

SUPPLEMENTARY AGENDA PLANNING COMMITTEE

Date: Wednesday, 13 March 2024
Time: 2.30 pm
Venue: Collingwood Room - Civic Offices

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

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

(4) UPDATE REPORT (Pages 1 - 6)



A WANNELL
Chief Executive Officer
Civic Offices
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12 March 2024

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UPDATES

for Committee Meeting to be held on 13/03/2024

PLANNING PERFORMANCE MONITORING UPDATE AND ACTION PLAN

Paragraph 15 update:

On the 7 March 2024, the Department for Levelling Up, Homes and Communities published the statistics for the 'Quality of decision making' for the Assessment period 1 April 2021 to 31 March 2023. The statistics confirm that 2 of the Council's total number of decisions on major applications made during the assessment period were overturned at appeal, which represents 4.2%.

Amendments to the table at paragraph 20 of the Executive Briefing Paper:

The number of major applications considered by the Council between 1 April 2020 and 31 March 2021 should read 22 in place of 20

The number of major applications considered by the Council between 1 April 2021 and 31 March 2022 should read 23 in place of 25

ZONE 1 – WESTERN WARDS

(1) P/22/1812/FP Warsash

Land East of Brook Lane

- i) Satisfactory amended plans received to address outstanding minor design/layout matters.
- ii) Additional consultation comment received from Highway Authority.

Hampshire County Council (HCC)- Highways

Amended drawings, a report by i-Transport and a revised Residential Travel Plan have been submitted in response to the Highway Authority's comments made on 21 February 2024. I have the following comments to make on the updated information:

Walking and Cycling/ Travel Plan

The revised application documents confirm that a pedestrian /cycle route will link to the track on the eastern boundary of the application site; this will enhance connectivity to the wider community and provide the potential to improve permeability throughout the entire housing allocation. The revised Residential Travel Plan (RTP) adequately addresses the points outlined in the Highway Authority's response. It is recommended that the RTP be secured by Section 106 Agreement.

Site Access and Internal Layout

Apart from plot no. 126, vehicular access to the development is to be taken from the housing parcel to the south of the site (ref P/21/0300/RM) via the recently constructed junction onto Brook Lane. The access arrangement is acceptable to the Highway Authority.

The road layout incorporates the design principles contained within the Department for Transport publication *Manual for Streets*. The layout has been subject to a Stage 1 Road Safety Audit (RSA). The issues outlined in the RSA and raised by the Highway Authority have been satisfactorily addressed. It is the developer's intention that the roads within the development are to be private.

The Site Layout plan indicates a 6m wide shared surface roadway as a potential access to adjacent land within the housing allocation parcel. Additional information provided by the applicant demonstrates that the access corridor would be suitable to accommodate the anticipated level of development.

Traffic Impact/ Mitigation

The Highway Authority is satisfied that the traffic impact of the development can be mitigated against through financial contributions towards highway network improvements. The Technical Note (dated 26 January 2024) provides agreement to make a financial contribution of £482,000 (index linked from 18 March 2018) towards improvements at; Brook Lane/A27 junction, Brook Lane/Lockswood Road junction, Barnes Lane/A27 junction and Brook Lane/Barnes Lane junction.

The supplementary information and amended drawings satisfactorily address the issues previously raised by the Highway Authority, as such the Highway Authority raises no objection to the application subject to the following requirements being secured by Section 106 Agreement and by condition;

- A financial contribution of £482,000 (index linked from 18 March 2018) towards Improvements
 - Residential Travel Plan including associated approval and monitoring fees and security bond/deposit
 - Pedestrian and cycle connections and associated rights of access in perpetuity between the site and the developments to the north/south and to the track on the eastern site boundary.
- iii) Condition 2 to full permission updated to include full list of approved plans/document as follows;
- a) Location Plan - BARG180620 LP.01 A

