

Public Document Pack

SUPPLEMENTARY AGENDA PLANNING COMMITTEE

Date: Wednesday, 26 April 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.

(12) UPDATE REPORT (Pages 1 - 2)



P GRIMWOOD
Chief Executive Officer
Civic Offices
www.fareham.gov.uk
25 April 2017

For further information please contact:
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for Committee Meeting to be held on 26 April 2017

ZONE 1 - WESTERN WARDS

- (1) **P/16/1185/CU** **PARK GATE**
118 COLUMBUS DRIVE SARISBURY GREEN SOUTHAMPTON HAMPSHIRE SO31 7NJ

One of the people who originally wrote in to support the application has asked for their letter of support to be removed. No reason was given.

ZONE 2 - FAREHAM

- (5) **P/16/1016/FP** **FAREHAM WEST**
82 THE AVENUE FAREHAM PO14 1PB

The applicant has submitted a Preliminary Ecological Appraisal. The Council's ecologist has advised that the submitted report has overcome the outstanding ecological concerns.

The applicant has also submitted an Arboricultural Impact Assessment and Mitigation Statement. The Council's tree officer has commented to confirm that the impact on trees both on the site and nearby could be satisfactorily mitigated by appropriate site specific method statements. The method statement already submitted requires some minor modification before it is acceptable. Had the proposal been found to be acceptable in all other regards the applicant would have been invited to amend the statement prior to permission being granted or a suitable planning condition could have been imposed.

As a result of the additional information received and advice provided the Officer recommendation is revised to remove reasons for refusal d) & e) as originally bulleted.

Recommendation:

REFUSE

The proposed development is contrary to Policies CS5 & CS17 of the adopted Fareham Borough Core Strategy, Policies DSP3 & DSP15 of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies and the adopted Fareham Borough Design Guidance (excluding Welborne) SPD and is unacceptable in that:

a) the proposal would lead to the creation of two markedly smaller plots than those typically found along this section of The Avenue and would introduce tandem backland development out of keeping with the prevailing character of the area. The proposed development would appear unduly cramped on this site harmful to the prevailing character and appearance of the surrounding area;

b) the proposal would give rise to the unacceptable overlooking of the adjoining property 14 Chalford Grange harmful to the privacy of its occupants;

c) by virtue of its height and proximity to the northern boundary, the proposal would result in an overbearing form of development harmful to the available outlook from and light to the garden of 14 Chalford Grange harmful to the living conditions of its occupants;

d) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed net increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.

- (6) **P/16/1269/FP** **FAREHAM EAST**
122 GOSPORT ROAD FAREHAM PO16 0QN

New issues regarding ecology have been raised by a third party. The application will be considered at a future committee to allow the applicant time to respond to the concerns raised and to carry out any necessary surveys.

ZONE 3 - EASTERN WARDS

- (8) **P/17/0256/FP** **PORTCHESTER EAST**
42 CORNAWAY LANE PORTCHESTER FAREHAM PO16 9DD

The outbuilding has been finished with green laminated plastic coated steels and not corrugated metal.
