

In the Chair: Councillor M. Curtis

**ATTENDANCE:**

P Councillor M.G. Cooper	P Councillor C. Lewis
P Councillor M. Curtis	P Councillor J. Ray
P Councillor K. Dunleavy	P Councillor I. Richards
- Councillor S. Lamb	P Councillor M. Wenman

In attendance

Clerk Mrs Debbie Forder  
Public 2

187. **Apologies:-** None

188. **Declaration of Interests:-**

(a) Personal:-

Cllr M Cooper declared an interest in Application No 08/00475/OUTS (List 9 No 1) as the outline application refers to a possible doctor or dentist surgery on the Community Centre site which may affect his spouse who is a local GP.

(b) Prejudicial:-

Cllr M Curtis declared an interest in Application No 08/00475/OUTS (List 9 No 1) as one of the developers at Abbotswood is his employer. Cllr Curtis left the room while the item was discussed.

189. **Minutes:-**

**Confirmation:-** The minutes of the Planning Committee Meeting held on Thursday 6<sup>th</sup> March 2008 were confirmed and signed as a correct record.

**Matters Arising:-** None

190. **Romsey Extra Parish Council comments on Planning Applications:-** None Received

191. **Withdrawn Applications:-**

1. Application No: 07/03324/FULLS. Site at: 121 Botley Road, Romsey, Hampshire. Proposal: Erection of 3 Bungalows to rear of existing property with associated works. **Noted.**

192. **Town Council Participation at Southern Planning Committee:-**

1. Application No: 08/00301/LBWS. Site at: The White Horse, 19 Market Place, Romsey. Proposal: Repair work to existing main stair. Date of meeting 1<sup>st</sup> April 2008. **Noted.**

2. Application No: 08/00357/FULLS. Site at: 17 Oatlands, Romsey. Proposal: Conservatory at rear. Date of meeting 1<sup>st</sup> April 2008. **Noted.**

3. Application No: 08/00212/FULLS. Site at: Durban House Nursing Home, 33 Woodley Lane, Romsey. Proposal: Erection of extensions to north elevation of existing nursing home to provide additional bedrooms with en-suites and day care facilities. Two single storey extensions to west elevation to provide extended bedroom facilities and single storey extension to north east elevation to provide storeroom. Date of meeting 1<sup>st</sup> April 2008. **Noted.**

4. Application No: 08/00227/FULLS. Site at: 42 Winchester Road, Romsey. Proposal: Change of use to Class A5 (takeaway), installation of new shopfront and extract ducting. Date of meeting 1<sup>st</sup> April 2008. **Noted. Clerk to book slot for Cllr Richards.**

193. **Town Council Participation at Planning Control Committee:-** None

194. **Appeal Notification:-** None Received

195. **Appeal Decision:-**

1. Application No 07/00875/FULLS. Site at: 9 Ash Close, Whitenap, Romsey. Proposal: Erection of one pair of semi-detached two storey dwellings with replacement garages for 8 Ash Close, open garages, parking and turning area. **Summary of Decision: Planning Permission granted. Noted.**

196. **Amended Applications:-** None Received

197. **Correspondence:-** .

1. Washborune Greenwood Development Planning – Casa Bodega, Mainstone, Romsey. **Noted**
2. Test Valley Borough Council – Town and Country Planning Act 1990. Tree Preservation Order No.967 – 4 & 16 Southampton Road, Romsey. **Noted.**
3. Test Valley Borough Council – Town and Country Planning Act 1990. Tree Preservation Order No.970 – Whinfield, 72 Woodley Lane, Romsey. **Noted.**
4. Test Valley Borough Council – The Local Government (Miscellaneous Provisions) Act 1982. Application for a street trading consent. Location: Lay-by at junction of Botley Road/Highwood Lane, Romsey.  
**Clerk to produce objection letter to TVBC on the following grounds.**
  - i) Visually intrusive location, would be better suited on the nearby industrial estate.
  - ii) The location is highway verge, the site is not a formal lay-by.
  - iii) There is no provision for toilet and washing facilities at this location.
5. Test Valley Borough Council – Notice of variation of parking charges. **Noted.**
6. Hampshire County Council – The new Definitive Map of Public Rights of Way for the County of Hampshire – Romsey Town.  
**Noted. Maps to be held in Resource Room for Councillors to view.**

