

# UPDATE PAPER

## Southern Area Planning Committee

**Date:** Tuesday 12<sup>th</sup> March 2024

**Time:** 5.30 p.m

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

## Southern Area Planning Committee – 12<sup>th</sup> March 2024

### 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. **23/01700/FULLS (PERMISSION/REFUSE) 07.07.2023** **20 – 67**

SITE: Edwina Mountbatten House, Broadwater Road,  
Romsey, SO51 8GH **ROMSEY TOWN**

**CASE OFFICER:** Paul Goodman

8. **23/02385/FULLS (PERMISSION) 14.09.2023** **68 - 124**

SITE: Former North Hill Sawmill Yard, Sawmill Yard,  
Baddesley Road, SO52 9BH **AMPFIELD**

**CASE OFFICER:** Graham Melton

<b>APPLICATION NO.</b>	23/01700/FULLS
<b>SITE</b>	Edwina Mountbatten House, Broadwater Road, Romsey, SO51 8GH <b>ROMSEY TOWN</b>
<b>COMMITTEE DATE</b>	12 <sup>th</sup> March 2024
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## 1.0 **VIEWING PANEL**

- 1.1 A Viewing Panel was held on the 16<sup>th</sup> of February 2024 attended by Cllrs, Bailey, Burnage, Cooper, Dunleavy, Ford, Gidley, Parker and Warnes. Apologies were received from Cllrs Bundy, A Dowden, C Dowden, Jeffrey and Johnston.

## 2.0 **REPRESENTATIONS**

### 2.1 **Romsey & District Society (Planning Committee)**

Concerned regarding the lack of notification of amended plans and the opportunity to comment further.

Damaging effect on the gateway to our town by overdevelopment of the site. Disregard for the professional design advice of the Design Review Panel (DRP). Contrary to planning Policy E1 High Quality Development in the Borough: 1a), 1b) and 1d) where it states development will not be permitted if it is of poor design and fails to improve the character, function, and quality of the area.

The existing trees within and adjoining the site are part of an extensive belt adjacent to the Tadburn Stream and form a key landscape feature.

The re-development on the site as proposed does not make the required contribution to the townscape on the edge of the historic centre.

An important site demands a quality piece of architecture.

The scheme falls short and is detrimental to the setting of the Conservation Area and Listed Buildings.

The application is not supported by a proper analysis of the site and its context. The test in the NPPF that the public benefit should outweigh the harm has not been met, nor have the economic and social benefits been quantified.

### 2.2 **1 additional representation of objection received.**

Inadequate parking provision including spaces for electric charging, disabled persons, carers and other staff and deliveries.

Only one lift.

Limited outdoor space.

Under provision of buggy storage.

Contributions are inadequate and should also be ring fenced.

Development is not improving Romsey or life for the elderly but rather financial reward.

**3.0 HISTORY**

3.1 24/00202/DEMS - Application to determine if prior approval is required for proposed demolition of single storey former care home. Prior Approval Not Required 26.02.2024.

**4.0 PLANNING CONSIDERATIONS**

**4.1 Financial Contributions**

As is described at paragraph 8.8 of the Officer Report the Council sought specialist viability advice to assist in determining the application. The Council's advisors concluded that an amount of £314k could be provided for financial contributions. Paragraph 8.8 erroneously states that the entire amount could be allocated to an affordable housing contribution. However, there are other financial contributions (New Forest SPA, Solent SPA and Health Infrastructure) that need to be provided for from the available £314k. In addition to the £314k the applicant has agreed to provide the Public Open Space contribution in full.

4.2 As a result of the other contributions the affordable housing contribution will be lower than stated in paragraph 8.8. In addition, a query has arisen on the calculation of the Health Infrastructure contribution. Further consultation will be undertaken with the NHS Hampshire and Isle of Wight Local Planning Engagement Team to establish a final figure. The recommendation has been adjusted to reflect the additional consultation. In the event that the Health Infrastructure contribution was reduced, the balance would be added to the affordable housing contribution.

