

In the Chair: Cllr J Parker

ATTENDANCE:

ROMSEY EXTRA PARISH

P Councillor J Burnage
P Councillor J Cairney
P Councillor M G Cooper
P Councillor J Parker
P Councillor M Southey
P Councillor S Tippet

In attendance

Clerk Heather Stevens
Cllr N Adams-King

ROMSEY TOWN

P Councillor J Critchley
A Councillor I Culley
- Councillor S Lamb
P Councillor J Ray
P Councillor S Wilkinson
P Councillor C Wise

63. **Apologies**

Apologies were received from Cllr I Culley.

64. **Declarations of Interest**

Cllrs D Tippet and M G Cooper declared an interest in the Whitenap Consultation as they live adjacent to it.

65. **Minutes**

Confirmation

The minutes of the Joint Planning Committee Meeting held on Thursday 11th November 2021 were confirmed as a true record.

Proposed by: Cllr J Burnage

Seconded by: Cllr J Critchley

CARRIED UNANIMOUSLY

Matters Arising

Re: Application 21/03094/TPOS – the tree officer refused the request to fell the oak tree but permitted pollarding.

66. **Public Participation**

None

67. **Participation at Southern Area Planning Committee**

APPLICATION NO: 21/01528/LBWS

APPLICANT: Clare Cooper

PROPOSAL: Removal of existing rear conservatory and lean-to structure, rear garden room extension and internal alterations

SITE: 91-93 Bath House, Middlebridge Street, Romsey

JPC Objected. SAPC Approved

Signature:

Date:

MINUTES ROMSEY EXTRA PARISH AND ROMSEY TOWN COUNCIL JOINT PLANNING COMMITTEE HELD IN THE COURTROOM, TOWN HALL, ROMSEY, HAMPSHIRE THURSDAY 9 TH DECEMBER 2021	58
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APPLICATION NO: 21/02530/FULLS
APPLICANT: Mr And Mrs Davidson
PROPOSAL: Single storey side extension
SITE: 20 The Harrage, Romsey, SO51 8AE
JPC Objected. SAPC Approved

APPLICATION NO: 21/01527/FULLS
APPLICANT: Clare Cooper
PROPOSAL: Removal of existing rear conservatory and lean-to structure, rear garden room extension and internal alterations
SITE: 91-93 Bath House , Middlebridge Street, Romsey
JPC Objected. SAPC Approved

68. Appeal Notifications/Decisions

1. Appeal Decision

Appeal Ref: APP/C1760/D/21/3278066 – 27 Minchin Road, Romsey, SO51 0BL
Appeal Decision: Allowed
The porch was allowed but the two-storey side extension was dismissed.

2. Appeal Notification

Site At: 5 Tadfield Road, Romsey, Hants, SO51 5AL
Proposal: Notification of proposed works to a dwelling – single storey rear extension (length from rear wall of original dwelling house 4.15 m, height 3.0 m, height to eaves 3.0 m)
Application No: 21/02127/PDHS
Appeal Reference: APP/C1760/D/21/3281687
Appellant: Mrs E Watson
Appeal Starting Date: 15.11.2021
Noted – as this was a PDH application the JPC was not invited to comment.

3. Appeal Decision

Appeal Ref: APP/C1760/W/21/3278956 - 48 The Hundred, Romsey, SO51 8BX
Appeal Decision: Dismissed
Noted – Jeera Indian Restaurant/Peri-Peri Grill. JPC had not objected provided all sales were from the front.

69. Amended Applications

1. APPLICATION NO: 21/00560/FULLS
PROPOSAL: Change of Use from shop store to 4-bedroom flat share/house in multiple occupancy (HMO) with associated works
SITE: 14 The Hundred, Romsey, Hampshire, SO51 8BW
No objection.
2. APPLICATION NO: 21/03052/VARS
PROPOSAL: Variation of condition 18 of approved application 08/00911/FULLS (Extension to foodstore and associated works) to allow a wider delivery window for HGVs and Ecomm deliveries (home delivery service)

Signature:

Date:

