



# Update Paper

# Southern Area Planning Committee

**Date:** Tuesday 19 February 2019

**Time:** 5.30 pm

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

## **Southern Area Planning Committee**

Tuesday 19 February 2019

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.

8. **18/03139/FULLS (PERMISSION) 03.12.2018** **19 – 28**  
SITE: Mobile Home Wellow Wood Paddock, Wellow Wood Road, West Wellow, **WELLOW**  
  
**CASE OFFICER:** Astrid Lynn
9. **18/03223/FULLS (PERMISSION) 10.12.2018** **29 – 55**  
SITE: Granton, Cupernham Lane, Romsey, **ROMSEY EXTRA**  
  
**CASE OFFICER:** Paul Goodman
10. **18/03275/FULLS (PERMISSION) 14.12.2018** **56 – 75**  
SITE: Oaklands, Lower Common Road, West Wellow, **WELLOW**  
  
**CASE OFFICER:** Paul Goodman
11. **18/02228/LBWS (PERMISSION) 23.08.2018** **76 – 89**  
SITE: Tiebridge Farm, Houghton Road, North Houghton, **HOUGHTON**  
  
**CASE OFFICER:** Nathan Glasgow

<b>APPLICATION NO.</b>	18/03139/FULLS
<b>SITE</b>	Mobile Home Wellow Wood Paddock , Wellow Wood Road, West Wellow, SO51 6EP, <b>WELLOW</b>
<b>COMMITTEE DATE</b>	19 <sup>th</sup> February 2019
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## 1.0 **TYPOGRAPHICAL AMENDMENT / CLARIFICATION**

1.1 Para 2.1: “The ~~0.04~~ **0.1** hectare site” ...

1.2 Para 5.1:

- LV = Landscape Visual Appraisal
- D&A = Design and Access Statement
- PROW – Public Right of Way

1.3 Para 8.6

- DCLG – The Department for Communities and Local Government

## 2.0 **PLANNING CONSIDERATIONS**

2.1 A Standard “Note to Applicant” was omitted from the agenda report recommendation. This has been added.

## 3.0 **AMENDED RECOMMENDATION**

**PERMISSION** subject to conditions 1 – 3 of the agenda report recommendation and updated Note 1 as follows:

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.

**APPLICATION NO.** 18/03223/FULLS  
**SITE** Granton , Cupernham Lane, Romsey, SO51 7LE,  
**ROMSEY EXTRA**  
**COMMITTEE DATE** 19<sup>th</sup> February 2019  
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## 1.0 INTRODUCTION

- 1.1 An additional consultation response has been received from the Highways Officer following the receipt of revised/additional tracking diagrams. A revision to condition 7 is recommended and an additional condition (16) listing the approved plans is recommended.
- 1.2 The agenda (p45) contains an inaccurate layout plan which does not show the proposed revisions. The correct layout plan and landscape plan are provided in the update paper.

## 2.0 CONSULTATIONS

- 2.1 **Highways** – No objection.

## 3.0 PLANNING CONSIDERATIONS

### 3.1 Highways

As is described in paragraph 8.28 of the Officers report revised tracking details for the refuse vehicle of 11.2m in length and 2.53m were required to be submitted. The revised tracking information, and additional tracking for a fire tender and in relation to Plot 5, has been submitted and the Highways Officer has confirmed no objection.

- 3.2 With regard to parking provision the proposed garage spaces are relied upon to meet the standard. As a result it is considered appropriate to amend condition 7 to make it clear that the requirement to retain parking provision includes the garage spaces.

## 4.0 AMENDED CONDITION

**7. 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, including the permitted garages, 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.**

## 5.0 ADDITIONAL CONDITION

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

**08-144-150 A**

**08-144/151 B**

**08-144/152 B**

**08-144/153 C**

**08-144-170 A**

**08-144-171**

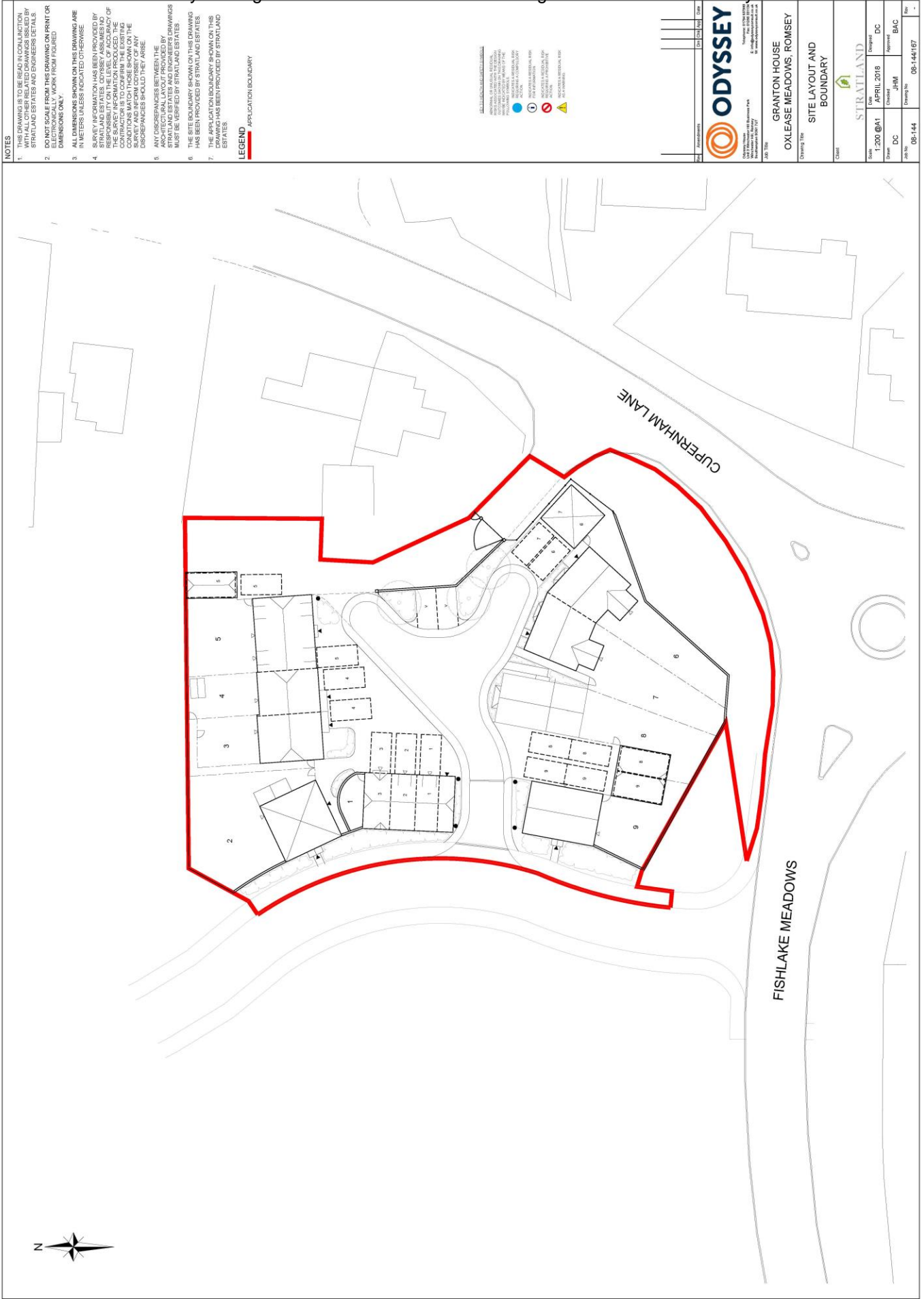
**08-144-173**

**08-144-174**

**08-144-175**

**08-144-176**

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



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**PROJECT**  
**GRANTON**  
**CUPERNHAM LANE**  
**Romsey**  
 For Stralstead Estates  
 DRAWING  
**Landscape Strategy Plan**  
 Scale: 1:200 @ A1  
 Drawn by: TG Date: November 2018  
**1318 - 101**  
 © Copyright TGD Landscape Ltd

