

In the Chair: Cllr J Parker

Attendance:

A	Cllr A Goddard	P	Cllr J Critchley
P	Cllr C Burgess	P	Cllr I Culley
P	Cllr M G Cooper	A	Cllr S Gidley
P	Cllr J Parker	A	Cllr J Ray
P	Cllr R Theron	P	Cllr J Burnage

In attendance: Cassie Corfield – Planning Clerk
 Eve Thompson – Romsey Advertiser

441. Apologies
 Cllr S Gidley

442. Declarations of Interest
 Both Cllr J Burnage and Cllr J Critchley declared non-prejudicial interests.

443. Minutes
 Confirmation
 The minutes of the Planning Committee Meeting held on Thursday 29th January 2026 were confirmed as a true record.
 Proposed by: Cllr R Theron
 Seconded by: Cllr J Burnage

CARRIED UNANIMOUSLY

444. Matters Arising
 None

445. Public Participation

445.1	Macra to deliver a presentation regarding a proposed development on Sandy Lane prior to applying for outline planning permission.
	Julian Jones, Edward Bizzey and Adam Bennett attended on behalf of Macra. A presentation was delivered followed by a Q&A. (Please see supporting documents) Macra also held a public consultation at Abbotswood Community Centre on the 13/02/2026 at Abbotswood Community Centre.

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Date:

446. Participation at Southern Area Planning Committee

446.1	Application No:	22/01213/OUTS
	Applicant:	Ashfield Estate, CG Fry & Son Ltd, Morrish Homes Wyatt Homes
	Site:	Land At Whitenap, Luzborough Lane, Romsey
	Proposal:	Outline application for up to 920 dwellings including affordable homes with associated open space, roads, parking, service infrastructure, local food production and landscaping. Employment areas (commercial, business and service), visitor accommodation, local community uses, community hall, medical consulting rooms, 1.5 form entry primary school, early years/nursery provision, conversion and/or new build at Whitenap Barns to provide commercial, business, service and local community uses with associated infrastructure. Creation of two new vehicular access points to Luzborough Lane(A27), on and off site vehicular, pedestrian and cycle connections and improvements and improvement of existing Whitenap Lane access. Provision of Suitable Alternative Natural Greenspace (SANG), provision of Sustainable Urban Drainage System (SuDs). All matters other than access to be reserved at Land At Whitenap, Luzborough Lane, Romsey, Hampshire.
	SAP Committee Meeting Date:	24 th February 2026, 5:30pm, Crosfield Hall Broadwater Road, Romsey
		<p>ClIr J Critchley is planning to speak on behalf of RTC based on prior objections.</p> <p>ClIr M Cooper cannot be present for this item due to a prejudicial interest. He will excuse himself and leave the room at the time of the discussion.</p>

447. Appeal Notifications & Decisions

447.1	Application No:	25/01325/FULLS
	Appeal Reference:	6000691
	Appellant:	Mr Christopher Monckton
	Site:	Land To Rear Of Properties Fronting Gardeners Lane, Gardeners Lane, East Wellow, Hampshire
	Proposal:	Temporary siting of caravan for a period of two years
		Noted

448. Amended Applications

None

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449. Correspondence

449.1	Application 26/00157/FULLS , Fairground site. A member of the public has written in objection to this application. This was forwarded to the planning committee on 12/02/2026
	The member of the public was invited to speak at the planning meeting and the correspondence was discussed.

450. Other matters to be discussed at end of meeting

450.1	Devolution and Local Government Reorganisation: RTC planning considerations. No new updates.
450.2	Neighbourhood Plan and Romsey Design Standards. No new updates.
450.3	Local Plan. No new updates.

451. Planning Applications

To consider Romsey Town Council Planning Applications on TVBC Weekly Lists Nos. 4, 5 and 6.

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Date:

ROMSEY TOWN COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 4 Week Ending: Friday 23rd January 2026				
APPLICATION NO. DATE OF APPLICATION	PROPOSAL	LOCATION	DECISION	COMMENTS
1. 26/00129/FULLS 22.01.2026	Single storey rear extension	9 Gaston Gardens Romsey Hampshire SO51 7RZ	No objection	
2. 26/00157/FULLS 29.01.2026	Erection of up to one hundred and nine residential dwellings with associated vehicular and pedestrian access, parking and landscaping	The Fairground Site Romsey By-Pass Romsey	Objection	<p>Romsey Town Council strongly object to this application.</p> <ol style="list-style-type: none"> 1. RTC note that TVBC has proposed the site in the latest Reg 18 version of the draft local plan despite it currently being designated as countryside. 2. RTC consider the proposed development to be too dense and an overdevelopment of the site. The design is very urban and not in keeping with the more subtle set-back nature of Burma Road. The proposal for 3 storey development on the by-pass boundary of the site has the potential to create a canyon-like feel and risks the by-pass becoming an urban street rather than remaining an edge of town by-pass. 3. There are serious concerns regarding vehicular access to and from the site, particularly turning right onto the by-pass unless strong traffic

