

PLANNING APPLICATION

Comments made with delegated authority, by the chairman in consultation with the committee, to planning applications received during the coronavirus.

Planning application to w/e 4 December 2020

Application No: [H/20/89265](#)

Address: 22 Mitchell Drive, Fair Oak, SO50 7FU

Description: Raising of attached garage and porch roof and garage conversion to living space

Comment: No objection

Application No: [X/20/89333](#)

Address: Chalcroft Business Park, Burnetts Lane, West End

Description: Variation of conditions 20 (air quality impact), 22 (noise mitigation scheme) and 26 (contaminated land verification) of planning permission F/18/83945 a hybrid planning application consisting of:

1. Full Planning Application for the construction of a two storey industrial building for commercial butchery (2,064m² of Use Class B1(C)), development of 767m² of B1(b)/B1(c) floorspace (including a first floor extension to the existing security building), construction of a cafe? and site maintenance store and the demolition of building 17 and water tank; and
2. Outline Planning Application for the demolition of Units 10-15 (1,860m² of Commercial floorspace), and store building and the development of 6,420m² of B1(b), B1(c), B2 and B8 storage and distribution floorspace (All matters other than access reserved).

Comments: Object. The Parish Council supports the objections, comments and observations made by the Burnetts Lane Residents Association, as follows:-

"The variation of conditions 20 (air quality impact), 22 (noise mitigation scheme) and 26 (contaminated land verification) of planning permission F/18/83945 at Chalcroft Business Park in Burnetts Lane. With reference to the application for variation to conditions 20, and 22; Having read the request and supporting letter, we agree that the applicant makes a reasonable point in that it is not possible to assess the full impact of noise and air quality until the building has been fitted out, and it is logical that they must occupy it in order to fit it out. This makes sense. We do not agree however, that they should be permitted to commence operations in the buildings, prior to the necessary assessments being carried out. Our view is that no operations should begin until the standards have been met, the mitigation measures are fully installed, and the Local Planning Authority has given approval for operations to commence. Any attempt to circumvent these requirements should certainly not be permitted. In addition – we absolutely do not agree with the applicant attempting to relate their compliance with the construction of the new houses of One Horton Heath at Chalcroft Farm. This is absolutely not acceptable. These mitigation measures were stipulated for the protection of existing residents as well as the future occupants of these new houses. The very idea that full compliance with noise and pollution mitigation standards should not be necessary until the new houses are built is ridiculous and unacceptable. What if these houses are not built for a few years? The "suggested new wording" outlined in the applicants letter should certainly not be adopted, and we find it disappointing that the applicant should try to conflate this pernicious request with what is otherwise a seemingly routine set of variations to conditions. With regard to the application X/20/87856 to vary conditions 13 (foul and

surface water drainage) and 14 (surface water drainage) we agree that pragmatic amendments to the implementation of the plan should be permitted. However, we would express concern that no changes to the spirit or effect of these conditions, should be permitted”

Application No: [H/20/88999](#)

Address: The Tamarisk, 8 Barley Fields, Horton Heath, SO50 7FD

Description: Conversion of garage to summerhouse

Comment: No objection

Application No: [F/20/89120](#)

Address: Vicarage Farm Business Park, Winchester Road, fair Oak

Description: Construction of 2no. office buildings (B1a Use Class) including associated parking and landscaping following demolition, site clearance and preparation

Comment: No objection