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- LOCATION: Waitrose , 32 Alma Road, Romsey
JPC Objection stands - Impacts on the amenity of neighbours and adjacent dwellings.
Current home delivery timings more than generous.
3. APPLICATION NO: 21/00817/FULLS
PROPOSAL: Change of use from open storage to residential use, erection of 2no. four-bedroom houses with associated parking and landscaping, installation of package treatment plants
SITE: Land At Fishlake Cottage , Greatbridge Road, Romsey, SO51 0HB
Previous objection stands.
4. APPLICATION NO: 21/02715/FULLS
PROPOSAL: Erection of 43 dwellings and apartments, access, parking, landscaping and associated works following demolition and site clearance
SITE: Land North Of Oxlease Meadows, Oxlease Meadows, Romsey, Hampshire
JPC Objection stands – please see on list 48
5. APPLICATION NO: 20/00599/FULLS
PROPOSAL: Erection of 63 residential dwellings, with associated landscaping, parking and reconfiguration of roundabout to form new vehicular access
SITE: Abbotswood House , Braishfield Road, Romsey, SO51 0PB
The Joint Planning Committee reiterates the objection made previously by Romsey Extra Parish Council
- **Development in the countryside contrary to the Revised Local Plan (RPL) Policy COM2.**
 - **Loss of a green area that serves to provide a visual break in the increasingly urbanised Braishfield Road.**
 - **Loss of one of the few remaining wildlife reservoirs in the area**
 - **Concentration of the affordable housing in one area is contrary to the requirement of dispersing it the development in the RLP Policy COM7.**
 - **Lack of a credible resolution of the nitrate issue.**
The land has not recently been utilised in a way that creates a heavy nitrate load the cessation of which could offset the load from this development.
- Observation**
- **TVBC to place a group TPO on the trees to allow, should permission be granted, for a well-controlled discussion of any work on or affecting each significant tree.**

Signature:

Date:

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70. Correspondence

1. Email from Emma Horbury, Test Valley Borough Council dated 15.11.21 re: Draft New Forest International Nature Conservation Designations: Recreational Mitigation Framework Supplementary Planning Document (SPD)
The JPC is happy with the SPD.
2. Email from Samantha Thomas from Tetrattech Planning dated 11.11.21 re: Online Consultation - Land at Whitenap, Romsey
Planning Clerk to forward the JPC's comments which are attached to the end of these minutes.
3. Email from Emma Horbury, Test Valley Borough Council dated 15.11.21 re: TVAPTC Meeting Agenda - Thursday 25th November at 7:30pm.
Cllr J Critchley requested that feedback from this meeting should be given at the next Full Council Meeting.
4. Letter from Isabella Falco, Test Valley Borough Council dated 10.11.21 re: Tree Preservation Order TPO.TVBC.1225
Noted
5. Letter from TVBC Planning re application No 21/02998/PDHS.
Noted
6. Email from Sheelagh Evans, TVBC re Proposed Off Street Parking Order for Andover and Romsey 2021.
Noted
7. Email from Michael Whjte at TVBC dated 16th November 2021 re: Renewal of Tables and Chairs Licence - Bradbeers Courtyard Cafe, Cornmarket, Romsey SO51 8ZE
No objection

71. Planning Applications

List Nos: 45, 46 47 and 48

72. Review of Joint Planning Committee operation.

The Committee is happy with the administration of the JPC and the Chair thanked the two clerks, Heather Stevens and Faye Godwin for their assistance.

It was suggested that the terms of reference should be updated to show that the Committee should be made up of 3-6 members of each parish.

Signature:

Date:

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ROMSEY EXTRA PARISH COUNCIL AND ROMSEY TOWN COUNCIL
WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 45
Week Ending: Friday 12th November 2021

APPLICATION NO. DATE OF APPLICATION	PROPOSAL	LOCATION	CASE OFFICER	DECISION	COMMENTS
21/03188/FULLS 11.11.2021 NORTH BADDESLEY ROMSEY EXTRA 1.	Construction of pedestrian pathway between Mountbatten Park and Luzborough Wood SANG	The Ashfield Estate Mountbatten Park, Queens Ride, North Baddesley, Southampton Hampshire SO52 9GT	Mr Paul Goodman 07.12.2021	No objection	
21/03091/FULLS 12.11.2021 ROMSEY TOWN 2.	Proposed dropped kerb and hardstanding to facilitate disabled access	Jamey-Lee Davis 2 Hollman Drive, Romsey, Hampshire, SO51 8ES	Mrs Sacha Coen 07.12.2021	No objection	Subject to the tree officer being satisfied that the construction of the hardstanding will not have an adverse effect on the trees.

