

Southern Area Planning Committee Update Paper – 14.07.2020

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