revised Local Plan 2016 policy E5.**

- 9. Parking and manoeuvring on site of contractor and delivery vehicles during the construction period shall be undertaken in accordance with drawing number: TBC on submission of amended plans.**
Reason: In the interest of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
- 10. The development shall not be occupied until space has been laid out and provided for the parking and manoeuvring of vehicles to enable them to enter and leave the site in a forward gear in accordance with the approved plan and this space shall thereafter be reserved for such purposes at all times.**
Reason: In the interests of highway safety in accordance with Test Valley Borough Revised Local Plan (2016) Policy T1.
- 11. Details of any external lighting proposed shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of such lighting. The lighting shall be installed in accordance with the approved details.**
Reason: To avoid impacts to bat commuting and foraging activity and 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 with Test Valley Borough Revised Local Plan (2016) policies E1, E2 and E5.
- 12. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:**
TBC upon submission of amended plan
Reason: For the avoidance of doubt and in the interests of proper planning.
- 13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows/dormer windows/roof lights in the any elevation of the dwellings hereby permitted on plots 2 and 3 [other than those expressly authorised by this permission] shall be constructed.**
Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Test Valley Borough Revised Local Plan (2016) Policy LHW4

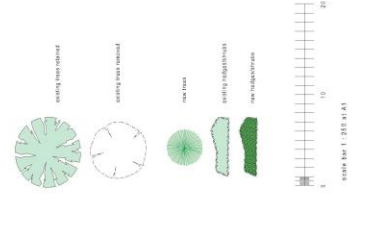
Notes to applicant:

- 1. In reaching this decision Test Valley Borough Council (TVBC) has had regard to the National Planning Policy Framework and takes a positive and proactive approach to development proposals focused on solutions. TVBC work with applicants and their agents in a positive and proactive manner offering a pre-application advice service and updating applicants/agents of issues that may arise in dealing with the application and where possible suggesting solutions.**
- 2. No vehicle shall leave the site unless its wheels have been sufficiently cleaned as to minimise mud and other material being deposited on the highway. Appropriate measures, including drainage disposal, should be taken and shall be retained for the construction period. (Non-compliance may breach the Highway Act 1980.)**



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 Email: ian@ianwooddesign.co.uk

Client: **A C ENGLISH DEVELOPMENTS LTD**
 Project: **"CROFTON" ROAD, AWBRIDGE, HAMPSHIRE**
 Drawing Title: **SITE PLAN**
 Drawing No: **A.05.01.01.02**
 Date: **11/10/18**
 Scale: **1:250**



N

1:250 Scale (A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100)



APPLICATION NO.	18/02246/OUTS
SITE	Tibbles Yard, Highwood Lane, Romsey, , ROMSEY EXTRA
COMMITTEE DATE	20 November 2018
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1.0 REPRESENTATIONS

1.1 Romsey & District Society (Planning Committee) – Objection;

- Object on the basis that the erection of the barn proposed is significantly more than a rebuild and that the whole scheme would have an adverse impact on the area that is designated as a local gap between Romsey and North Baddesley.