

In the Chair: Cllr J Parker started meeting with Cllr S Lamb taking over once elected.

ATTENDANCE:

ROMSEY EXTRA

P Councillor J Burnage
- Councillor J Cairney
P Councillor M Cooper
- Councillor M Southey
A Councillor S Tippet

ROMSEY TOWN

P Councillor J Critchley
P Councillor S Lamb
P Councillor J Ray
P Councillor C Wise
P Councillor J Parker

In attendance

Nicqui Chatterley – Clerk
Toby Oliver – Hampshire Chronical

11. **Apologies**

Apologies were received from Cllr S Tippet

12. **To Elect Chairman and Vice-Chairman for 2022 - 2023**

Resolved: The Committee elected Cllr Sally Lamb as the new Chair

Resolved: The Committee elected Cllr Janet Burnage as the Vice-Chair

13. **Declarations of Interest**

Cllr Mark Cooper declared a prejudicial interest and did not take part in the Committee debate, nor voted.

14. **Public Participation**

Four members of the public addressed the Committee with their objections to Planning Application 22/01213/OUTS – PROPOSED WHITENAP DEVELOPMENT.

Mr Richard Buss, Mr Chris Thompson, Mrs Kate Greatrix,

Mr Christopher Esplin-Jones spoke outlining the position of the Romsey and District Society.

Four other members of the public addressed the Councillors with their objections.

Mr Peter Hurst, Mr Gary Wilburn, Mrs Therese Swain, Mrs Anna Duignan

Cllr Nick Adams-King addressed the Councillors with his objection, as County Councillor to the outline plans

15. **Planning Applications**

PROPOSED WHITENAP DEVELOPMENT – 22/01213/OUTS

To consider the outline planning application by the Ashfield Partnership for housing and other development at Whitenap.

Signature:

S.A. Lamb

Date:

21.7.22.

Para 5.75 expands on this policy by noting the need for two new junctions to the A27 and that the vehicular access on Whitenap Lane should be provided to serve only the existing barn complex.

The accompanying map (Map A) shows the area of development to cover both sides of the railway line notwithstanding that the land to the west of the railway is in separate ownership.

It shows pedestrian/cycle access via St Barbe Close, Whitenap Park and across the railway line via a bridge. It shows vehicular, pedestrian and cycle access to Whitenap Lane at Whitenap Barns.

It shows vehicular access via the Ashfield roundabout and via a new access on the A27 to the east of the Ashfield roundabout.

It shows a wide park land buffer at the north of the site and a local centre a little south of the centre of the site.

JPC OBJECTIONS AND COMMENTS

The JPC objects to this planning application in that it does not comply with Policy COM3 of the Local Plan.

The specific grounds for objection are listed below.

General

The application does not address the land to the west of the railway line which is part of the site as defined in COM3. This has implications for the provision of the required bridge.

Access

The application does not include the pedestrian/cycle bridge which is an explicit requirement of COM3 and in all the public consultations.

The JPC has concerns about the impact of increased traffic, especially along the A3057 and the pattern of traffic flow as a result of the introduction of two new roundabouts. The JPC would request that these matters and the necessary mitigations are resolved before granting permission for the two proposed vehicular accesses to the A27/A3057 and certainly not left to an S106 negotiation.

The committee also has concerns about whether the internal road servicing the new access at the eastern end of the A27 can actually be accommodated alongside development and landscape buffers.

COM3 requires the access at Whitenap Barns to be pedestrian/cycle only. The application suggests it is built to accommodate emergency access to the site. This is contrary to policy.

Signature: *S.A. Hewitt*

Date:

21.7.22

None of the plans show explicitly how affordable housing is to be distributed throughout the site as required by policy COM7. This is of concern to the JPC and should be addressed alongside height and density proposals.

The JPC notes that there are no details of measures to address the climate and ecological emergency. There is no indication of the expected degree of biodiversity net gain and how it will be achieved. There is no indication of the building standards to be followed and whether modern environmental standards will be mandated. There is no provision for individual or joint solar photo voltaic cells, air source or ground source heat pumps. These points need to be resolved as part of agreeing to the parameter plans. Climate emergency and biodiversity warrants a parameter plan in its own right.

Should it be decided that an S106 agreement is required as part of agreeing to outline permission for this development then that should be negotiated in an open and transparent manner as it may include items that positively or negatively affect local residents and hence the acceptability of the development.

Conclusion

This development is a once in a lifetime opportunity and will determine Romsey's future ambience in perpetuity. The committee views these proposals as lacking in cohesion and without a view to the future and request that they are revised to be more aspirational.

Meeting ended at 8.45pm

Signature:

S.A. Heub

Date:

21.7.22