
APPLICATION NO.	22/03354/FULLS
APPLICATION TYPE	FULL APPLICATION - SOUTH
REGISTERED	11.01.2023
APPLICANT	Test Valley Borough Council
SITE	Ganger Farm Sports Pavilion , Ganger Farm Way, Ampfield, SO51 0EE, ROMSEY EXTRA
PROPOSAL	Increase height of fencing around sports pitches
AMENDMENTS	Updated proposal wording
CASE OFFICER	Sarah Barter

Background paper (Local Government Act 1972 Section 100D)

[Click here to view application](#)

1.0 INTRODUCTION

- 1.1 This application is presented to Southern Area Planning Committee due to Council interest.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The Sports Pavilion and associated sports pitches form part of the wide range of sports facilities recently provided at the Ganger Farm development site now known as Kings Chase. The site is located within the area of Romsey Extra.

3.0 PROPOSAL

- 3.1 The proposal is to provide an increased height on the ball stop fence/netting around the sports pitches to the south of the pavilion. The heights are to be increased by between 3m and 5m. It is understood that this proposal is due to complaints from residents and user groups of the sports park and safety concerns by balls going over the existing fencing.

4.0 HISTORY

- 4.1 22/01388/FULLS - Freestanding storage unit surrounded by 2.5m fence, for use ancillary to existing sport facilities – Permission – 08.07.2022.
- 4.2 21/02048/FULLS - Provision of external staircase – Permission - 08.09.2021.
- 4.3 21/00109/FULLS - Revised access road to the southern boundary of the site (alternative to permission 18/01597/VARS to avoid felling the existing oak tree) – Permission – 01.03.2021.
- 4.4 20/01609/FULLS - Temporary access to Ganger Farm from Scoreys Crescent incorporating no-dig construction around existing tree (Retrospective) – Pending consideration.

- 4.5 19/02424/FULLS - Erection of 7 dwellings including the substitution of two approved detached Kington house types (shown as plots 149 and 150 on 19/00499/VARS) with 2 pairs of semi-detached Barwick housetypes – Permission – 19.02.2020.
- 4.6 19/00499/VARS - Vary condition 1 of the approved planning permission (18/01597/VARS) to vary the approved plans. The proposed changes incorporate the substitution of some of the larger properties originally approved for more traditional family housing of 3 and 4 bedroom properties. The application seeks an amended road layout to accommodate the house type substitutions and an additional area of hardstanding to the north for the purposes of turning and manoeuvring – Permission subject to conditions and notes – 20.09.2019.
- 4.7 18/01597/VARS - To vary condition 2 (approved plans) of 14/01090/FULLS (Erection of 275 dwellings with access, parking landscaping, open space, allotments and associated works. Provision of sports facilities comprising of sports pitches (including artificial surfaced pitches with floodlighting and perimeter fencing and grass surfaced pitches), pavilion and parking) to replace drawing 18-1782-001 Rev Y with 18-1782-001 Rev EE and 18-1782-PAV-005, 1539-2013 P06 with 1539-2013 P08, 1539-2018 P06 with 1539-2018 P08, and 1539-2017 PO4 with 1539-2017 PO5 to relocate play area 4 adjacent sports pavilion, re-alignment of road to southern boundary and provision of solar panels on pavilion – Permission subject to conditions and notes – 05.12.2018.
- 4.8 14/01090/FULLS - Erection of 275 dwellings with access, parking landscaping, open space, allotments and associated works. Provision of sports facilities comprising of sports pitches (including artificial surfaced pitches with floodlighting and perimeter fencing and grass surfaced pitches), pavilion and parking (Amended and additional plans and information received 15th, 23rd, 24th and 26th March, 2nd April and 5th June 2015, including Addendum to Environmental Statement) – Permission subject to conditions and notes – 22.07.2016.