**5.0 AMENDED RECOMMENDATION**

**Delegate to Head of Planning & Building to secure a satisfactory consultation reply from Natural England and the NHS Hampshire and Isle of Wight Local Planning Engagement Team, and for the completion of a legal agreement to secure:**

**Removal of nitrate mitigation land from agricultural production**

**Future management of the nitrate mitigation land.**

**Nitrate mitigation monitoring fee**

**Affordable housing financial contributions**

**Public Open Space financial contributions**

**New Forest SPA financial contributions**

**Solent SPA financial contributions**

**Health infrastructure financial contributions**

**s106 monitoring fee**

**then PERMISSION subject to conditions & notes as per the main agenda.**

<b>APPLICATION NO.</b>	23/02385/FULLS
<b>SITE</b>	Former North Hill Sawmill Yard, Sawmill Yard, Baddesley Road, SO52 9BH.
<b>COMMITTEE DATE</b>	12 <sup>th</sup> March 2024
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## 1.0 REPRESENTATIONS

- 1.1 Since the drafting of the agenda report an additional response from Ampfield Parish Council has been received as set out below:

### **Ampfield Parish Council – Objection (summarised).**

Eight members of public, one of whom was representing a further 28 of their neighbours, attended the Meeting of our planning committee on 4<sup>th</sup> March 2024 where it was decided to make representations about this application.

Original objection as submitted on 17<sup>th</sup> October 2023 still stands.

Recognise the revisions to the proposal go some way towards addressing the concerns of residents of Flexford Close, by re-orientating blocks, reduction in size and siting further from the boundary.

However, the proximity of overbearing two storey blocks to nearby existing dwellings on Flexford Close.

This stems from the increase in ground level adjacent to Monks Brook.

- 1.2 8 additional representations from residents objecting to the proposal have also been received and a summary of their contents is set out below:

### Planning policy/planning history

Previous planning decisions, NPPF, TVBRLP.

### Impact on the amenity of residential property

Overlooking.

Overlooking from Block 11, submitted photomontages are not an accurate representation of impact on neighbouring property as taken from the road on higher ground rather than neighbouring property.

Blocks 8, 11 and 12 remain overbearing and should be reduced in size.

Only single storey buildings should be allowed for the section adjacent to the Monks Brook boundary.

Object to the increase in height of Block 5 and the positing of Block 6A.

Scale and Bulk resulting in loss of light.

Proposed buildings will dominate skyline resulting in a loss of light with the ground level of the proposed buildings at the eaves height of neighbouring properties.

Headlights from cars using the proposed parking areas will shine light onto neighbouring properties in Flexford Close.

Impact on the character and appearance of the area

Over development.

Design.

Character of the area.

Recent construction of the first phase of development demonstrates how uncharacteristic the proposal is with the semi-rural area.

The presence of the retaining wall will prevent access to the landscape corridor which will deteriorate into a wasteland for vermin once the removal of the existing tree canopy allows the growth of ground vegetation.

Trees, the proposed replacement planting will take years to establish.

Impact on the general amenity of the area

Noise.

Highways

Traffic generation, parking and safety.

Other matters

No guarantee the appeal against the previous refused scheme will be withdrawn.

Only given two weeks to comment on the amended plans.

- 1.3 The agenda report sets out the officer's assessment of the matters raised above as detailed below:

Planning history – paragraphs 8.2 to 8.5 (Page 78).

Impact on the amenity of residential property – paragraphs 8.8 to 8.34 (Pages 79 to 84).

Impact on the character and appearance of the area – paragraphs 8.35 to 8.47 (Pages 84 to 87).

Impact on the general amenity of the area – paragraphs 8.79 to 8.84 (Pages 92 and 93).

Highways – paragraphs 8.85 to 8.94 (Pages 93 to 95).

Other matters – paragraphs 8.95 to 8.98 (Page 95).

However, additional commentary on the particular points not previously raised is set out below.

- 1.4 Impact on the amenity of residential property

The comment regarding the potential impact from car headlights on residential amenity from the occupation of the proposed parking areas is noted. However, it is considered that any impact will be mitigated in part by the proposed planting scheme along the Monks Brook boundary, with any residual effect transient in nature. As such, it is not considered this matter forms a reasonable basis for refusing the planning application.

