

## ROMSEY EXTRA AND ROMSEY TOWN JOINT PLANNING COMMITTEE

Minutes of the committee meeting held in the Court Room, Romsey Town Hall on Thursday 27<sup>th</sup> May 2021 7.15 – 8.40pm.

### Present:

**Romsey Extra:** Janet Burnage (JB); Janet Cairney (JC); Mark Cooper (MC); John Parker (Chairperson) (JP) & Sue Tippett (ST).

**Romsey Town:** John Critchley (JCr); Ian Culley (IC); Sally Lamb (SL); John Ray (JR); Simon Wilkinson (Vice Chairperson) (SW) & Claire Wise (CW).

### Absent:

**Romsey Extra:** Matthew Southey (MS).

**Attending:** Clerk: Carol McFarland (CM). Ward Members: Nick Adams King (County Council Rural & Blackwater Ward). Members of the public: 4.

## ACTION

### 1 APOLOGIES RECEIVED

None received from Committee Members. Borough Ward Member(s) Sandra Gidley (Abbey).

### 2 ELECTION OF CHAIRPERSON 2021/22

**RESOLVED:** That this Committee appoints John Parker as the Chairperson.

### 3 ELECTION OF VICE CHAIRPERSON 2021/22

**RESOLVED:** That this Committee appoints Simon Wilkinson as Vice Chairperson.

### 4 DECLARATIONS OF INTERESTS, GIFTS or HOSPITALITY

Cllrs Mark Cooper and John Parker declared personal interests in HCC/2021/0243 Roke Manor Quarry as they know one the objectors present. Cllr Mark Cooper declared a prejudicial interest in HCC/2021/0267 Jermyn's House as it is owned by the County Council and he was a County Councillor.

### Meeting Adjourned at: 7.21pm

### 5 PUBLIC PARTICIPATION

2 Members of the public addressed the committee outlining their reasons for objecting to the planning application HCC/2021/0243 Roke Manor Quarry - Stanbridge Ranvilles Extension.

Cllr Nick Adams-King attending as the County Councillor (Romsey Rural) & Ward Member for Blackwater spoke as an objector to the application HCC/2021/0243 Roke Manor Quarry - Stanbridge Ranvilles Extension.

### Meeting Resumed at: 7.35pm

### 6 PLANNING APPLICATIONS

CM

#### a) Romsey Extra Parish Applications:

(i) **RESOLVED:** That this Committee has **No Objection** to the following applications:

#### Ref. No: 21/01223/VARS

Variation of Approved plans condition 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) to allow minor alterations to approved scheme **The Dukes Head Greatbridge Road. Comment:** We welcome to see the Dukes Head PH back in operation.

**Ref. No: 21/01324/VARS**

Vary condition 02 of 13/01761/FULLS (Seasonal use of land for the erection of a marquee for use for receptions and other events) to replace "The Marquee shall be erected only between 1st April to 31st October each year" with "The Marquee shall be erected until 31st October 2022 and thereafter only between 1st April to 31st October each year." **The Cromwell Arms 23 Mainstone Romsey**

**Ref. No: 21/01344/CLPS**

Certificate of proposed lawful development for the amalgamation of flats 1 and 2 to form a single dwelling **Halterworth House Halterworth Lane Romsey**

**Ref. No: 21/01315/CLPS**

Certificate of lawful proposed development for the replacement an existing shed with a combined home office and shed and the movement of fence line at the end of the driveway 1m towards the highway **22 Chivers Road Romsey**

**Ref. No: 21/01237/FULLS**

Single storey rear extension to form kitchen and sitting room; side door access; extension to garage/porch and modifications to parking **28 The Thicket Romsey**

**Ref. No: 21/01444/VARS**

Vary conditions 2, 12 and 36 of the approved planning permission (19/00499/VARS) to replace approved CEMP and associated plans to updated CEMP Rev A and associated Masterplan Rev JJ **Ganger Farm Ganger Farm Lane Romsey**

**Ref. No: 21/01426/FULLS**

To return thatched cottage to one single dwelling **Thatched Cottage Southampton Road Ashfield**

**Ref. No: 21/01075/FULLS**

Remove side door to garage and block up to facilitate provision of downstairs shower room and provision of a new pedestrian side door into the garage **17 Five Elms Drive**

**Ref. No: 21/01519/FULLS**

Render northwest elevation of building E **Stanbridge Lakes Awbridge**

**Ref. No: 21/01443/VARS**

Vary condition 1 of the approved planning permission (19/00499/VARS) to vary the approved road plans and addition of hardstanding area **Ganger Farm Ganger Farm Lane**  
**Comment:** There appears to be some discrepancy between the opening hours for those of the facilities and for those for the carpark.