**KEY**

- Existing offsite tree retained
- Existing offsite tree not shown on survey (approx. location and size only)
- Existing young trees planted offsite by Ballyway Homes
- Existing offsite hedge retained
- Proposed on site tree
- Proposed trees on Highways Land (by agreement)
- Specimen shrub
- Onsite hedge planting
- Proposed hedge on Highways Land (by agreement)
- Shrubs and groundcover
- Climber of frame
- Grass - turf
- Point of access - doorway
- 1.8m high brick wall
- Existing 1.8m high closeboard timber fence
- Proposed 1.8m high closeboard timber fence
- 1.2m high post & 3 rail timber fence with steel stockproof mesh attached
- Gravel surface with psw timber edge
- Black bitmac with pcc kerbs
- Permeable pcc blocks
- Permeable pcc blocks - contrasting colour to carriageway
- Textured pcc slabs - buff coloured

**LEGEND NOTES**

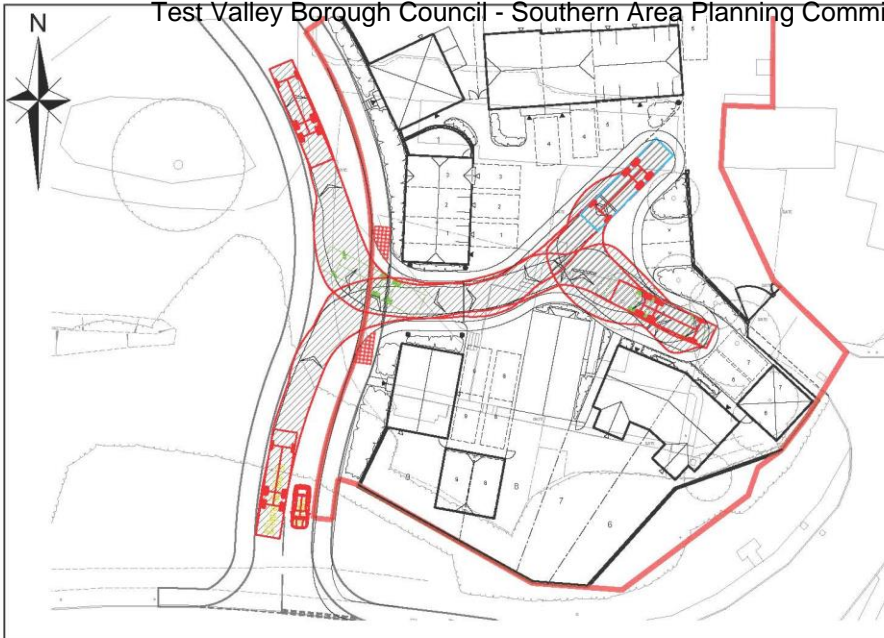
- A Existing 1.8 closeboard timber fence
- B Existing tarmac drive leading to timber field gate retained
- C Existing field gate retained
- D Native trees planting on Highways land (subject to agreement). Final positions to be confirmed. Random groups for natural effect
- E 1.8m high closeboard timber fence
- F Native mix hedge backed by 1.2m high post and 3 rail timber fence (with steel stockproof mesh attached to prevent dog access)
- G Off site native mix hedge planted at min. 1.2m high (on Highways land subject to agreement)
- H Clipped evergreen 1/2 standards to frame hedge
- I Climbers on 1.5 x 1.0m frame to soften walls
- J Large specimen shrubs with groundcover below
- K 1m high clipped evergreen hedge with shrubs behind
- L Drives - permeable pcc blocks (contrasting colour to carriageway)
- M Drives and shared footpaths - Black bitmac with pcc kerbs
- N Gravel drive
- O Tree planting with mown grass below to soften boundary and filter views
- P Mixed ornamental shrub planting to soften base of buildings
- Q Strip of setts or pcc blocks to mark arrivals on to silt



**GENERAL NOTES**

- All existing trees & planting to be retained within or adjacent to the site shall be protected in accordance with BS5827:2012
- Contractor shall establish location of all services & drainage before starting any work
- All imported topsoil to BS 3882:2015 multipurpose grade. Samples to be approved by landscape contractor before earthworks carried out. Our recommended soil is 'Landscape Standard' (see our website for details) Standard topsoil and Eco Mix (soil improving compost) by Eco - Tel: 01292 593601
- Minimum topsoil depths to be: Trees - 15x50 8m pit, hedges 0.60x0.5m trenches, Shrubs and groundcover 0.4m x Grass 0.15m
- Back-splash to be Minimum 150mm (dependent on rainfall approval) led to a minimum depth of 75mm. Must have a nominal chip size of 5-25mm. Fire tested in accordance with BS 4790:1897 and Forest Stewardship Council (FSC®) certified.
- Establishment maintenance for 12 months for all planting to include weed control, watering and replacement of failures to the original Specification in the planting watering allowing nature. Particular attention given to watering trees during prolonged dry spells
- The specification shall be responsible for retaining landscape details, accommodate all proposed and existing tree planting with reference to the current NHBC guidance
- Drawing to be read with Architects, Site Layout and Engineers Plans



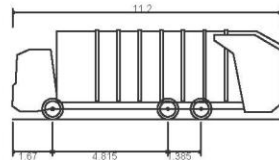


**NOTES:-**

1. DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
2. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES.
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
4. THE SITE LAYOUT IS FROM STRATLAND ESTATES DATED DEC 2016.

**KEY:-**

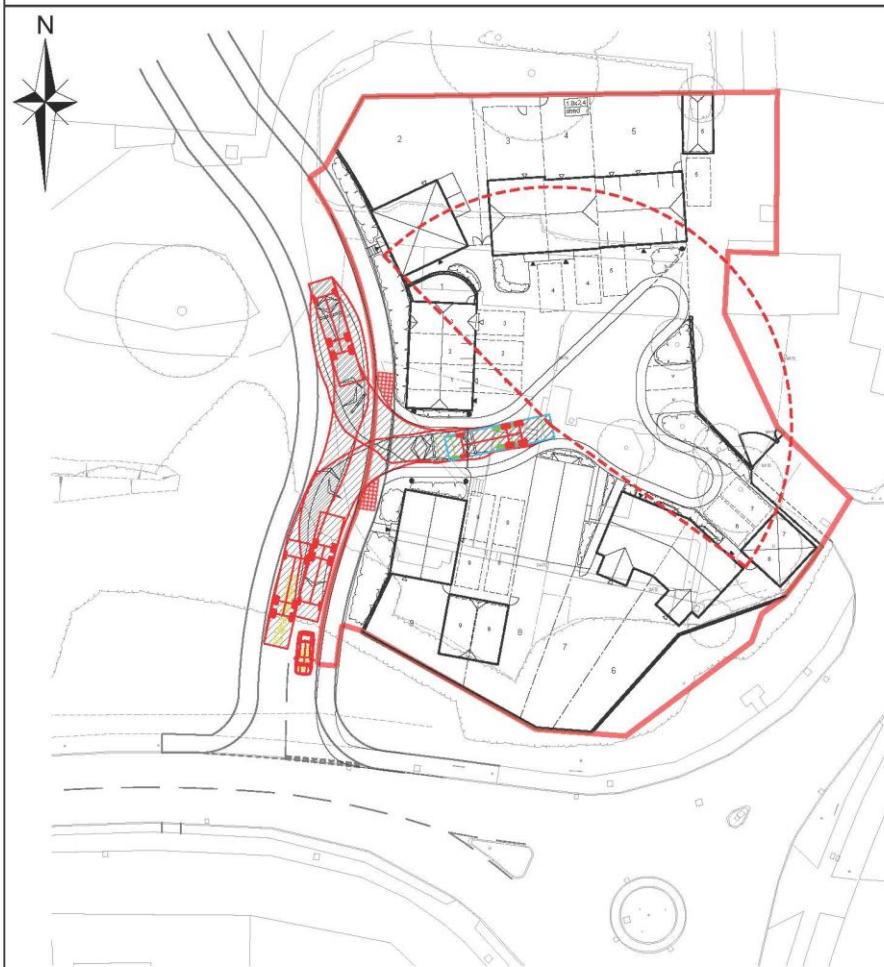
- APPROXIMATE SITE BOUNDARY
- 25m OPERATOR CARRY