ROMSEY EXTRA PARISH COUNCIL AND ROMSEY TOWN COUNCIL
WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 46
Week Ending: Friday 19th November 2021

APPLICATION NO. DATE OF APPLICATION	PROPOSAL	LOCATION	CASE OFFICER	DECISION	COMMENTS
21/03286/FULLS 17.11.2021 ROMSEY TOWN 1.	Erection of 2 storey side extension to provide kitchen/dining area with bedroom and bathroom over	Mr And Mrs Laurence Baker Green Gables , 3 Kennett Close, Romsey, SO51 5PR	Mr Nathan Glasgow 10.12.2021	No objection	
21/03328/FULLS 15.11.2021 ROMSEY TOWN 2.	Demolish porch and erect replacement porch/w.c and replace conservatory roof with pitched tiled roof (amended scheme)	Mr Vikram Dawson 18 Addison Close, Romsey, Hampshire, SO51 7TL	Miss Ash James 08.12.2021	No objection	

Signature:

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21/03329/CLPS 15.11.2021 ROMSEY TOWN 3.	Application for lawful development certificate for the proposed development of loft conversion, addition of a flat roof dormer on rear elevation, roof window on front elevation, lengthen dormer windows and add Juliet balcony	Mr And Mrs Cheetham 92 Winchester Road, Romsey, SO51 8JE,	Miss Ash James 09.12.2021	No objection	
21/03342/TPOS 15.11.2021 ROMSEY TOWN 4.	T1 - Eucalyptus - Crown raise to 5 metres, reduce over extended branch by up to 3 metres T2 - Acacia - Remove deadwood over 20mm diameter	Mr Ralph Olingschlaeger 1 Deansfield Close, Romsey, Hampshire, SO51 7NE	Mr Rory Gogan 07.12.2021	No objection	
21/03364/FULLS 16.11.2021 ROMSEY TOWN 5.	Replace conservatory with single storey rear extension	Mr Andrew Grantham-David 9 Grayling Mead, Romsey, SO51 7RU,	Mrs Sacha Coen 09.12. 2021	No objection	
21/03370/FULLS 17.11.2021 ROMSEY TOWN 6.	Erection of outbuilding to form ancillary accommodation	Adam And Michelle Butler 4 Deansfield Close, Romsey, SO51 7NE,	Mr Graham Melton 09.12.2021	No objection	Subject to a condition requiring the use of the building remaining ancillary to the use of the main property.
RE-ADVERTISEMENT					
21/03052/VARS 18.10.2021 ROMSEY TOWN 7.	Variation of condition 18 of approved application 08/00911/FULLS (Extension to foodstore and associated works) to allow a wider delivery window for HGVs and Ecomm deliveries (home delivery service)	Tim Williams, Firstplan Waitrose, 32 Alma Road, Romsey, SO51 8AS	Sarah Barter 09.12.2021	Objection	JPC Objection stands - Impacts on the amenity of neighbours and adjacent dwellings. Current home delivery timings more than generous.

Signature:

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21/01274/CMAS ROMSEY EXTRA 8.	An extension of mineral working at Roke Manor Quarry, to extract circa 600,000 tonnes of sand and gravel from the Stanbridge Ranvilles Extension, including continuation of on-site mineral processing, backfilling with inert material and progressive restoration to agriculture with increased nature conservation and biodiversity enhancements at Roke Manor Quarry - Stanbridge Ranvilles Extension, Salisbury Road, Shootash SO51 6GA	Amy Dales HCC			This application to be held over to the next meeting whilst advice is sought on the ecological report.
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ROMSEY EXTRA PARISH COUNCIL AND ROMSEY TOWN COUNCIL
WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 47
Week Ending: Friday 26th November 2021

APPLICATION NO. DATE OF APPLICATION	PROPOSAL	LOCATION	CASE OFFICER	DECISION	COMMENTS
21/02883/CLPS 22.11.2021 ROMSEY EXTRA 1.	Application for a lawful development certificate for proposed single storey rear extension	Mrs Natalie Jones 11 Minchin Road Romsey SO51 0BL	Miss Ash James 14.12.2021	No objection	
21/03236/LBWS 22.11.2021 ROMSEY EXTRA 2.	Central Barn - Repairs, refurbishment and strengthening works to structure; Piggeries - Removal of concrete block wall to run and repairs to existing roof and south elevation weatherboarding	Broadland's Estate Bowmans Farmhouse Romsey Road Ower Romsey Hampshire SO51 6AE	Miss Ash James 24.12.2021	No objection	
21/03421/FULLS 23.11.2021 ROMSEY EXTRA 3.	Alteration to external pool, motorized cover, various refurbishment and repairs	The Broadlands Estate Broadlands House Broadlands Park Romsey By-Pass Romsey SO51 9ZD	Miss Ash James 24.12.2021	No objection	