5.0 CONSULTATIONS

5.1 None

6.0 REPRESENTATIONS Expired 03.02.2023

6.1 Romsey Extra and Romsey Town Council – No Objection

6.2 17 Dowling Crescent – Objection (Summarised)

- The increase in height affects my view
- Looking directly out onto fencing will make it feel like I'm living in a prison
- It appears the fence affects the amount of light coming into my living room
- I am surprised by the initial decision to have a sports ground this close to houses
- There should have been a distance between the fence and the parking spaces to begin with so the need for high fencing is clear as there have been balls coming over the fence

7.0 **POLICY**

7.1 Government Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

7.2 Test Valley Borough Revised Local Plan (2016)(RLP)

COM2, E1, E2, LHW4

8.0 **PLANNING CONSIDERATIONS**

8.1 The main planning considerations are:

- Principle of development
- Landscape and visual impacts
- Amenity
- Other matters

8.2 **Principle of development**

The principle for development of the sports pavilion and sports pitch provision together with the adjacent residential housing estate has been established in the permission issued under application - 14/01090/FULLS on the 22.07.2016 at Ganger Farm (see detail in paragraph 4.8 above).

8.3 Test Valley Revised Borough Local Plan 2016

Policy COM2: Settlement Hierarchy – the site lies outside of the boundaries of the settlement and is therefore within the countryside. Development outside of the settlement boundaries will be permitted if a) it is a type appropriate according to RLP policy or b) it is essential to be located in the countryside.

8.4 This development complies with part b) of COM2 because the works are proposed to provide increased fence heights for a use that is already located in the countryside and the proposal is required to ensure the essential safe operation of the sports pitches adjacent neighbouring residential properties. The works cannot be provided elsewhere and would not impact on the countryside considerations that policy COM2 seeks to protect, and this accords with Policy COM2 of the TVBRLP.

8.5 **Landscape and visual impacts**

Policy E2 of the RLP seeks to ensure that development will not have a detrimental impact on the appearance of the immediate area and the landscape character of the area within which it is located and to meet various other criteria such that it does not threaten important landscape features and positively integrates into landscape character.

8.6 It is not considered that the increased fence heights around existing sports pitches would have any significant impacts on the wider landscape character. This is due to the applications sites location centrally within the existing development area surrounded by newly constructed playing fields and dwellings. Subject to these conditions and notes it is considered that the development is therefore compliant with policy E2 of the RLP.

8.7 **Amenity**

Properties on Dowling Crescent are located closest to the development to the south. A comment has been received about loss of light into windows on a property at Dowling Crescent as a result of the increased height of the fencing. The proposed fencing location would be between approx. 20m and 26m away from the properties on Dowling Crescent and the fencing would be a moss green nylon net with 100mm x 100mm mesh. Given the separation distance and the view possible through the netting it is not considered that the increased heights would create significant impacts at these neighbouring properties in terms of sunlight or daylight. It is considered that the development can be provided in accordance with policy LHW4 of the Revised Borough Local Plan.

8.8 **Other matters**

A comment has been received about the proposal affecting a view. A private view is not a material planning consideration.

8.9 A comment has been received about the decision to have a sports ground this close to houses. To clarify the houses built on Ganger Farm were constructed to facilitate the sports ground facilities under policy LHW2. The separation distances between the sports facilities and housing are considered adequate.

9.0 **CONCLUSION**

9.1 Given the existing and ongoing use of the sports pitches, it is considered that the scheme is essential in accordance with policy COM2 of the Test Valley Borough Revised Local Plan and that it complies with other relevant policy. Subject to appropriate conditions the development is considered to be acceptable.

10.0 **RECOMMENDATION**

PERMISSION subject to:

- 1. The development hereby permitted shall be begun within three years from the date of this permission.
Reason: To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.**
- 2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers
2304/01 Block Plan
2304/02 Proposed west elevation
2304/03 Proposed north elevation
2304/04 Proposed South elevation
2304/05 Proposed East Elevation location plan
Reason: For the avoidance of doubt and in the interests of proper planning.**

Note to applicant:

- 1. The development hereby permitted shall be carried out and completed strictly in accordance with the submitted plans, specifications and written particulars for which permission is hereby granted or which are subsequently submitted to, and approved in writing by, the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.**
-