1.5 Other matters

Third party representations have referred to the outcome of the current appeal against the refusal of the previous application reference 21/02697/RESS (paragraph 4.1 of the agenda report, pages 69 and 70). However, every application is assessed on its own merits and therefore, no consideration is given to the possible outcomes of the planning appeal in assessing the current proposal.

1.6 Reference has been drawn to the notification process following the receipt of amended plans, with two weeks given to third parties for the submission of any comments. However, any comments received prior to the presentation of the application to Planning Committee will be captured either through this written update paper or a verbal update given prior to the presentation.

2.0 **UPDATES**

2.1 Following the publication of the agenda report updated responses have been received from consultees and these are summarised below:

2.2 **Environment Agency** – No further comment.

2.3 **Landscape** – Comment (summarised).

Additional comments have been submitted which includes an amended entrance details and an update landscape masterplan/landscape strategy. It should be noted that in previous landscape comments, it was requested that both the wall and writing along the entrance were to be removed. It is acknowledged that the wall has now been reduced in size and the vegetation surrounding the entrance will be native species; however this does not fully address what was requested.

2.4 **Lead Local Flood Authority** – No objection subject to condition.

2.5 **TVBC Environmental Services (Refuse)** – No objection.

2.6 Landscape

*Monks Brook landscaping scheme*

As set out in the agenda report, the proposed scheme includes a substantive replacement planting scheme for Monks Brook boundary. This planting scheme comprises the following details:

Planting throughout Monks Brook including replacement tree and shrub planting in front of the proposed gabion wall.

Minimum size of tree planting to be 4.5m - 5m in height.

The following species mix:



*Trees*

- Crack Willow
- Alder
- Wild Service Tree
- Holly
- Yew
- Oak
- Lime

*Shrubs*

Hawthorn

Common Hazel

Alder Buckthorn

Blackthorn

Dog Rose

Guelder Rose

Dogwood

Ivy and Honeysuckle for planting adjacent to gabion wall

Timing of proposed planting to be undertaken prior to the commencement of development on the proposed buildings located adjacent to the Monks Brook boundary.

Implementation of maintenance schedule to ensure establishment over the first 5 years in the replacement of any planting that dies within this period.

- 2.7 In addition to the details above condition no. 13 has been imposed to secure confirmation of the precise species of tree planting for each individual location within the proposed scheme and associated tree pit planting details. As a result, it is considered that sufficient measures have been secured to ensure the successful establishment of the proposed replacement planting scheme within Monks Brook and the implementation of the proposed planting in advance of the occupation of the proposed buildings.

2.8 *Entrance Wall*

The comments from the Landscape officer with respect to the proposed entrance wall are noted, however it should be noted that an entrance wall in a similar location and design has previously been approved under application reference 20/02916/FULLS (paragraph 4.1 of the agenda report, page 70). It is therefore not considered this element of the proposal forms a reasonable basis for refusing the application and as noted within the comments by the Landscape officer, the size of the entrance wall has been reduced.

### 3.0 **AMENDMENTS**

#### 3.1 Officer recommendation

##### *Environment Agency and Lead Local Flood Authority responses*

Following the receipt of the updated consultation responses from both the Environment Agency and the Lead Local Flood Authority as outlined in section 2 above, this requirement within the Officer recommendation as set out in the Agenda report has now been resolved. Consequently, this requirement has been omitted from the updated officer recommendation set out in section 4 below.

#### 3.2 Conditions

##### *Condition no. 3 (Limitation on use)*

The phrase 'extra care' and word 'other' have been inserted to the wording of condition no.3 as highlighted below:

*The development hereby permitted shall be used only as residential care and/or extra care accommodation and for no other purpose, including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.*

*Reason: In order that the Local Planning Authority can exercise control in the locality in the interest of the local amenities in accordance with Policy COM2 of the Test Valley Borough Revised Local Plan (2016).*

These amendments do not change the purpose of the condition to ensure the proposed accommodation remains available as care accommodation only.

#### 3.3 *Condition no. 9 (Landscape)*

The wording of condition no. 9 has been updated to include the submitted Landscape Strategy document previously omitted in error and the additional email confirming the timing of planting as referred to in section 2 above.