**THE MEETING WAS ADJOURNED AT 7.58PM**

**Cllr Curtis left the room at 7.58pm**

198. **Public Participation:-** None

**THE MEETING RECONVENED AT 7.59PM**

**Cllr Curtis returned at 9.03pm on completion of List 9, item 1.**

199. **Planning Schedules:-** List Nos. 9, 10 and 11: -

WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO.9					
Week Ending: Friday 7 <sup>th</sup> March 2008					
APPLICATION No. & DATE OF APPLICATION	PROPOSAL	LOCATION	CASE OFFICER	DECISION	COMMENTS
08/00475/OUTS 03.03.2008 ROMSEY EXTRA  <b>1.</b>	Outline application for erection of 800 dwellings with associated Local Centre comprising convenience store (Class A1 - 450-500 sq m GFA), 5 no. shops (Classes A1, A2, A3 and A5 - 400-450 sq m GFA); public house (Class A4 - 600-700 sq m GFA); community hall (Class D1 - 400-450 sq m GFA); doctors/dentists surgery (Class D1 - 850-900 sq m GFA); 'full day' nursery (Class D1 - 250-300 sq m GFA), office units (Class B1/a - 450-500 sq m GFA), 60 bed care/nursing home (Class C2 - 2750-3250 sq m GFA) with associated parking and a recycling centre; informal and formal open space; Area for Nature Conservation; landscaping; on-site drainage; and full details of vehicular access to Braishfield Road, Sandy Lane and 'Bus Only Link' to Woodley Lane	The Abbotswood Consortium Land At Abbotswood, Cupernham Lane, Romsey, Hampshire	Miss Georgina Harrison 04.04.2008	Objection	See page 86

**Romsey Town Council objects to the application on the following grounds:-**

1. That the circular bus should run the full length of Woodley Lane, accessing a greater number of passengers, and not Richmond Lane which is steep and narrow: a right turn out of Richmond Lane is also a very difficult manoeuvre.
2. A dropping bollard barrier control on the Woodley Lane bus only access point is required to ensure there is no unauthorised use.
3. The planned road infrastructure improvements should all be in place before the first dwelling is occupied.
4. The Section 106 agreement should include all the specific details relating to the highway and transport infrastructure improvements and be agreed before planning permission is granted.
5. The circular bus route be established at the same time as the delivery of the first houses. The free bus should continue to be offered throughout the development of the site and be free for a full year after the site has been completed – for example 2009 – 2015 (based on the expected construction period plus one year).
6. Consideration must be given to improve junctions and roads outside of the town specifically to the south. Town Council feels that traffic is already at full capacity especially at peak times in Highwood Lane and through the North Baddesley traffic lights; tailbacks from Baddesley lights to the Luzborough roundabout already happen weekday mornings.
7. A 30 mph speed limit should be along the whole of Winchester Road as far east as the Halterworth Lane junction.
8. A crossing for pedestrians and school children is needed near the junction on Cupernham Lane between the junction of Woodley Lane and Mercer Way.
9. RTC feels it is a very closed and inward looking development. The Community Centre in the South East corner needs to be visually integrated with existing development. Town Council is concerned that the estate should be part of Romsey.
10. RTC wishes to see one of the two playing fields as astro-turf. RTC would also wish to see a maintenance agreement with the Borough for these two pitches.
11. As designed the estate appears to be very permeable. This unfortunately creates 'safer-by-design' issues which need to be discussed with Hampshire Constabulary.
12. In order to comply with 'safer-by-design' principles all the rear accesses and garage courts need to be cul-de-sacs.
13. RTC is concerned by the potential problems of 'community streets' and believes that all properties need an element of 'defendable space' about them, such as railings at 1.5m distance from front doors and windows.
14. The Community Centre should have a lockable office and storage facilities for use by public bodies.
15. Requirement for 0.4 hectares (1 acre) additional allotment ground is not shown but is required by TVBC's Core Strategy Document : this could be met off-site on land conveyed to Romsey Extra Parish Council.
16. RTC would expect to see full mitigation measures, such that the hydrology of the town and its lower lying land is not adversely affected and suggests a developers' bond to cover this issue.
17. If a public house is built in the Community Centre, an alcohol free bar within the pub should be set aside for 14–18 year olds.
18. RTC would like assurance that the estate will be built with the maximum number of parking spaces. While car usage may be an issue and maybe minimised by certain aspects of the application car ownership is still rising.

