

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday 23<sup>rd</sup> July 2024

**Time:** 5.30 p.m.

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

**Southern Area Planning Committee – 23<sup>rd</sup> July 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

**1.0 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.

**2.0 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. **24/00786/FULLS (PERMISSION) 03.04.2024** **10 - 32**  
SITE: Land adjacent to Staff Lane Cottage,  
Staff Road, Michelmersh, Hampshire  
**MICHELMERSH AND TIMSBURY**  
  
**CASE OFFICER:** Sarah Barter
8. **24/01136/FULLS (PERMISSION) 15.05.2024** **33 - 54**  
SITE: Land at Manor Farm, North End,  
Broughton, Stockbridge, Hampshire, SO20  
8AN **BROUGHTON**  
  
**CASE OFFICER:** Katie Nethersole

<b>APPLICATION NO.</b>	24/00786/FULLS
<b>SITE</b>	Land Adjacent To, Staff Lane Cottage, Staff Road, <b>MICHELMERSH AND TIMSBURY</b>
<b>COMMITTEE DATE</b>	23 July 2024
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## 1.0 CONSULTATIONS/REPRESENTATIONS

### 1.1 Croft House, Haccups Lane Michelmersh – Support

I have lived in Michelmersh for 30 years and can see the dilapidated farm buildings from my garden. I fully support this application for new dwellings. In my opinion the proposed development represents a good quality design that will look good in the landscape and massively improve the appearance of an otherwise unsightly site.

## 2.0 CLARIFICATION

2.1 In respect of para 1.1 of the agenda report only one objection has been received on this application.

2.2 Paragraph 8.4 of the agenda report states “*the proposed dwellings are within the existing farmyard area and extend further into the countryside than the existing agricultural buildings*”. To confirm the application red edge is larger than the existing buildings’ footprint but the dwellings do not extend beyond. The red edge is larger to ensure control over opportunities for additional landscaping.

2.3 Paragraph 8.15 states “*at points the proposed two storey dwellings are higher than the existing barn...*”. To confirm as per the section drawing provided and the table set out at paragraph 8.15 the highest point of both the existing barns and the proposed dwellings is 7.7m.

2.4 Page 30 of the agenda repeats the same floor plan for plots 1 and 2 as page 28. Plots 3 and 4 floor plans will be shown on the Case Officers presentation to review.

## 3.0 RECOMMENDATION

**No change**

<b>APPLICATION NO.</b>	24/01136/FULLS
<b>SITE</b>	Land At Manor Farm, North End, Broughton, SO20 8AN, <b>BROUGHTON</b>
<b>COMMITTEE DATE</b>	23 July 2024
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## 1.0 **CONSULTATIONS/REPRESENTATIONS**

### 1.1 **Natural England – No objection**

## 2.0 **PLANNING CONSIDERATIONS**

2.1 This proposal is the subject of the mandatory Biodiversity Net Gain requirement. Details of how a 10% uplift in biodiversity interest at the site will be secured by condition, following the grant of planning permission. The condition requires the applicant to submit a Biodiversity Gain Plan to the LPA, and for the LPA to approve the plan, prior to development taking place. A note is recommended to be added to the decision notice, following legislative requirements, and the recommendation has been updated accordingly.

## 3.0 **AMENDED RECOMMENDATION**

**PERMISSION subject to conditions and notes as per the main agenda report recommendation, and additional Note 4:**

**4. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition”) that development may not begin unless:**

**(a) a Biodiversity Gain Plan has been submitted to the planning authority, and**

**(b) the planning authority has approved the plan.**

**The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Test Valley Borough Council.**

**There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. However based on the information available this permission is one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.**