In the Chair: N/A

**ATTENDANCE**:

|  |  |  |  |
| --- | --- | --- | --- |
| - | Councillor M G Cooper  | - | Councillor J Parker |
| - | Councillor I Culley | - | Councillor J Ray (Chairman) |
| - | Councillor N Daas | - | Councillor M Southey |
| -- | Councillor N Gwynne | - | Councillor S Wilkinson |
| - | Councillor S Lamb | - |  |

Clerk Heather Stevens

This meeting was cancelled due to the Covid-19 restrictions. The members of Romsey Town Planning Committee reviewed the applications via Test Valley Borough Council’s website and the following councillors agreed the responses.

Cllr M G Cooper

Cllr I Culley

Cllr N Gwynne

Cllr J Parker

Cllr J Ray

Cllr S Wilkinson

1. **Apologies:-**. N/A

1. **Declarations of Interest:-** N/A
2. **Minutes:-**

**Confirmation:-** The minutes of the Planning Committee Meeting that was cancelled for Thursday 16th April 2020 will be confirmed as a true record once the Covid-19 restrictions have been removed.

**Matters Arising:-**

None.

1. **Romsey Extra Parish Council comments on Planning Applications:-** None
2. **Withdrawn Applications:-** None
3. **Town Council Participation at Southern Planning Committee:-** None

|  |  |
| --- | --- |
|  |  |

1. **Town Council Participation at Planning Control Committee:-** None
2. **Appeal Notifications:-** None
3. **Appeal Decisions:-** None
4. **Amended Applications:-** None

1. **Correspondence:** None

**64. Public Participation:** None

**65. Planning Schedules:-** List Nos 16, 17 and 18.

|  |
| --- |
| **WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 16****Week Ending: Friday 17th April 2020** |
| **APPLICATION NO. DATE OF APPLICATION** | **PROPOSAL** | **LOCATION** | **CASE OFFICER** | **DECISION** | **COMMENTS** |
| 20/00701/FULLS16.04.2020ROMSEY TOWN 1. | Demolition of toilet blocks to rear and conversion, alterations and extension to provide four dwellings comprising a two-storey two-bedroom house, a three-bedroom maisonette, a two-bedroom and a one bedroom flat; provision of external staircase | Mr Tim Lincoln The Abbey Hotel , 11 Church Street, Romsey, SO51 8BT  | Mr Paul Goodman15.05.2020 | Objection | See comments below |
| 20/00800/FULLS14.04.2020ROMSEY TOWN 2. | Single storey rear extension to form kitchen breakfast room | Mr A Rimmer And Mr P Tarpey 50 Winchester Road, Romsey, SO51 8JA,  | Sara De Barros07.05.2020 | No objection |  |

|  |
| --- |
| **WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 17****Week Ending: Friday 24th April 2020** |
| **APPLICATION NO. DATE OF APPLICATION** | **PROPOSAL** | **LOCATION** | **CASE OFFICER** | **DECISION** | **COMMENTS** |
| 20/00835/FULLS 20-Apr-20ROMSEY TOWN | Change of use and internal alterations to upper floors to create two self-contained apartments | Tim Lincoln14-14A Market Place, Romsey SO51 8NA | Mr Graham Melton22-May-20 | Objection | There is inadequate parking provision and no nitrates calculations and mitigations.  (See also objections to Application No 20/00701/FULLS) |
| 20/00836/LBWS20.04.2020ROMSEY TOWN 1. | Change of use and internal alterations to upper floors to create two self-contained apartments | Tim Lincoln 14-14A, Market Place, Romsey, SO51 8NA  | Mr Graham Melton22.05.2020 | Objection | See above |
| 20/00853/TPOS22.04.2020ROMSEY TOWN 2. | T1 - Spruce lower 2/3 limbs to be taken back from garden and raised above summer house, broken branch to be removed half way up tree | Mrs Andrea Simmons Pommery , Winchester Hill, Romsey, SO51 7NL  | Mr Rory Gogan14.05.2020 | No objection | Refer to arboricultural officer given neighbours’ concerns |

|  |
| --- |
| **WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 18****Week Ending: Friday 1st May 2020** |
| **APPLICATION NO. DATE OF APPLICATION** | **PROPOSAL** | **LOCATION** | **CASE OFFICER** | **DECISION** | **COMMENTS** |
| 20/00900/FULLS28.04.2020ROMSEY TOWN 1. | Single storey rear/side extension to provide kitchen/dining and utility, following demolition of existing rear extension; open porch to front elevation with tiled roof, following demolition of existing front porch; Front driveway improvement | Ms Anna Smith 14 Alma Road, Romsey, Hampshire, SO51 8ED  | Katie Andrew23.05.2020 | No objection |  |
| 20/00908/FULLS29.04.2020ROMSEY TOWN 2. | Single storey rear extension, to provide additional living space | Mr And Mrs Pike 41 Ashdown Way, Romsey, Hampshire, SO51 5QR  | Mrs Sacha Coen23.05.2020 | No objection |  |

**Objection to Application 20/00701/FULLS**

Romsey Town Council regrets the proposed loss of the Abbey Hotel as a pub, restaurant, function rooms and hotel accommodation. The tourism strategy developed by Romsey Future indicates a need for further hotel/b&b accommodation in Romsey especially in the historic area adjacent to King John’s House and opposite the Abbey. In addition, the Abbey Hotel has historically been a part of Romsey’s social hub and its loss would be sorely missed.

Specifically, we object on planning grounds as follows:

LE18 – Loss of tourist accommodation requires proof that it is no longer economically viable. No such evidence is provided.

E5 – There is a need to assess and, potentially, mitigate the impact on the New Forest SPA.

E9 – The Abbey Hotel is in the conservation area and adjacent to a listed building, King John’s House. As such it is necessary to demonstrate the impact this proposed development will have on the local heritage.

LHW4 – Inadequacy of amenity space for each of the proposed dwellings.

T2 – Inadequate parking provision. Nitrates. There is a need to assess and mitigate the increased nitrate load of this development as it will impact the Solent SPA.

E9 - the garden should be included in the application to ensure that the totality of the premises is included.

LE12 - is there a legal entitlement to change the use of the ground floor from A4 to A1 retail use?  This premises was not a drinking establishment per se as this was also a restaurant area for hotel guests.  The Borough Legal Team should be consulted.

RTC would like clarification about the site boundaries as the red lines for 20/00701 and 20/00835 overlap especially in the area of the side access to the rear of the Abbey Hotel. While not necessarily a planning matter this area is of interest to King John's House as it has a right of way over it.

Finally, there are a number of discrepancies in the proposals particularly the proposal for 2 flats each with 2 bedrooms (as per plan) versus the application for 1 flat with 1 bedroom and 1 flat with two bedrooms.

Meeting ended at: N/A Next meeting: Thursday 28th May 2020 at 7.30 pm