08/00265/FULLS 03.03.2008 ROMSEY ABBEY  <b>2.</b>	Replace existing Juliet balcony with enlarged balcony to rear elevation, addition of pyramid sky lights and conservation roof lights to allow use of loft space for additional bedroom, bathroom and study	Mr M Butler Flat 6, Rivermead House, The Meads, Romsey Hampshire SO51 8HY	Miss Sacha Braybrook 04.04.2008	Objection	RTC has no objection to the roof lights, however, RTC objects to the balcony as it would generate a sense of overlooking for the properties in Rivermead Close.
08/00273/LBWS 03.03.2008 ROMSEY ABBEY  <b>3.</b>	Replace existing Juliet balcony with enlarged balcony to rear elevation, addition of pyramid sky lights and conservation roof lights, internal works incorporating new staircase to second floor and conversion of loft space for additional bedroom, bathroom and study	Mr M Butler Flat 6, Rivermead House, The Meads, Romsey Hampshire SO51 8HY	Miss Sacha Braybrook 04.04.2008	Objection	RTC has no objection to the roof lights, however, RTC objects to the balcony as it would generate a sense of overlooking for the properties in Rivermead Close.
08/00300/FULLS 06.03.2008 ROMSEY ABBEY  <b>4.</b>	Change of use of shop to office and extension and conversion of workshop to form two 1 bed and one 2 bed flat	Allen Property Developments 91 Winchester Road, Romsey, Hampshire, SO51 8JF	Mr Joshua Ekpo 31.03.2008	No objection	
08/00494/FULLS 03.03.2008 ROMSEY ABBEY  <b>5.</b>	Erection of conservatory to rear elevation	Mrs A Reid 8 Mill Lane, Romsey, Hampshire, SO51 8EU	Miss Sacha Braybrook 04.04.2008	No objection	
08/00455/FULLS 03.03.2008 ROMSEY CUPERNHAM  <b>6.</b>	Erection of car port	Mr S Paddick 112 Woodley Lane, Romsey, Hampshire, SO51 7HX	Miss Sacha Braybrook 26.03.2008	Objection	RTC objects on the grounds that the application is visually intrusive and is a possible obstruction of the footpath.
08/00523/FULLS 04.03.2008 ROMSEY CUPERNHAM  <b>7.</b>	Retrospective application for amendments to reduce noise from kitchen extract system	Durban House Nursing Home Durban House Nursing Home, 33 Woodley Lane, Romsey, Hampshire SO51 7JL	Mr Joshua Ekpo 27.03.2008	No objection	