**NOTIFICATION OF APPLICATIONS FROM NEIGHBOURING PARISHES:****HCC/2021/0267**

Temporary siting of a marquee for two years **Jermyn's House, Jermyn's Lane**

**AMENDED PLANS / ADDITIONAL INFORMATION:****Ref. No: 20/01855/FULLS**

Demolition of existing aquatics centre and ancillary buildings and the erection of a visitor centre, walkway and viewing hide, cafe, office space, retail and flexible community space, and associated hard and soft landscaping and parking **World Of Water 93 Greatbridge Road**

(ii) **RESOLVED:** That this Committee **Objects** to the following applications:

**HCC/2021/0243**

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. **Roke Manor Quarry - Stanbridge Ranvilles Extension, Salisbury Road, Shootash**

**Reasons for Objection:**

- Potentially adverse impact on the amenity of neighbouring properties from the proposed extension especially from noise, dust and light pollution.
- Proximity of the workings to neighbouring properties compounds the problem of the noise of the bunds being created, removed and rebuilt as the phased work progresses.
- Cumulative impact on the mental health of local residents having to live with gravel workings over many years and the continued uncertainty about the nature and duration of further gravel workings.
- Inadequate investigation into the ecological and hydrological implications for the area including the potential loss of ancient hedgerows and mature oak trees. There is evidence of dormice, bats and badger setts on the site which appear not to have been properly surveyed nor mitigation measures proposed.

**Ref. No: 21/01176/FULLS**

Erection of fencing to front, side and back garden (Retrospective) **29 Woodley Close**

**Reasons for Objection:**

The fencing is hard and intrusive where open views and softer vegetation are the norm.

**Additional Comments:**

To soften the impact on the street scene the fence should be set back to allow a hedge to be reinstated.

**Ref. No: 21/01493/ADVS**

Retention of development security timber hoarding with company logo and contact telephone signage applied **Land North Of Woodpeckers Cupernham Lane Romsey**

**Reasons for Objection:**

Intrusive in a rural area; Location on the Highway – should be set back in amongst the vegetation; 5 years is excessive.

(iii) **APPLICATIONS FOR INFORMATION ONLY:**

**Ref. No: 21/01371/PDQS**

Prior Notification of proposed change of use of 2 no. agricultural poultry barns to 3 no. Dwellinghouses and 1 no. farm workshop, office and store to 1 no. Dwellinghouse (Use Class C3) and associated building operations **Shootash Poultry Farm Salisbury Road Shootash**

**b) ROMSEY TOWN AREA APPLICATIONS:**

(i) **RESOLVED:** That this Committee has **No Objection** to the following applications:

**Ref. No: 21/01311/FULLS**

Single storey extension to form garden room **2 Birchlands Greatbridge Road**

**Ref. No: 21/01384/FULLS**

Conversion of loft into 2 rooms and construction of a front porch There is no proposed change of use to the land **16 The Meadows**. **Comment:** Subject to adequate usable off street parking for the additional bedrooms.

**Ref. No: 21/01467/FULLS**

Retention of summerhouse with associated bridge access, extension attached to bungalow and change patio doors to bi-folding **Riverside 7A Lansdowne Gardens**

**Ref. No: 21/01537/CLPS**

Application for a lawful development certificate for proposed single storey side extension and porch **17 Lansdowne Gardens**

**Ref. No: 21/01476/FULLS**

Change of use from dwelling to financial office **7 Latimer Street**

**TREE APPLICATIONS:****Ref. No: 21/01380/TPOS**

T1 - Ash - Reduce width of crown on southern aspect by up to 2m, T2 - Cherry - Reduce width of crown on southern side by up to 1m **Land Between Winchester Hill & The Boundary Of 11 Westering Romsey**

**Ref. No: 21/01456/TPOS**

T1 - Cedar - Prune to remove low secondary and tertiary branches (<100mm diameter) to give minimum 3m clearance from roof of house **4 Deansfield Close**

(ii) **RESOLVED:** That this Committee **Objects** to the following applications:

**Ref. No: 21/01527/FULLS & 21/01528/LBWS**

Removal of existing rear conservatory and lean-to structure, rear garden room extension and internal alterations **91-93 Bath House Middlebridge Street**

**Reasons for Objection:**

The high mass of the proposed flank wall poses a significant visual imposition on the amenity of the neighbouring property.

