In the Chair: Cllr J Parker

**ATTENDANCE**:

|  |  |  |  |
| --- | --- | --- | --- |
|  | **ROMSEY EXTRA PARISH** |  | **ROMSEY TOWN** |
| P | Councillor J Burnage | P | Councillor J Critchley |
| P | Councillor J Cairney | A | Councillor I Culley |
| P | Councillor M G Cooper | - | Councillor S Lamb |
| P | Councillor J Parker | P | Councillor J Ray |
| P | Councillor M Southey | P | Councillor S Wilkinson |
| P | Councillor S Tippett | P | Councillor C Wise |

In attendance

Clerk Heather Stevens

Cllr N Adams-King

|  |  |
| --- | --- |
| 63. | **Apologies**  Apologies were received from Cllr I Culley. |
|  |  |
| 64. | **Declarations of Interest**  Cllrs D Tippett 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** |

|  |  |
| --- | --- |
| 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) |
|  | 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 ono r affecting each significant tree.** |

|  |  |
| --- | --- |
| 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 Tetratech 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. |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **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 |  |
| 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. |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 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 agriculturewith 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. |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **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 |  |
| 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 Hartswood 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 |  |
| 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 inadequate buffering from the nature reserve.  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.  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.  Countryside  The development represents an unwarranted 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

**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.