#### 3.4 *Condition no. 10 (Ground Levels)*

Since the drafting of the agenda report it has been confirmed the finished floor levels of the proposed buildings will be in accordance the levels shown on the submitted drainage strategy plans, as referred to in the Agenda report. The wording of condition no. 10 has therefore been updated to require compliance with the submitted level information rather than the submission of additional plans post determination of the application as stated in the Agenda report.

**4.0 RECOMMENDATION**

**4.1 Delegate to the Head of Planning and Building for:  
Completion of a satisfactory Appropriate Assessment in consultation with  
Natural England.**

**Addition of any necessary conditions to secure mitigation measures  
enabling the proposed development to achieve nitrate and phosphate  
neutrality.**

**Completion of a legal agreement to secure:**

**Restriction of occupation of the units of accommodation consistent with  
the Basic Care Package defined in the legal agreement for application  
reference 17/01615/OUTS;**

**Operation of care facilities by person or body registered by the Care  
Quality Commission as a Service Provider;**

**Submission and implementation of a Travel Plan;**

**Delivery of sufficient mitigation to ensure the development achieves  
nitrate neutrality;**

**Delivery of sufficient mitigation to ensure the development achieves  
phosphate neutrality;**

**Then PERMISSION subject to conditions 1, 2, 4 to 8 and 11 to 18 and note  
1 of the main agenda report, in addition to amended conditions 3, 9 and 10  
detailed below:**

- 03. The development hereby permitted shall be used only as residential  
care and/or extra care accommodation and for no other purpose,  
including any other purpose in Class C2 of the Schedule to the Town  
and Country Planning (Use Classes) Order 1987, or in any provision  
equivalent to that Class in any statutory instrument revoking and re-  
enacting that Order with or without modification.  
Reason: In order that the Local Planning Authority can exercise  
control in the locality in the interest of the local amenities in  
accordance with Policy COM2 of the Test Valley Borough Revised  
Local Plan (2016).**
- 09. Landscape works shall be carried out in accordance with the  
approved landscape plans and documents:  
Proposed Landscape Masterplan (2496-URB-CF-ZZ-DR-L-208151 P05)  
Landscaping Strategy Plan - Sheet 1 of 4 (2496-URB-CF-ZZ-DR-L-  
208001 P08)  
Landscaping Strategy Plan - Sheet 2 of 4 (2496-URB-CF-ZZ-DR-L-  
208002 P04)  
Landscaping Strategy Plan - Sheet 3 of 4 (2496-URB-CF-ZZ-DR-L-  
208003 P04)  
Landscaping Strategy Plan - Sheet 4 of 4 (2496-URB-CF-ZZ-DR-L-  
208004 P05)  
Monks Brook Corridor Advanced Planting Strategy dated July 2023  
(2496-URB-CF-00-SP-L-2A6652 P01)  
Landscape Strategy, Monk's Brook (February 2024)**

**Outline Landscape Management Plan dated July 2023 (2496-URB-CF-00-SP-L-2A6656)**

**Arboricultural Survey and Impact Assessment: Phase 2 and 3, Chandler's Ford Continuing Care Retirement Community (Landarb Solutions, August 2023)**

**Email titled '23/02385/FULLS – Inspired Villages, Chandler's Ford – Replacement Planting Sequencing' dated 11<sup>th</sup> March 2024.**

**The landscape works hereby approved shall be maintained to encourage its establishment for a minimum period of five years following completion of the development. Any trees or planting that are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced before the end of the current or first available planting season following the failure, removal or damage of the planting. Reason: To improve the appearance of the site and enhance the character of the development in the interest of visual amenity and contribute to the character of the local area in accordance with Policies E1 and E2 of the Test Valley Borough Revised Local Plan (2016).**

- 10. The finished floor levels of the development hereby permitted shall be in accordance with the levels shown on the following approved plans:**

**Drainage Strategy Sheet 1 of 3 (FW2111-C-600-01)**

**Drainage Strategy Sheet 2 of 3 (FW2111-C-600-02)**

**Amended Drainage Strategy Sheet 3 of 3 (32124-HYD-00-ZZ-DR-C-7000-P02)**

**Thereafter, the finished floor levels of the development hereby permitted shall be retained in accordance with the approved plans.**

**Reason: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Policies E1 and LHW4 of the Test Valley Borough Revised Local Plan (2016).**