HCC Super Large Refuse Vehicle 11.2m	
Overall Length	11.200m
Overall Width	2.530m
Overall Body Height	3.751m
Min Body Ground Clearance	0.304m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.800m



Standard Car	
Overall Length	4.572m
Overall Width	1.769m
Overall Body Height	1.488m
Min Body Ground Clearance	0.249m
Max Track Width	1.713m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	5.100m



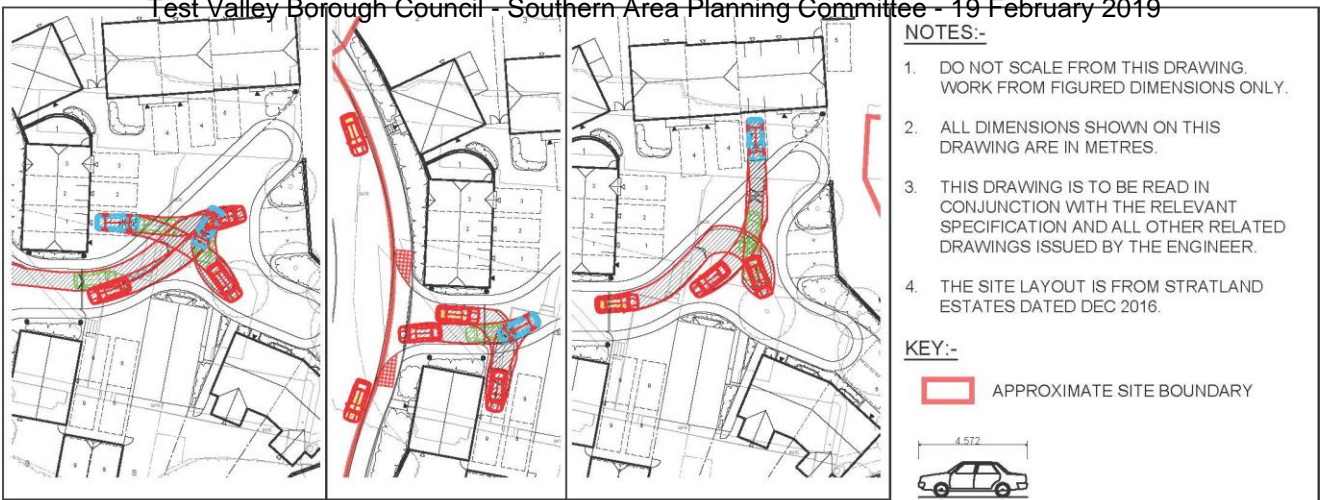
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Rev	Amendments	Dm	Chk	App	Date
C	REFUSE VEHICLE AND SITE LAYOUT UPDATED	DC	BAC	BAC	10/01/19
B	SITE LAYOUT UPDATED	RM	BM	BM	23/12/16
A	SITE LAYOUT UPDATED	MS	BM	BM	22/12/16



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Job Title	GRANTON, CUPERNHAM LANE, ROMSEY	Scale	1:500 @A3	Date	DEC 16	Designed	SD
Drawing Title	PROPOSED REFUSE VEHICLE SWEEP PATH ANALYSIS	Drawn	SD	Checked	BM	Approved	BM
Client	STRATLAND ESTATES	Job No	08-144	Drawing No	08-144/153	Rev	C



