

UPDATE PAPER

Southern Area Planning Committee

Date: Tuesday 11th June 2024

Time: 5.30 p.m.

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

Southern Area Planning Committee – 11th June 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.

8. **24/00749/FULLS (PERMISSION) 28.03.2024** **60 - 70**
SITE: Test Valley Borough Council, Bourne House, Sandy Lane, SO51 0PD, **ROMSEY TOWN**

CASE OFFICER: Kate Levey

9. **24/00757/VARS (PERMISSION) 28.03.2024** **71 - 84**
SITE: Barns at Glebe Farm, Salisbury Road, Sherfield English, SO51 6FL, **SHERFIELD ENGLISH**

CASE OFFICER: Katie Savage

APPLICATION NO.	24/00749/FULLS
SITE	Test Valley Borough Council, Bourne House, Sandy Lane, SO51 0PD, ROMSEY TOWN
COMMITTEE DATE	11 June 2024
ITEM NO.	8
PAGE NO.	60-70

1.0 **AMENDMENTS**

- 1.1 Condition 7 of the Officer report refers to the Abbotswood SINC as being a Local Nature Reserve. This is not the case, and reference to the Local Nature Reserve has been removed from the condition wording.

2.0 **AMENDED RECOMMENDATION**

PERMISSION subject to conditions and notes as per the main agenda report, and amended condition 7:

7. **Prior to commencement of the development hereby permitted, a Construction Environmental Management Plan (CEMP), incorporating measures to avoid impacts on the adjacent designated site (Abbotswood SINC) and protected species shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.**

Reason: To protect notable locally designated sites and species in accordance with Policy E5 of the Revised Test Valley Local Plan (2016).

APPLICATION NO.	24/00757/VARS
SITE	Barns At Glebe Farm, Salisbury Road, Sherfield English, SO51 6FL, SHERFIELD ENGLISH
COMMITTEE DATE	11 June 2024
ITEM NO.	9
PAGE NO.	71-84

1.0 **CONDITIONS**

- 1.1 Following the drafting of the officer's report to committee conditions 3, 5, & 6 of the original planning permission (22/03317/FULLS) were formally discharged. To avoid the need to discharge the details again under this application modifications to conditions 3, 5 and 6 are proposed.
- 1.2 The original planning permission did not condition the requirement for wheel washing facilities to be provided on site. Though wheel washing facilities have been provided on site it is considered necessary that these are provided and made available for the entirety of the development phase of the planning application. It is therefore recommended that an additional condition (Condition 22) is added to the decision notice to control this.

2.0 **RECOMMENDATION**

RECOMMENDATION as per the main agenda subject to revised conditions 3, 5 & 6, additional condition 22 and conditions 1, 2, 4, 7-21 and notes as per the main agenda:

AMENDED CONDITIONS

3. **Development shall proceed in accordance with the window details submitted on 03.04.2024 (powder coated aluminium windows in RAL 7038 Agate colour), the brick and tile details (Sahtas clay red roof tile and Vandersanden Wickford Brick) submitted on 21.05.2024 both of which were approved by the Council under application 22/03317/COND3 dated 29th May 2024.**
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.
5. **Development shall proceed in accordance with the Hard and Soft landscaping details approved by the Council under application 22/03317/COND5 dated 29th May 2024.**
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.
6. **Development shall proceed in accordance with the submitted Schedule of landscape implementation and maintenance details approved by the Council under application 22/03317/COND6.**

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 Test Valley Borough Revised Local Plan (2016) Policy E1 and E2.

ADDITIONAL CONDITIONS

- 22. No development shall take place above DPC level of the development hereby permitted until full details of wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the submitted details and be maintained for the entirety of the development.**

Reason: 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

22/03317/FULLS – Proposed North West Elevation



Ridge as approved 22/03317/FULLS shown dotted in blue



Current Application – Proposed North West Elevation

22/03317/FULLS – Proposed South West Elevation



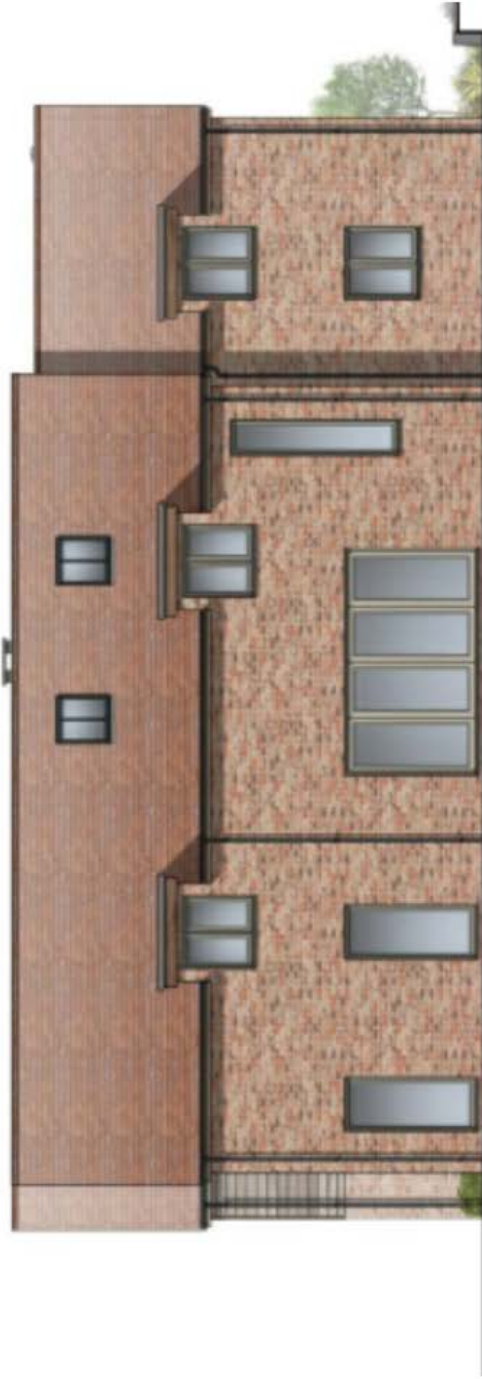
Current Application – Proposed South West Elevation



22/03317/FULLS – Proposed North East Elevation



Current Application – Proposed North East Elevation



22/03317/FULLS – Proposed South East Elevation



Ridge as approved 22/03317/FULLS shown dotted in blue



Current Application – Proposed South East Elevation