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21/03422/LBWS 23.11.2021 ROMSEY EXTRA 4.	Repairs and redecoration of interior of the Orangery, removing modern materials, refurbishment of WCs, Renewal of slates to the roofs of the lean-tos, renewal of mechanical and electrical equipment within the lean-to, alteration to external pool, new linings and motorized cover	The Broadlands Estate Broadlands House Broadlands Park Romsey By-Pass Romsey SO51 9ZD	Miss Ash James 24.12.2021	No objection	
21/03468/CLPS 26.11.2021 ROMSEY EXTRA 5.	Application for a lawful development certificate for - Loft conversion with three dormers and two skylight windows	Balbeer Shahi Meadow End Halterworth Lane Romsey SO51 9AD	Mrs Sacha Coen 21.12.2021	No objection	
21/03394/TPOS 23.11.2021 ROMSEY TOWN 6.	T1 - Oak - Remove small slender low branch overhanging rear garden of 6 Hartwood and smaller secondary branches from low lateral limb	Sue Pipe Romsey County Junior School Mercer Way Romsey SO51 7PH	Mr Rory Gogan 15.12.2021	No objection	
21/03426/FULLS 22.11.2021 ROMSEY TOWN 7.	Replace lean-to with conservatory with tiled roof	Mr And Mrs Bishop 6 Barton Close Romsey SO51 7QE	Mrs Sacha Coen 15.12.2021	No objection	
21/03435/FULLS 23.11.2021 ROMSEY TOWN 8.	Single storey side and rear extension	Mr And Mrs Nicholls Rosewood 25 Cupernham Lane Romsey SO51 7JJ	Miss Ash James 16.12.2021	No objection	
21/03445/FULLS 24.11.2021 ROMSEY TOWN 9.	Single storey rear extension	Sue Lee 5 St Johns Gardens Romsey SO51 7RW	Mrs Sacha Coen 18.12.2021	No objection	

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21/03453/TPOS 25.11.2021 ROMSEY TOWN 10.	T1, T3 - Horse Chestnut - Pollard at original pollard points T2, T4 - Sycamore - Pollard at original pollard points	Beer Rodmore Winchester Hill Romsey SO51 7NL	Mr Rory Gogan 17.12.2021	No objection	
21/03473/FULLS 26.11.2021 ROMSEY TOWN 11.	Single storey extension to front and side elevation and installation of bi-folding doors on rear elevation (Retrospective)	Mr and Mrs Alec Carter 34 Seward Rise Romsey SO51 8PE	Miss Ash James 21.12.2021	No objection	
21/03481/TREES 26.11.2021 ROMSEY TOWN 12.	T1 - Prune 2 metres back to previous growth points	Mr Martin Roberts Willow Cottage 179 Middlebridge Street Romsey SO51 8HH	Mr Rory Gogan 21.12.2021	No objection	

ROMSEY EXTRA PARISH COUNCIL AND ROMSEY TOWN COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 48 Week Ending: Friday 3rd December 2021					
APPLICATION NO. DATE OF APPLICATION	PROPOSAL	LOCATION	CASE OFFICER	DECISION	COMMENTS
21/02715/FULLS 30.11.2021 ROMSEY EXTRA 1.	Erection of 43 dwellings and apartments, access, parking, landscaping and associated works following demolition and site clearance	Mr Hanslip Land North Of Oxlease Meadows, Oxlease Meadows, Romsey, Hampshire	Mr Paul Goodman 23.12.2021	Strong Objection	JPC reiterates its strong objection and adds to it: Footbridge This will put added pressure on the nature reserve and the ecology of the barge canal. Landscape The development is a visual encroachment on the nature reserve and has