- b) Colour Site Plan - CSL-01 BB
- c) Site Plan - BARG180620 SL.01 Rev BB
- d) Coloured Streetscene - BARG180620 CSE.01 H
- e) Coloured Streetscene - CSE.02 G
- f) Streetscene – BARG180620 SE.01 H
- g) Streetscene - BARG180620 SE.02 G
- h) Dwelling Materials Layout - BARG180620 DML.01 M
- i) Parking Strategy Layout - BARG180620 PSL.01 L
- j) Electric Sub-Station Floor Plans & Elevations - ESS.01.pe A
- k) Shed Type 1 Floor Plans & Elevations - SH.01.pe A
- l) Shed Type 2 Floor Plans & Elevations - SH.02.pe A
- m) Street Elevations - BARG180620 SE.01 G
- n) Pergola 2 Bay Floor Plans & Elevations - PER.01.pe A
- o) Pergola Triple Bay Floor Plans & Elevations - PER.02.pe A
- p) Pergola 5 Bay Floor Plans & Elevations - PER.03.pe A
- q) Single Garage 6m - GAR.01.pe D
- r) Double Garage 6m - GAR.0.pe C
- s) Visibility & Road Widths Layout - 6501-MJA-SW-XX-DR-C-003-P12
- t) Refuse Vehicle Tracking Layout - 6501-MJA-SW-XX-DR-C-500-P11
- u) Fire Appliance Vehicle Tracking Layout - 6501-MJA-SW-XX-DR-C-501-P11
- v) Large Car Tracking Layout - 6501-MJA-SW-XX-DR-C-502-P11
- w) Fire Appliance & Delivery Vehicle Tracking - 6501-MJA-SW-XX-DR-C-503-P3
- x) Sports Pitch Cross Sections - 6501-MJA-SW-XX-DR-C-005-P1
- y) Sports Pitch Land Drainage Proposals - 6501-MJA-SW-XX-DR-C-006-P2

Elevations

- z) Plots 1-2 Elevations - HT.B(2Blk).e1 A
- aa) Plots 3 & 16 Elevations - HT.J.e A
- bb) Plots 5 & 6 Elevations - P.5-6.e C
- cc) Plots 7-10 Elevations (Sheet 1) - P.7-10.e1 C
- dd) Plots 7-10 Elevations (Sheet 2) - P.7-10.e2 C
- ee) Plots 11 & 12 Elevations - P.11-12.e C
- ff) Plots 13,14,76,77 - HT.S.2.1(2Blk)-R.e1 D
- gg) Plot 15 Elevations - HT.L-A.e A
- hh) Plots 17 & 52 Elevations - HT.S.e A
- ii) Plot 18 Elevations - HT.J-A.e B
- jj) Plots 19,20,23,24,71,72,109-110 Elevations - HT.J (2Blk).e1 B
- kk) Plots 21,22,33,34,47,48,111,112,124,125 Elevs - HT.J (2Blk).e2 B
- ll) Plots 25- 26 Elevations – P.25-26.e A
- mm) Plots 27-29 Elevations - P.27-29.e C
- nn) Plots 30-31 Elevations - HT.S.3.2(2Blk)-R.e2 D
- oo) Plots 32-35 Elevations - HT.U-A.e A
- pp) Plots 36-38 Elevations - P.36-38.e B
- qq) Plots 39,40,45,46 Elevations - HT.S.3.2(2Blk)-R.e1 D
- rr) Plot 42 Elevations - HT.L.e1 A
- ss) Plot 42 Elevations - HT.L.e1 B
- tt) Plots 43 & 44 Elevations - P.43-44.e D
- uu) Plots 49 & 50 Elevations - P.49-50.e B
- vv) Plots 51,60,63,4,41,56,70,73 Elevations - HT.L.e2 A
- ww) Plots 53-55 & 64-66 Elevations - HT.M-N.e A
- xx) Plots 57 & 58 Elevations - HT.S.3.2(2Blk)-SR.e C
- yy) Plot 59 Elevations - HT.S.4.2-SR.e B