08/00291/FULLS 04.03.2008 ROMSEY TADBURN  <b>8.</b>	Side extension at first floor level to create additional bedroom and shower room, rear extension to create study/playroom with cloakroom, front porch with pitched roof extending over garage	Mrs J Applegarth-Jones 74 Northlands Road, Romsey, Hampshire, SO51 5SE	Mr Joshua Ekpo 27.03.2008	No objection	
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WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 10					
Week Ending: Friday 14 <sup>th</sup> March 2008					
APPLICATION No.& DATE	PROPOSAL	LOCATION	CASE OFFICER	DECISION	COMMENTS
08/00621/FULLS 13.03.2008 ROMSEY ABBEY  <b>1.</b>	Erection of terrace of four 3 bedroom dwellings	Mr Julian Hek Romsey Carpets, Newton Lane, Romsey, Hampshire SO51 8GZ	Mrs Georgina Wright 11.04.2008	Objection	RTC objects to this out of scale application which is not in keeping with the character of the area.
08/00629/CAWS 13.03.2008 ROMSEY ABBEY  <b>2.</b>	Demolition of building within a conservation area	Mr Julian Hek Romsey Carpets, Newton Lane, Romsey, Hampshire SO51 8GZ	Mrs Georgina Wright 11.04.2008	Objection	RTC objects to the loss of this attractive building which is part of the town's heritage.
08/00667/VARS 11.03.2008 ROMSEY ABBEY  <b>3.</b>	Variation of conditions 3 and 4 on planning permission 07/01998/FULLS (change of use to fitness centre) to allow opening of windows during hours of use and to change the opening times	D Hingley Warehouse, Station Approach, Romsey, Hampshire SO51 8DU	Mrs Georgina Wright 11.04.2008	Objection	RTC has no objection to the revised opening times. RTC objects to any change to the opening of windows when electronically amplified music is being played.
08/00671/TPOS 11.03.2008 ROMSEY CUPERNHAM  <b>4.</b>	Re-pollard avenue of Lime trees alongside drive.	Mr I J McKenzie Newlands, Winchester Hill, Romsey, Hampshire SO51 7NL	Miss Rachel Cooke 07.04.2008	No objection	
08/00695/FULLS 13.03.2008 ROMSEY CUPERNHAM  <b>5.</b>	Construction of new dwelling	Mrs Rutter Land Adjacent To 28 Woodley Lane, Romsey, Hampshire, SO51 7JN	Mr Paul Goodman 07.04.2008	No objection	

08/00668/FULLS 11.03.2008 ROMSEY TADBURN  <b>6.</b>	Erection of two storey side and first floor rear extension to provide additional living and bedroom accommodation.	Mrs R Sargison 4 Pine Road, Romsey, Hampshire, SO51 5SG	Mr Joshua Ekpo 07.04.2008	<b>Objection</b>	RTC objects as the application is overbearing and overshadowing to the neighbour at No 2 Pine Road. RTC does not feel there is a significant impact on No 6 Pine Road.
08/00678/FULLS 12.03.2008 ROMSEY TADBURN  <b>7.</b>	Erection of single storey rear extension to provide additional living accommodation.	Mr And Mrs McCosh 8 Wessex Gardens, Romsey, Hampshire, SO51 5RD	Miss Sacha Braybrook 07.04.2008	<b>No objection</b>	

WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 11					
Week Ending: Friday 21 <sup>st</sup> March 2008					
APPLICATION No.& DATE	PROPOSAL	LOCATION	CASE OFFICER	DECISION	COMMENTS
08/00761/TREES 19.03.2008 ABBEY  <b>1.</b>	Fell one Lawson Cypress to ground level and grind stump.	Reverend J Cuthbert The Romsey Christian Centre, Middlebridge Street, Romsey, Hampshire SO51 8HL	Miss Rachel Cooke 11.04.2008	<b>Objection</b>	RTC objects to the removal of this tree and agree with the tree surgeon's advice to crown lift to 4 metres and deadwooding.
08/00740/FULLS 18.03.2008 CUPERNHAM  <b>2.</b>	Conservatory to rear of property	Mr And Mrs Williams 12 Gaston Gardens, Romsey, Hampshire, SO51 7RZ	Miss Kate Thompson 11.04.2008	<b>No objection</b>	
08/00604/FULLS 17.03.2008 TADBURN  <b>3.</b>	Two-storey side extension for dependant relatives	Mr J E Mazzoni-Dalton 17 Meon Road, Romsey, Hampshire, SO51 5PU	Mr Joshua Ekpo 11.04.2008	<b>No objection</b>	