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SUPPLEMENTARY AGENDA PLANNING COMMITTEE

Date: Wednesday, 22 February 2017

Time: 2.30 pm

Venue: Collingwood Room - Civic Offices

6. Planning applications and Miscellaneous Matters including an update on Planning Appeals

To consider a report by the Director of Planning and Development on development control matters, including information regarding new planning appeals and decisions.

(8) UPDATE REPORT (Pages 1 - 4)

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
22 February 2017

**For further information please contact:
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for Committee Meeting to be held on 22 February 2017

NONE

- (1) **N/17/0001** **WINCHESTER**
FULCRUM 6 SOLENT WAY WHITELEY PO15 7FT

CONSULTATIONS

Planning Strategy -

The area at Fulcrum 6 forms part of the designated employment area known as Solent 2, as designated by Policy S.14 in the Winchester District Local Plan Review 2006, but saved through the Winchester District Local Plan Part 1 Joint Core Strategy 2013.

Land has already been developed in this area for employment uses, with the adjoining sites at Fulcrum 1, 2, 4 and 5 (to the south and east of the application site) having already been developed for employment use. In addition, land to the immediate west of the application site is a designated employment allocation, Solent 2, within the Fareham Local Plan Part 2.

As the Winchester District Local Plan Part 1 recognises, the employment floorspace requirements within Winchester district are substantial and are largely based on existing commitments at Solent Business Park (comprised of Solent 1 and Solent 2). As such, the application site forms an important part of the District's, and the South Hampshire sub-region's employment land supply which should be retained. Furthermore, the Council would not want future housing on this site causing a constraint against future employment uses coming forward on the Solent 2 allocated site in Fareham Borough.

RECOMMEND

RAISE OBJECTION

a) The proposed development would result in the loss of land allocated for economic development uses and would therefore have an unacceptable adverse impact on the supply of employment land within the South Hampshire sub-region;

b) The proposed development would constrain the future development of the adjacent land within Fareham Borough for economic development uses and would therefore have an unacceptable adverse impact on the supply of employment land within the Borough and the South Hampshire sub-region.

- (2) **N/17/0003** **WINCHESTER**
LAND OFF SOLENT WAY WHITELEY HAMPSHIRE

The comments of the Council's Highway Engineer:

This proposal is to erect a discount food store on the south side of the Rookery Avenue/Solent Way roundabout within Winchester City Council's area. Access is proposed from an existing bellmouth junction off Solent Way and a satisfactory total of 120 car parking spaces is proposed.

A Transport Assessment has been carried out from which it is calculated that peak hour traffic demand is expected, at worse, to be not significantly more than the allocated, business/employment use. When transferred/pass-by factors are taken into account, the actual 'new' traffic anticipated, that would affect this Borough's roads is expected to be minimal. Consequently no highway objection is raised to this application.

Members will note the update relating to the previous report, N/17/0001. The site subject of this application also forms part of the designated employment area known as Solent 2 within the Winchester District Local Plan. The proposed use would generate employment and the site is on the edge of the allocation where it would not cause a constraint against future employment uses coming forward on the wider employment area.

RECOMMENDATION:

That Winchester City Council be advised that Fareham Borough Council RAISE NO OBJECTION to the application as currently proposed.

ZONE 1 - WESTERN WARDS

(3) **P/16/1088/OA** **SARISBURY**
LAND TO SOUTH & EAST OF ROOKERY AVENUE FAREHAM HAMPSHIRE

The table demonstrating the five year land supply position is appended to this update report (Appendix 1).

The applicant has submitted a Dormouse Mitigation Strategy and Reptile Mitigation Strategy. The County Ecologist has advised that, although the documents provide useful additional information, there are still outstanding ecological issues which have not been fully addressed and therefore the recommendation that further information is required has not changed. For that reason the case officer's recommendation and suggested reasons for refusal set out in the main report remain unchanged.

(4) **P/16/1415/FP** **WARSASH**
DRIFT HOUSE BROOK AVENUE WARSASH SOUTHAMPTON SO31 9HN

A Construction Environmental Management Strategy (CEMS) has been received. Amend condition 11 as follows;

The development shall be carried out in accordance with the approved Construction Environmental Management Strategy (CEMS). The specified areas shall be made available for their respective purposes and protective fencing shall be erected as shown prior to the commencement of development and shall be retained for the duration of the construction period unless otherwise agreed in writing with the Local Planning Authority.

Wheel washing facilities are indicated on the CEMS at the entrance to the site. Delete condition 8.

Amend condition 2 to include CEMS and additional landscaping plan/revised planting schedule;

- Construction Environmental Management Strategy (Site Set-Up) - drwg No 4000C
 - Planting Plan Sheet 8: Areas 17 and 18
-

- Plant Schedule 8 February 2017

Amend condition 6 to include Planting Plan Sheet 8 and amend date of Plant Schedule.

Table 3: Five-year housing land supply

		2016-17	2017-18	2018-19	2019-20	2020-21	Total
Requirement	Core Strategy + DSP Plan	147	147	147	147	147	735
	5% buffer	8	8	7	7	7	37
	Welborne Plan	120	180	200	320	340	1160
	Total	275	335	354	474	494	1932
Supply	Outstanding planning permissions for large sites (5 or more units)	334	254	282	63	0	933
	Outstanding planning permissions for small sites (1-4 units) ¹	48	47	47	0	0	142
	Outstanding site allocations in Local Plan Part 2	0	0	20	140	125	285
	Brownfield sites in planning	0	0	45	40	78	163
	Small site windfall allowance ²	0	0	0	37	37	74
	Delivery at Welborne	0	0	0	250	350	600
	Total	382	301	394	530	590	2197
Balance against Requirement	+107	-34	+40	+56	+96	+265	
Land Supply Position (Years)	5.7						

¹ A 10% discount has been applied to outstanding small site permissions to take account of the likely permission lapse rate.

² Windfall allowance for only small sites included in year 4 and year 5 in line with Windfall Paper (2016)