

UPDATE PAPER

Southern Area Planning Committee

Date: Tuesday 31st August 2021

Time: 5.30 p.m.

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

Southern Area Planning Committee – 31st August 2021 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. **19/02755/FULLS (PERMISSION) 15.11.2019** **11 – 39**
SITE: Land at Abbotswood Local Centre, Abbotswood
Common Road, Romsey **ROMSEY EXTRA**

CASE OFFICER: Mr Paul Goodman
9. **20/01369/FULLS (PERMISSION) 17.07.2020** **60 - 82**
SITE: Sadlers Mill Farm, The Causeway, Romsey,
SO51 8HF **ROMSEY EXTRA**

CASE OFFICER: Mr Graham Melton
10. **20/01959/FULLS (PERMISSION) 23.07.2021** **83 -130**
SITE: Land at Plot 64 Oxlease Meadows, Romsey
SO51 7AB **ROMSEY EXTRA**

CASE OFFICER: Mr Paul Goodman
11. **21/02000/FULLS (PERMISSION) 02.07.2021** **131 - 139**
SITE: 14 Barn Piece, Chandlers Ford, SO53 4HP
VALLEY PARK

CASE OFFICER: Miss Ash James
12. **20/03096/FULLS (PERMISSION) 08.12.2020** **140 - 148**
SITE: Hillside View, Horsebridge Road,
Kings Somborne, SO20 6PT **KINGS SOMBORNE**

CASE OFFICER: Mr Gregory Anderson

APPLICATION NO.	19/02755/FULLS
SITE	Land At Abbotswood Local Centre, Abbotswood Common Road, Romsey, ROMSEY EXTRA
COMMITTEE DATE	31 August 2021
ITEM NO.	7
PAGE NO.	11-39

1.0 INTRODUCTION

1.1 An additional representation has been received.

1.2 A correction is provided to para 8.23 of the Officers recommendation.

2.0 ADDITIONAL REPRESENTATIONS (summarised)

2.1 1 additional representation of Support;

- This addition to the Abbotswood area will be beneficial because it will add another layer to the community, cradle to grave housing.
- The design is sympathetic to buildings nearby and access for the residents to local services will be good.
- The only additions that I feel should be made to the plans is the provision of electric car charging points in the car park and solar panels should be on the roof to make things as environmentally friendly as possible.

3.0 PLANNING CONSIDERATIONS

3.1 The additional representation with regard to the principle of development and design have been addressed in the main agenda and the recommendation is unchanged.

3.2 Correction

Paragraph 8.23 of the Officers recommendation indicates that further detail is required with regard to a plan which shows the possible location of a substation within parking spaces. For clarification no substation can be provided in place of parking spaces without further planning permission and this is controlled by condition 5 of the recommendation.

4.0 AMENDED RECOMMENDATION

NO CHANGE

APPLICATION NO.	20/01369/FULLS
SITE	Sadlers Mill, The Causeway, Romsey,
COMMITTEE DATE	31 st August 2021
ITEM NO.	9
PAGE NO.	60 – 82

1.0 CONSULTATIONS

1.1 Since the publication of the agenda report, the following consultation response has been received from the Environment Agency (summarised):

- Whilst we are disappointed that the recommendation is to grant planning permission despite our objection, we are not proposing to challenge this decision given that the buildings already exist and there is already extant permission for development with even less flood risk mitigation than the current proposal.
- However, for the avoidance of doubt, we would request that our objection remains on record.

Flood warning and emergency risk

- Environment agency involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network.
- One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development
- In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise local planning authorities to formally consider the emergency planning and rescue implications of new development in making their decisions.

Flood risk issues that are not in the direct remit of the Environment Agency:

- Prior to deciding this application we recommend that consideration is given to the issues below:
 - Adequacy of rescue or evacuation arrangements
 - Details and adequacy of an emergency plan
 - Details and adequacy of flood proofing and other building level resistance and resilience measures
 - Details and calculations relating to the structural stability of buildings during a flood

1.2 Case Officer comments – Flood warning and emergency risk

As set out in paragraph 8.31, an emergency evacuation plan has been provided and replicates the measures secured in the previous planning permissions

(reference 12/00009/FULLS and 12/02021/VARS). The evacuation measures comprise the keeping of emergency pumping and temporary barrier equipment in addition to the identification of relevant contact information for flood warning services and an evacuation route along The Causeway. Condition 6 on the officer recommendation secures the display of this flood warning and emergency evacuation information within the tourism units at all times.

1.3 Case Officer comments – Flood risk issues

As demonstrated above, the identification and implementation of an emergency evacuation plan has been identified and secured as part of the officer recommendation. In relation to flood proofing and other resilience measures, including structural stability, this is covered by Building Control legislation and a completion certificate for the proposal has been issued under this process.

2.0 **UPDATES**

2.1 With reference to paragraph 8.39 and the query relating to the applicant's right of access, over the adjoining footpath network including The Causeway, title deeds have been provided to the Local Planning Authority. The title deeds demonstrate that the applicant does have a right of access including vehicular access over the relevant land.

3.0 **RECOMMENDATION**
NO CHANGE

APPLICATION NO.	20/01959/FULLS
SITE	Land At Plot 64 Oxlease Meadows, Romsey, Hampshire, SO51 7AB, ROMSEY EXTRA
COMMITTEE DATE	31 August 2021
ITEM NO.	10
PAGE NO.	83-130

1.0 INTRODUCTION

1.1 Additional representations have been received and are summarised below.

1.2 For the avoidance of doubt, it is confirmed that the report for this item is that on pages 83-94 of the main agenda. The main agenda also includes a copy of the previous report to SAPC (p. 95-115) and its associated Update Paper (p. 116-118).