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					<p>inadequate buffering from the nature reserve.</p> <p>Access Road It is impossible for the access road not to go over the root protection zones in the area. This road was not built for this amount of traffic.</p> <p>Houses The houses are far too dense and of uninspiring design and layout and have insufficient parking spaces. They are small and out of keeping with those of the surrounding developments. There are two small houses at the south of the site close up to the boundary that will not fit well with style of housing on the adjacent development. There are houses whose back gardens back on to the canal with the consequent risk of garden waste being deposited there with a resultant impact on the canal and nature reserve.</p> <p>Countryside The development represents an unwarranted</p>
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					invasion of the countryside space.
21/03525/VARS 01.12.2021 ROMSEY EXTRA 2.	Vary condition 2 of 19/02961/FULLS (Two storey rear extension with single storey link, to provide 12 letting rooms, and single storey rear extension, alterations to car parking and access) Changes to drawings to allow minor design amendments	Tom Hanslip The Dukes Head , Greatbridge Road, Romsey, SO51 0HB	Mr Nathan Glasgow 07.01.2022	No objection	
21/03196/LBWS 30.11.2021 ROMSEY TOWN 3.	Installation of a electric vehicle charging point in alley next to the property in addition to a slot drain across the pavement	Mr Stephen Hemsley 87 Middlebridge Street, Romsey, SO51 8HJ,	Mrs Sacha Coen 07.01.2022	No objection	Subject to the conservation officers' approval.
21/03401/FULLS 03.12.2021 ROMSEY TOWN 4.	Removal of brickwork and timber fencing and re-instatement of non-opening gate	Mrs Isabelle Harris, Lansdowne Nursery Estate Ltd Wall To The East Of Lansdowne Gardens, Romsey, SO51 8FN,	Mrs Sacha Coen 07.01.2022	No objection	
21/03402/LBWS 03.12.2021 ROMSEY TOWN 5.	Removal of brickwork and timber fencing and re-instatement of non-opening gate	Mrs Isabelle Harris, Lansdowne Nursery Estate Ltd Wall To The East Of Lansdowne Gardens, Romsey, Hampshire, SO51 8FN	Mrs Sacha Coen 07.01.2022	No objection	
21/03508/TPOS 29.11.2021 ROMSEY TOWN 6.	Carry out tree works as detailed on application form	Mr Tim Lincoln 64 Mill Lane, Romsey, Hampshire, SO51 8EQ	Mr Rory Gogan 21.12.2021	No objection	

Meeting ended at: 8.55 pm

Next meeting: Thursday 6th January 2022 at 7.30 pm

Signature:

Date:

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**COMMENTS FROM ROMSEY EXTRA PARISH COUNCIL/ROMSEY TOWN COUNCIL
JOINT PLANNING COMMITTEE**

Whitenap Development Proposed Master Plan

9 December 2021

These comments represent informal feedback on the Master Plan presented for comment in November/December 2021. Formal comments will be made when the application for outline planning permission is made.

The master plan deviates significantly from the plan agreed as COM 3 in the Test Valley Revised Borough Local Plan (2016). Specifically:

1. COM 3 requires a pedestrian/cycle access from the development towards Romsey over the railway line. This is to ensure that the new neighbourhood has good links to Romsey and does not become an isolated free-standing satellite development. The master plan does not show this as a definite proposal.
2. COM 3 shows broad open parkland to the north between the development and the existing Tadburn housing to provide a buffer and shared recreation space. The master plan has reduced this to an unacceptable narrow corridor.
3. There needs to be a greater landscape buffer between the proposed housing and the houses in Five Elms Drive.
4. COM 3 shows the school, local centre and village hall to be co-located in the centre of the site providing for these facilities to be within walking distance of the whole development and to provide shared parking facilities. The master plan separates these and locates the school at the extreme north on the site which is not supported.
5. There is no cycleway along Botley Road.
6. There appears to be conflicting proposals about potential bus routing to and through the development. Suggestions that buses should enter the site through St Barbe Close would be in conflict with COM 3 which restricts the St Barbe Close access to pedestrian/cycle only.
7. The vehicle exit at Whitenap Barns is shown as going both left and right. This is not feasible. Whitenap Lane is one way from west to east as it is a very narrow lane in parts and is constrained by the school exit.

In summary, the committee does not support the master plan as presented and looks forward to a master plan that more closely respects COM 3 and the desires of local residents.

Further, we would observe that this consultation process has been rather haphazard and not to the standards one would expect were TVBC to be running it and, indeed, not to the standards of the Partnership's earlier consultations.

Signature:

Date: