

UPDATE PAPER

Southern Area Planning Committee

Date: Tuesday, 14th July 2020

Time: 5.30 p.m.

Venue: Being held virtually by Microsoft Teams. The Public can listen to the live stream here: <http://www.audiominutes.com/p/player/player.html?userid=tvbc>

**Southern Area Planning Committee – 14 July 2020
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

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. **16/02432/OUTS (PERMISSION) 05.10.2016** **10 – 27**
SITE: Hoe Farm, Hoe Lane, North Baddesley,
NORTH BADDESLEY / NURSLING AND ROWNHAMS

CASE OFFICER: Paul Goodman
8. **18/01680/OUTS (PERMISSION) 28.06.2018** **28 – 51**
SITE: Pure 8 Tyre Tech Limited, Ashfield Sawmill,
Southampton Road, **ROMSEY TADBURN**

CASE OFFICER: Mark Staincliffe
9. **20/00899/FULLS (PERMISSION) 29.04.2020** **52 – 64**
SITE: Cobra Lodge, Upton Lane, Nursling,
NURSLING AND ROWNHAMS

CASE OFFICER: Sarah Barter

APPLICATION NO.	16/02432/OUTS
SITE	Hoe Farm, Hoe Lane, North Baddesley, SO52 9NH, NORTH BADDESLEY / NURSLING AND ROWNHAMS
COMMITTEE DATE	14th July 2020
ITEM NO.	7
PAGE NO.	10 - 27

1.0 **AMENDMENTS**

- 1.1 The s106 requirements (final bullet point) has been amended to provide clarity in relation to the reason for the wetland mitigation strategy. This obligation is required to ensure the development is “Nitrate neutral” having regard to the effect on the European designations in the Solent.

2.0 **AMENDED RECOMMENDATION**

Delegate to the Head of Planning & Building for the completion of a legal agreement to secure the following:

- **Provision of 40% affordable housing on site and financial contribution to partial units, with final tenure and mix to be agreed.**
- **Financial contribution to and provision of off-site highways works.**
- **Financial contribution towards education provision.**
- **Financial contribution towards health care provision.**
- **Provision and future maintenance arrangements of on-site POS**
- **Financial contribution to off-site POS.**
- **Secure pedestrian and cycle access through the site to link with the SANG.**
- **Delivery, retention and future management of the SANG**
- **Financial contribution to mitigate impact on the Solent and Southampton Water SPA unless a suitable alternative mitigation scheme is agreed.**
- **Secure public access to on-site woodland.**
- **Secure offsite mitigation strategy to mitigate the effect of nitrates on the nature conservation interests of the Solent in the form of a wetland scheme, of an area of 6900sqm, in accordance with the proposed offsite mitigation strategy. The number of dwellings occupied prior to the provision of the mitigation is to be limited to 96.**

Then, OUTLINE PERMISSION subject to conditions and notes as per the main report recommendation.

APPLICATION NO. 18/01680/OUTS
SITE Pure 8 Tyre Tech Limited, Ashfield Sawmill,
Southampton Road, **ROMSEY TABURN WARD**
COMMITTEE DATE 14th July 2020
ITEM NO. 8
PAGE NO. 28 – 51

1.0 Correction

1.1 The site is located in Romsey Tadburn Ward and not Romsey Extra as noted in the Committee Report.

2.0 Conditions

2.1 Minor alterations to the wording of conditions 11, 12, 13 & 15. These changes are set out below.

3.0 RECOMMENDATION

Delegate to Head of Planning and Building for the following:

The completion of a legal agreement to secure:

- **The retention (in perpetuity) of the off setting land together with measure for it suitable management, to ensure the scheme is nitrate neutral,**
- **The provision of a financial contribution towards the New Forest Special Protection Area (SPA) and**
- **The provision of a financial contribution towards the Solent and Southampton Water SPA,**
- **The provision of a review mechanism for the payment of s106 contributions towards affordable housing**

then OUTLINE PERMISSION subject to conditions and notes as per the main agenda, together with amendments to conditions 11, 12, 13 & 15 agenda as follows:

11. **Any reserved matters application shall be accompanied by a scheme detailing the removal of waste and other miscellaneous items from the site to facilitate the development including details of any waste removed from site prior to the submission of the reserved matters application. No spoil, or waste shall be deposited on the site. Reason: to protect the amenity, character and appearance of the area and to protect the adjacent Site of Importance for Nature Conservation in accordance with Test Valley Borough Revised Local Plan (2016) Policy LWH4 and E5.**

12. **Any application for approval of reserved matters shall be accompanied by a detailed surface water drainage strategy containing the following elements:**

- **Where infiltration is used for drainage, evidence that a suitable number of infiltration tests have been completed. These need to be across the whole site; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be**

completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015

- **Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer. For larger/phased sites, we need to see evidence of measures taken to protect and ensure continued operation of drainage features during construction.**
- **Exceedance flows are considered in the event of the pipe being non-operational. Evidence that Exceedance flows and runoff in excess of design criteria have been considered - calculations and plans should be provided to show where above ground flooding might occur and where this would pool and flow.**
- **Evidence that Urban Creep has been considered in the application and that a 10% increase in impermeable area has been provided.**

Development shall be undertaken in accordance with the approved details.

Reason: To prevent the pollution of controlled waters in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.

- 13. No development shall commence on site (other than demolition), until a Construction and Demolition Environmental Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include the following:**

- i. the parking of vehicles of site operatives and visitors;**
- ii. loading and unloading of plant and materials;**
- iii. storage of plant and materials used in constructing the development;**
- iv. hours of construction, including deliveries;**
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- vi. wheel washing facilities;**
- vii. measures to control the emission of dust and dirt during demolition and construction;**
- viii. a scheme for recycling/disposing of waste resulting from demolition and construction works; and**
- ix. measures for the protection of the natural environment**

The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

Reason: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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.**
- 15. The Reserved matters and other matters for subsequent approval in relation to this development of the site shall be in accordance with the parameters and principles set out in parameter plan (ref 7633-D02revB) Reason: In the interest of the amenities of the area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E1, E2 & E9.**

APPLICATION NO.	20/00899/FULLS
SITE	Cobra Lodge, Upton Lane, Nursling, SO16 0YB, NURSLING AND ROWNHAMS
COMMITTEE DATE	14 th July 2020
ITEM NO.	9
PAGE NO.	52 - 64

1.0 ADDITIONAL PLAN

1.1 Location plan attached showing distances between Cobra Lodge and various buildings at Grove Place. All measurements are approximate and at the closest point using LPA mapping measuring tool.

2.0 Typing Error

2.1 Paragraph 8.16*it is not considered that the proposal would ~~not~~ result in a significant impact in noise.* Strike the repeat of 'not' from the sentence.


3.0 AMENDED RECOMMENDATION


No Change.


Cobra lodge 20/00899/FULLS




All measurements approx and at closest point using LPA mapping measuring tool

Distance  - Building proposed to be used for overnight kennels to Grove Place – Approx 365m

Distance  - Building proposed to be used for overnight kennels to Northcliffe House – Approx 446m

Distance  - Building proposed to be used for overnight kennels to Paget House - Approx 386m

Distance  - Building proposed to be used for overnight kennels to Proposed specialist care centre - 378m