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				<p>management such as a roundabout is installed. This road was never designed to accommodate a housing development on the southern side.</p> <ol style="list-style-type: none">4. Pedestrian access to the town centre presents grave concerns. It is anticipated that pedestrians will want to cross the by-pass directly onto the northern side and not walk down to the existing controlled crossing and back again.5. The development lacks any informal recreation facilities such as a footpath around the site which has worked well elsewhere. The informal play areas are considered to be inadequate and note there is no provision for allotments or open space dedicated for general public use.6. RTC do not feel that the proposed courtyard parking will work, given the experience of similar schemes on Abbotswood. Residents want to be able to park their cars close to their front doors for ease of access and security.7. Concerns exist regarding the effect this development may have on the existing trees. The need for ecological buffers and pathways highlighted by the Ecology consultee is noted.8. The requirement to contribute to primary health provision is noted but
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				<p>RTC have concerns about how this can be delivered. The Romsey surgeries are all very much land constrained and would be difficult to expand. The alternative of contribution to a potential Romsey Health Hub is met with some scepticism as there is no extant plan for such a facility.</p> <p>9. RTC note comments from English Heritage regarding the negative effect this proposed development will have on the Registered Park and Garden surrounding the Broadlands estate.</p>
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ROMSEY TOWN COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 5 Week Ending: Friday 23 rd January 2026				
APPLICATION NO. DATE OF APPLICATION	PROPOSAL	LOCATION	DECISION	COMMENTS
1. 26/00167/CLPS 28.01.2026	Application for a certificate of lawfulness for proposed single-storey rear extension with flat roof	72 Viney Avenue Romsey Hampshire SO51 7NT	No comment	Technical/legal matter.
2. 26/00177/LBWS 30.01.2026	Limewash upper portion of gable wall, render and limewash lower portion, and repairs to chimney	Sawyers Cottage 95 The Hundred Romsey Hampshire SO51 8BZ	No comment	

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<p>3. 26/00178/CLPS 28.01.2026</p>	<p>Application for lawful development certificate for proposed conversion of loft and addition of 3 dormers to south elevation and 4 veluxVelux windows to north elevation</p>	<p>1 Walnut Close Braishfield Romsey Hampshire SO51 0EQ</p>	<p>No comment</p>	<p>While this is a technical/legal matter, RTC are concerned regarding the proposals and would like to see a formal planning application.</p>
<p>4. 26/00180/TPOS 28.01.2026</p>	<p>G15: 1 x lawson cypress and 1 x bay laurel - Fell, T20 - Beech - Fell</p>	<p>Abbotswood Cottage Cupernham Lane Romsey Hampshire SO51 7LF</p>	<p>No objection</p>	<p>Subject to the trees being replaced by suitable native species of an appropriate size.</p>

<p align="center">ROMSEY TOWN COUNCIL WEEKLY LIST OF PLANNING APPLICATIONS AND NOTIFICATIONS: NO. 6 Week Ending: Friday 23rd January 2026</p>				
<p>APPLICATION NO. DATE OF APPLICATION</p>	<p>PROPOSAL</p>	<p>LOCATION</p>	<p>DECISION</p>	<p>COMMENTS</p>
<p>1. 26/00174/FULLS 02.02.2026</p>	<p>Double car port to front and sheds to the rear</p>	<p>Rieve Verte Sandy Lane Abbotswood Romsey Hampshire SO51 0PD</p>	<p>No objection</p>	<p>RTC would like it noted that this is an application for a garage, not a car port. RTC make no objection subject to the Test Valley Tree Officer being satisfied that the developments will not impact the root protection zones of any trees.</p>
<p>2. 26/00202/LBWS 04.02.2026</p>	<p>Replacement front door</p>	<p>13 Station Road Romsey Hampshire SO51 8DP</p>	<p>No objection</p>	<p>RTC welcome this restoration.</p>

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<p>3. 26/00204/FULLS 02.02.2026</p>	<p>Demolition of conservatory and erection of single storey rear extension</p>	<p>10A The Harrage Romsey Hampshire SO51 8AE</p>	<p>No objection</p>	
<p>4. 26/00238/TREES 04.02.2026</p>	<p>T1 - Hawthorn - Reduce crown by up to 3.8m leaving a total width of 1.5m and clear deadwood, T2 and T3 - Plum - Prune by up to 3.8m and clear deadwood</p>	<p>117 Middlebridge Street Romsey Hampshire SO51 8HH</p>	<p>No objection</p>	
<p>5. 26/00231/FULLS 11.02.2026</p>	<p>Convert garage into habitable living space, partial bricking up of opening and insertion of window</p>	<p>2 The Thicket Romsey Hampshire</p>	<p>No objection</p>	<p>Subject to the confirmation that there will be three off-street parking spaces.</p>

Planning Feedback:
 Meeting ended at: 20:52

Next meeting: Thursday 12th March 2026 at 7:30pm

DRAFT

Signature:

Date: