

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday, 6<sup>th</sup> October 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 – 6 October 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. **20/00701/FULLS (PERMISSION) 16.04.2020** **10 – 37**  
SITE: The Abbey Hotel, 11 Church Street, Romsey,  
**ROMSEY TOWN**  
  
**CASE OFFICER:** Paul Goodman
8. **20/01420/FULLS (PERMISSION) 29.06.2020** **38 – 53**  
SITE: Land at Adanac Park, Nursling Street, Nursling,  
**NURSLING AND ROWNHAMS**  
  
**CASE OFFICER:** Paul Goodman

<b>APPLICATION NO.</b>	20/00701/FULLS
<b>SITE</b>	The Abbey Hotel , 11 Church Street, Romsey, SO51 8BT, <b>ROMSEY TOWN</b>
<b>COMMITTEE DATE</b>	6 <sup>th</sup> October 2020
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## 1.0 **AMENDMENTS**

- 1.1 An additional representation has been received and is summarised below. No change to the recommendation is proposed.

## 2.0 **REPRESENTATIONS**

### 2.1 **1 additional representation neither objecting to nor supporting the Planning Application.**

- Horrified that this application could be considered without any serious consideration of the history of the site. There are references to buildings that may date back to the late 19<sup>th</sup> century, but nothing about the earlier history nor any archaeological report.
- This despite the fact that deep drain ditches are being dug on the site (Oct 2020).
- Any planning application within 50 metres of the Fishlake, as a minimum, should be subject to an archaeological evaluation.
- Furthermore once the stream enters urban Romsey, understanding the terrain close to it is significant in the development of the town. In particular this application completely overlooks the existence of Swan Lane, which route ran from the Market Place next to the Swan Inn (now the Conservative Club) to the Falcon Inn (now Abbey Hotel).
- The Lane had gone before the late 19<sup>th</sup> century, but its significance to the evolution of the southern end of Church Street must be considered.
- I would refer further to the significant archaeological finds made at Osborne House school site (now Abbey Walk) to the north of the Post Office.
- As a background, the evolution of Church Street is poorly understood. The street is younger than that of Bell Street and the route(s) used to go north from the town centre before the 14th century much debated by local historians and archaeologists. Therefore, for planning consent to be granted without reference to the need for archaeological investigation to be made, even if only when trenches are dug, is a shameful neglect of an opportunity to help understand the evolution of this early medieval town.
- Therefore I hope that archaeological conditions will be applied to the site, and will not be overlooked in the future.

## 3.0 **RECOMMENDATION**

No Change.

<b>APPLICATION NO.</b>	20/01420/FULLS
<b>SITE</b>	Land At Adanac Park , Nursling Street, Nursling, <b>NURSLING AND ROWNHAMS</b>
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## 1.0 AMENDMENTS

- 1.1 The applicant has provided further information with regard to the extent of the various uses as a proportion of the overall floor space. Amendments to conditions 3 and 5 are proposed to improve its clarity and in addition corrections are provided to paragraphs 3.2 and 8.25.

## 2.0 ADDITIONAL INFORMATION

- 2.1 For members information the applicant has provided an estimation of the of the proportion of floor spaces as follows;

Customers / reception	2%
Staff facilities	6%
Office	10%
Stores	7%
Workshop	75%

- 2.2 The details of the proposed workshop uses remain as described in paragraphs 3.1-3.3 of the main report.

## 3.0 CORRECTIONS

- 3.1 At paragraph 3.2 of the main report reference should be to the Nursling Estate and not Nursling Industrial Estate as written.

- 3.2 Paragraph 8.25 should read as follows;

Adanac is one of the most exceptional employment sites in Hampshire. At two thirds of a million square feet of Class B1 floor space its scale is significant at a sub-regional level but, also, it was first identified as a reserve employment site five decades ago. For many reasons, development of this important site has been slow and sporadic.

## 4.0 AMENDED RECOMMENDATION

**PERMISSION subject to conditions and notes as per the report recommendation and amended conditions (3 and 5), as follows:**

- 3. The development hereby permitted shall be limited to B1c (Light Industrial) or a mixed B1c/B2 use, in accordance with Condition 4 below, and for no other use falling within Class B2 of the Town and Country Planning (Use Classes) Order 1987 (as amended).**

**Reason: To ensure the retention of allocated B1 employment uses on site in accordance with Test Valley Borough Revised Local Plan Policies LE6 and LE10.**

- 5. Any noise generating activities, including but not limited to such activities identified in Table 4.3 of the Noise Impact Assessment Ref VA2177.200814.NIA3 (Venta Acoustics, 14 August 2020) associated with the maintenance and repair of vehicles, shall only take place between the hours of 07:00 to 23:00.**

**Reason: In the interest of the amenities in the local area in accordance with Test Valley Borough Revised Local Plan (2016) Policy E8.**