**NOTES:-**

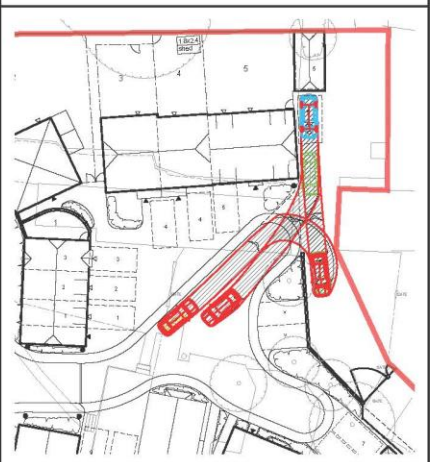
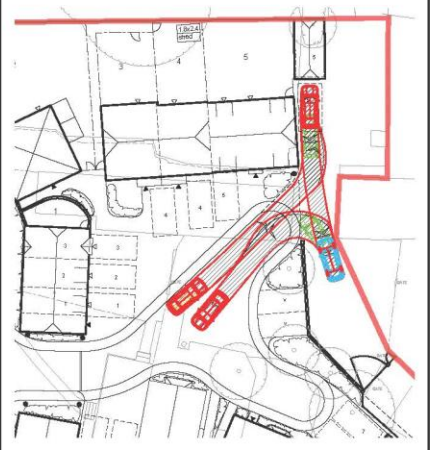
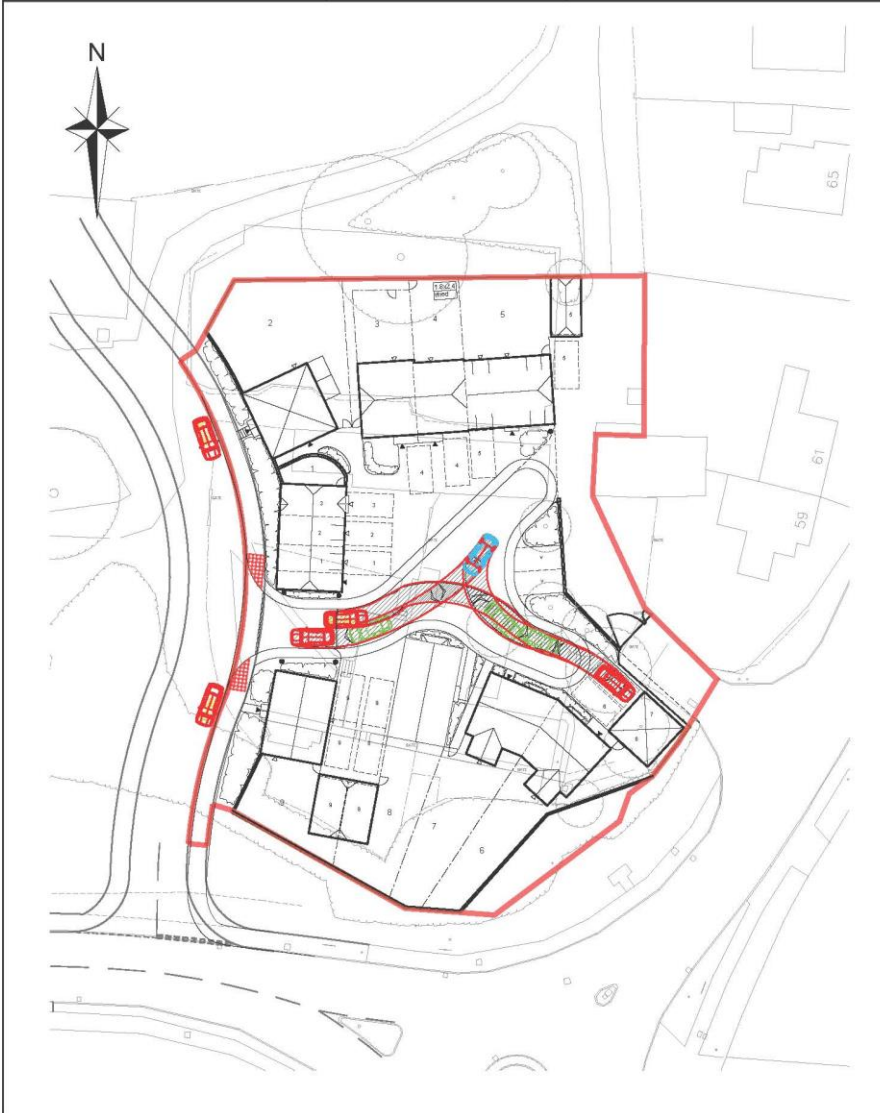
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4. THE SITE LAYOUT IS FROM STRATLAND ESTATES DATED DEC 2016.