(iii) **APPLICATIONS WITHDRAWN:**

**Ref. No: 21/01211/FULLS**

Two storey side extension, single storey rear extension **10 High Firs Gardens Romsey**

(iv) **FOR INFORMATION ONLY:**

**Ref. No: 21/01504/PDHS**

Notification of proposed works to a dwelling - Single storey rear extension (length from rear wall of original dwellinghouse 5.4 metres, height 4 metres, height to eaves 3 metres) **83 Winchester Road**

**7 APPEALS**

The following information on appeals was noted:

- **20/0599/REG** Appeal against without planning permission the erection of a boundary fence greater than 1m high adjacent to the highway **3 Meon Road Romsey** (Tadburn) – **Notice from Planning Inspectorate dated 26 May LPA have withdrawn Enforcement Notice.**

- **20/0546/REG** Appeal against Enforcement Notice - Without planning permission the erection of a boundary fence greater than 1m high adjacent to the highway **5 Meon Road Romsey** (Tadburn)

## 8 PARTICIPATION IN SOUTHERN AREA COMMITTEE

None.

## 9 APPLICATIONS TO BE DELEGATED TO THE CLERK

**CM**

21/01592/TPOS T1,T2 - Lime - Crown reduction by up to 3m, remove epicormic growth from base White Pines, The Crescent, Romsey

### ITEMS FOR INFORMATION ONLY:

## 10 CORRESPONDENCE

The following items of correspondence were noted:

- TVBC – Notice of 3 Positive Referendums held on 6 May 2021 for the Neighbourhood Plans for the areas of: Charlton; Thrupton & Chilbolton.
- Romsey Common Farmhouse, Gardeners Lane – Notice of Impending Planning Application.

## 11 PLANNING DECISIONS

The following decisions were noted:

**Romsey Extra Parish Council:**

<b>Application No &amp; Date</b>	<b>Application Details</b>	<b>Parish/Town Comment</b>	<b>LPA Decision &amp; Date</b>
<b>21/00822/FULLS</b> 19.03.2021	Conversion of part of existing ground floor and erection of first floor side extension together with provision of 5 roof lights to create additional living accommodation. Erection of double garage with storage space over and access via ladder through hatch <b>2 Cedar Lawn, Romsey</b>	<b>No Objection</b>	<b>PERMISSION</b> subject to conditions and notes 14.05.2021
<b>21/00267/FULLS</b> 28.01.2021	Retention of 2 keep nets <b>Romsey Town Football Club Southampton Road Romsey</b>	<b>No Objection</b>	<b>PERMISSION</b> subject to conditions and notes 20.05.2021
<b>20/02693/FULLS</b> 22.03.2021	Retention of shed/open dining area and wood shed/sitting area <b>4 Church Cottages Lee Church Lane Lee</b>	<b>No Objection</b>	<b>PERMISSION</b> subject to conditions and notes 17.05.2021

**Romsey Town Council:**

<b>Application No &amp; Date</b>	<b>Application Details</b>	<b>Parish/Town Comment</b>	<b>LPA Decision &amp; Date</b>
<b>21/00631/FULLS</b> 08.03.2021	Single storey front extension, retaining the existing layout of living room window and composite front door & sidelight window, with pitched roof to match existing. <b>39 Stapleford Close, Romsey</b>	<b>No Objection</b>	<b>PERMISSION</b> subject to conditions and notes 30.04.2021
<b>21/00640/CLPS</b> 05.03.2021	Application for a lawful development certificate for proposed use as offices with ancillary storage <b>Romsey Industrial Estate, Ground Floor Unit 51, Greatbridge Road</b>	<b>Noted</b>	<b>ISSUE CERTIFICATE</b> 29.04.2021
<b>21/00698/FULLS</b> 08.03.2021	Replace conservatory with single storey rear extension to provide additional living space <b>2 Addison Close, Romsey</b>	<b>No Objection</b>	<b>PERMISSION</b> subject to conditions and notes 30.04.2021
<b>21/00768/FULLS</b> 16.03.2021	Remove existing 2 windows on west elevation of first floor bedroom, remove masonry between the windows and replace with 1 wider window <b>Abbey View, Whitenap Lane</b>	<b>No Objection</b>	<b>PERMISSION</b> subject to conditions and notes 30.04.2021
<b>21/00771/CLPS</b> 12.03.2021	Construction of oak framed extension <b>2 Birchlands, Greatbridge Road</b>	<b>No Objection</b>	<b>WITHDRAWN</b> 29.04.2021
<b>21/00814/FULLS</b> 17.03.2021	Single storey rear extension and associated alterations (Amended scheme) <b>25 Mitchells Close, Romsey</b>	<b>No Objection</b>	<b>PERMISSION</b> subject to conditions and notes 30.04.2021
<b>21/00904/FULLS</b> 26.03.2021	Single storey extension to incorporate front porch and toilet <b>6 Abbotswood Close, Romsey</b>	<b>No Objection</b>	<b>PERMISSION</b> subject to conditions and notes 30.04.2021
<b>21/00659/TPOS</b> 03.03.2021	2 x Conifer - Crown lift to 4-5 metres (house side) and reduce lateral limbs to give 3 metres clearance from house - <b>Woolton House, The Crescent, Romsey</b>	<b>No Objection</b>	<b>CONSENT</b> subject to conditions and notes 26.04.2021