1.3 The Highways Officer has provided additional comments.

2.0 ADDITIONAL REPRESENTATIONS (Summarised)

2.1 Romsey Extra Parish Council – Objection;

- The application is outside of the settlement boundary.
- It is overdevelopment of the site.
- There will be a detrimental effect on the surrounding natural habitats including the setting of Fishlake Nature Reserve; this is the most open site visually from Fishlake Meadows.
- It will cause further erosion of green corridors linking wildlife sites.
- Building an adoptable access road risks the loss of significant trees.
- There is a potential impact of the water course which is a significant clean feed into the barge canal.
- There is a need for a current flood assessment.
- Resolution of the nitrate issue is still awaited.
- There are highway concerns that:
- routing additional traffic through Oxlease Meadows will create road safety issues;
- refuse vehicles will find access difficult should there be cars parked along the extended spine road;
- No direct emergency services vehicle access is being provided to Oxlease Meadows.

2.2 5 additional representations of Objection;

- The site is not allocated in the local plan and there is no overriding reason for development.
- The original SAPC report contains an error that states that access to the site was previously permitted through Oxlease Meadows. This is not correct.
- References to previous appeal decisions do not account for the cumulative impacts of developments on Cupernham Lane.

- Surrounding developments are having a long term impact on the amenity of the Oxlease Meadows development.
- Relocation of the gates restricting access to the northeast is contrary to the approved Oxlease plans and will compromise emergency access.
- Either of two alternative access options should be used.
- Traffic assessment is out of date.
- Proposed development will put additional pressure on existing Oxlease Meadows highways safety concerns.
- The adopted roadway of Oxlease Meadows was designed purely for the 63 houses on the development and is unsuitable for development traffic.
- Impact on existing poor sewage infrastructure.
- Flood risk and drainage.
- Impact on trees from development and widening of roads.
- The application should be considered in conjunction with the developers plans for a further 40+ houses and its access and highways implications. Residents were assured by the developer that only one plot would be built.

3.0 CONSULTATIONS (Summarised)

3.1 HCC Highways – No objection

4.0 PLANNING CONSIDERATIONS

4.1 The additional representations with regard to the principle of development and highways impacts of the current scheme have been addressed in the main agenda and the recommendation is unchanged.

5.0 AMENDED RECOMMENDATION NO CHANGE

APPLICATION NO.	21/02000/FULLS
SITE	14 Barn Piece, Chandlers Ford, SO53 4HP, VALLEY PARK
COMMITTEE DATE	31 st August 2021
ITEM NO.	11
PAGE NO.	131-139

1.0 VIEWING PANEL

1.1 A Viewing Panel was held on the 27th August 2021. Apologies were received from:

- Councillor Parker
- Councillor Ward

1.2

The Viewing Panel was attended by:

- Councillors Bailey, Bundy, Burnage, Cooper, C Dowden, Maltby, Hatley, and Warnes.

**2.0 RECOMMENDATION
NO CHANGE**

APPLICATION NO.	20/03096/FULLS
SITE	Hillside View, Horsebridge Road, Kings Somborne, SO20 6PT KINGS SOMBORNE
COMMITTEE DATE	31 st August 2021
ITEM NO.	12
PAGE NO.	140 - 148

1.0 CONSULTATIONS

- 1.1 Since the publication of the agenda report, the following consultation response has been received from the Ecology (summarised):

The proposal is supported by an Ecological report which outlines that bat roosts are present and will be affected by the development. Where developments affect European protected species (EPS), permission can be granted unless the development is likely to result in a breach of the EU Directive underpinning the Habitats Regulations, and is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under derogation from the law.

- 1.2 The three derogation tests as set out by the Habitats Regulations can be met and as such, it is considered that the proposal would likely be licensed. Subject to a condition requiring that the development is to be undertaken in accordance with the submitted ecological survey and a detailed lighting strategy for the construction and operation phase of the development to be submitted to and approved in writing by the Local Planning Authority, it is considered the proposal would comply with Policy E5 of the Revised Local Plan.

2.0 RECOMMENDATION as per the main agenda subject to revised condition 4 and additional condition 5 and conditions and notes as per the main agenda:

4. **Development shall proceed in accordance with the measures set out in Section 4.0 'Conclusions, Impacts and Recommendations' of the Hillside View, Horsebridge Road, Kings Somborne, Bat Emergence and Re-entry Surveys v2 (Arbtech, August 2021), unless varied by a European Protected Species (EPS) license issued by Natural England. Thereafter, the replacement bat roost features and enhancements shall be permanently maintained and retained in accordance with the approved details.**

Reason: to ensure the favourable conservation status of bats in accordance with Policy E5 of the Test Valley Revised Local Plan DPD.

5. **External lighting will follow best practice guidelines outlined by the Bat Conservation Trust and the Institute of Lighting Professionals (Guidance note 08/18 Bats and artificial lighting in the UK). Prior to commencement, a detailed lighting strategy for the construction and operation phase of the development shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved**

**details, with the approved lighting strategy maintained in perpetuity.
Reason: to prevent disturbance to protected species in accordance
with the National Planning Policy Framework and the Revised Test
Valley Local Plan DPD.**