**KEY:-**

APPROXIMATE SITE BOUNDARY



Standard Car	4.572m
Overall Length	1.769m
Overall Width	1.488m
Overall Body Height	0.249m
Min Body Ground Clearance	1.713m
Max Track Width	4.00s
Lock to Lock Time	5.100m
Kerb to Kerb Turning Radius	



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Rev	Amendments	DC	BAC	BAC	10/01/19
		RM	BM	BM	23/12/16
		MS	BM	BM	22/12/16
		Drn	Chk	App	Date

<p>Tuscany House White Hart Lane Basingstoke Hampshire RG21 4AF</p> <p>Telephone: 01256 331144 Fax: 01256 331134 E: enquiries@odysseymarkides.com W: www.odysseymarkides.com</p>	Job Title	GRANTON, CUPERNHAM LANE, ROMSEY	Scale	1:500 @A3	Date	DEC 16	Designed	SD
	Drawing Title	PROPOSED CAR SWEEP PATH ANALYSIS	Drawn	SD	Checked	BM	Approved	BM
	Client	STRATLAND ESTATES	Job No	08-144	Drawing No	08-144/151	Rev	B

P:\08-144 - Oxlease Farm, Romsey\Tech\Acad\Drawings\100 Series\08-144-151 Proposed Layout Car Tracks.dwg

<b>APPLICATION NO.</b>	18/03275/FULLS
<b>SITE</b>	Oaklands , Lower Common Road, West Wellow, SO51 6BT, <b>WELLOW</b>
<b>COMMITTEE DATE</b>	19 <sup>th</sup> February 2019
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## 1.0 INTRODUCTION

- 1.1 A revision to condition 7 is recommended and the recommendation updated following receipt of a completed unilateral undertaking.

## 2.0 PLANNING CONSIDERATIONS

### 2.1 New Forest SPA

The required contributions have now been secured by the completion of a unilateral undertaking. As a result it is no longer necessary to delegate the decision to the Head of Planning & Building to be issued once the contributions have been secured and the recommendation has been adjusted accordingly.

### 2.2 Highways

With regard to parking provision the proposed garage spaces are relied upon to meet the standard. As a result it is considered appropriate to amend condition 7 to make it clear that the requirement to retain parking provision includes the garage spaces.

### 2.3 Neighbouring Amenity

Following on from the conclusion in paragraph 8.16 in the Officers recommendation that, whilst there are openings in the existing Oaklands building and mature planting on the boundary, as the proposed openings I Plot 4 serve bathrooms, it is considered appropriate to restrict them to obscure glazing. There is a similar relationship with the proposed Plot 3 and the Kingsmead site to the south and as a result condition 14 is amended to extend the obscure glazing restriction to the southwest elevation of Plot 3. An additional condition (16) is recommended to restrict permitted development rights for new windows in the relevant elevations of Plots' 3 and 4.

## 4.0 AMENDED RECOMMENDATION

**PERMISSION subject to conditions and notes as per the agenda report recommendation and amended condition 7 and additional condition 16**

- 7. 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, including the permitted garages, 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.**

- 16. 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 in the northeast elevation of Plot 4 and**

**southwest elevation of Plot 3 of the proposal hereby permitted [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.**

<b>APPLICATION NO.</b>	18/02228/LBWS
<b>SITE</b>	Tiebridge Farm, Houghton Road, North Houghton, SO20 6LQ, <b>HOUGHTON</b>
<b>COMMITTEE DATE</b>	19 <sup>th</sup> February 2019
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## 1.0 **AMENDMENTS**

- 1.1 Paragraph 2.1 contains a typing error. The building was listed on February 7, 1986.
- 1.2 It is also clarified that the works to the barn have commenced and largely been completed, and as such the proposal is retrospective.

## 2.0 **VIEWING PANEL**

- 2.1 A Viewing Panel took place at the application site on Friday 15<sup>th</sup> February 2019. Apologies were received from Cllrs Adams-King, Anderdon, Collier, A Dowden, C Dowden and Hibberd.

Attendees included Cllrs Bailey, Boulton, Bundy, Cooper, Finlay, Hurst, Jeffrey and Richards.