<b>20/03041/FULLS</b> 14.12.2020	Two storey rear extension, conversion of garage to habitable accommodation, single storey side extension, front bay window and additional parking on drive <b>11 The Tyleshades, Romsey</b>	<b>No Objection</b>	<b>REFUSE*</b> 27.04.2021
*The proposed side extension would result in a contrived and incongruous design that is considered to be of a poor quality that does not integrate with or respect the nearby dwellings and the character of the street scene. The proposal is therefore contrary to Policy E1 of the Test Valley Borough Revised Local Plan (2016), the design guidelines of the Romsey Town Design Statement - Area 4 Tadburn Gardens and paragraphs 124, 127 and 130 of the NPPF			
<b>21/01073/CLPS</b> 12.04.2021	Certificate of proposed lawful development for the formation of loft accommodation including rear dormer window and roof windows on front elevation, plus all associated alterations - <b>61 Station Road, Romsey</b>	N/A	<b>WITHDRAWN</b> 29.04.2021
<b>21/00680/TPOS</b> 05.03.2021	Works to trees as per schedule received <b>Chirk Place, Romsey</b>	<b>No Objection</b>	<b>CONSENT</b> subject to conditions and notes 26.04.2021
<b>21/00713/TPOS</b> 08.03.2021	T1- Horse chestnut - fell <b>1 Palmerston House , Botley Road</b>	<b>No Objection</b>	<b>CONSENT</b> subject to conditions and notes 26.04.2021
<b>21/00541/LBWS</b> 22.02.2021	Proposed infill of internal openings at the ground and first floor to facilitate the potential to reinstate 18 Abbey Water as two separate dwellings 18 and 20; erect garden fence and new gas/electric connections for No.20. <b>18 Abbey Water, Romsey</b>	<b>No Objection</b>	<b>CONSENT</b> subject to conditions and notes 06.05.2021
<b>21/00798/VARS</b> 16.03.2021	Variation of Condition 12 (Approved plans) of 17/01452/FULLS - (Erection of 5no. 1 bedroom dwellings) Substitute drawings D01 & D02 with D01A & D02A to allow re-positioning of one parking space <b>Great Woodley Farm , Woodley Lane, Romsey</b>	<b>No Objection</b>	<b>PERMISSION</b> subject to conditions and notes 12.05.2021
<b>21/00850/FULLS</b> 22.03.2021	Conversion of garage to habitable accommodation to form home office, including bricking up of opening and insertion of window and the erection of a rear garden shed. <b>5 Oatlands, Romsey</b>	<b>No Objection</b>	<b>PERMISSION</b> subject to conditions and notes 13.05.2021
<b>21/00797/FULLS</b> 16.03.2021	Demolish single garage, construction of two storey extension to create front hallway, utility, and lounge on ground floor and 2 bedrooms on the first floor, construction of raised decking, and erection of shed <b>6 Brook Way, Romsey</b>	<b>Objection</b>	<b>REFUSE*</b> 11.05.2021
* Inadequate survey and mitigation information has been submitted in order for the local planning authority to conclude that the proposed development would not have an adverse impact on protected species. The proposed development is therefore considered contrary to Policy E5 and Policy COM2 of the Test Valley Borough Revised Local Plan (2016) and the Conservation of Habitats and Species Regulations 2017			
<b>21/00855/TPOS</b> 22.03.2021	T1 - Sweet Chestnut - Reduce height by 2m and reduce side branches by 2m, T2 - Oak - Reduce height by 2m and reduce side branches by 2m <b>5 Deansfield Close, Romsey</b>	<b>No Objection</b>	<b>CONSENT</b> subject to conditions and notes 14.05.2021
<b>21/01074/TPOS</b> 12.04.2021	T1 Oak: Remove the tree - <b>Public Footpath To The Rear Of 5 Deansfield Close</b>	<b>Objection</b>	<b>CONSENT REFUSED*</b> 14.05.2021
*Tree T1, is a mature specimen that positively contributes towards the sylvan character of the locality and offers a high level of public amenity, particularly to users of the tree lined public footpath. The proposed felling of tree T1 is considered to be premature and will have a negative impact upon the appearance and character of the street scene. The tree has barbed wire connected to and starting to constrict the trunk of the tree (this should be removed immediately, by the owner of the fence). The tree held no significant structural defects to provide a material justification to warrant its removal at this time and no other evidence was provided with the application. Therefore, the trees continued retention at this point in time is not considered unreasonable with the grounds for the proposed work not outweighing its amenity contribution			