- zz) Plots 61 & 62 Elevations - HT.S.3.2(2Blk)-SO.e1 B
- aaa) Plots 67-69 Elevations - HT.U.e A
- bbb) Plots 74-75 Elevations – HT.S.2.1 (2blk)-SO.e1_G
- ccc) Plots 78 & 79 Elevations - P.78-79.e D
- ddd) Plots 80 & 81 Elevations - P.80-81.e D
- eee) Plot 82 Elevations - HT.A.e C
- fff) Plot 83,84,115,116 Elevations - HT.S.1.M-SO.e C
- ggg) Plots 98 & 99 Elevations - HT.S.3.2(2Blk)-SO.e D
- hhh) Plot 100 Elevations - HT.S.2B.FOG-SO.e D
- iii) Plots 107 & 108 Elevations - HT.S.1.M-R.e C
- jjj) Plots 113 & 114 Elevations – P.113-114.e A
- kkk) Plots 121 & 123 Elevations - P.121-123.e C
- lll) Plot 126 Elevations - HT.W.e1 A
- mmm) Plot 126 Elevations - HT.W.e2 B
- nnn) Block A Plots 101-106 Elevations Sheet 1 - P.101-106.e1 F
- ooo) Block A Plots 101-106 Elevations Sheet 2 - P.101-106.e2 G
- ppp) Block B Plots 117-120 Elevations Sheet 1 - P.117-120.e1 D
- qqq) Block B Plots 117-120 Elevations Sheet 2 - P.117-120.e2 E

Floor Plans

- rrr) Plots 1 & 2 Floor Plans - HT.B(2Blk).p_A
- sss) Plots 3 & 16 Floor Plans - HT.J.p_A
- ttt) Plots 5 & 6 Floor Plans - P.5-6.p_D
- uuu) Plots 7-10 Floor Plans - P.7-10.p C
- vvv) Floor Plans Plots 9, 20, 21, 22, 23, 24, 33, 34, 47, 48, 71, 72, 109, 110, 111, 112, 124, 125 - HT.J(2Blk).p B
- www) Plots 11 & 12 Floor Plans - P.11-12.p D
- xxx) Plots 13,14,76,77 - HT.S.2.1(2blk)-R.p_D
- yyy) Plot 15 Floor Plan - HT.L-A.p_A
- zzz) Plots 17 & 52 Floor Plans- HT.S.p_A
- aaaa) Plot 18 Floor Plans - HT.J-A.p_B
- bbbb) Plots 25-26 Floor Plans – P.25.26.p A
- cccc) Plots 27-29 Floor Plans - P.27-29.p C
- dddd) Plots 30,31,39,40,45,46 Floor Plans - HT.S.3.2(2blk)-R.p_C
- eeee) Plots 32-35 Floor Plans - HT.U-A.p_A
- fff) Plots 36-38 Floor Plans - P.36-38.p B
- gggg) Plots 42,51,60,63,4,41,56,70,73 Floor Plans - PHT.L.p_B
- hhhh) Plots 43 & 44 Floor Plans - P.43-44.p_D
- iiii) Plots 49 & 50 Floor Plans - P.49-50.p B
- jjjj) Plots 53-55 & 64-66 Floor Plans - HT.M-N.p1_A
- kkkk) Plots 53-55 & 64-66 Floor Plans - HT.M-N.p2_A
- llll) Plots 57 & 58 Floor Plans - HT.S.3.2(2blk)-SR.p_B
- mmmm) Plot 59 Floor Plans - HT.S.4.2-SR.p_B
- nnnn) Plots 61,62,98,99 Floor Plans - HT.S.3.2(2blk)-SO.p_C
- oooo) Plots 67-69 Floor Plans - HT.U.p_A
- pppp) Plots 74-75 Floor Plans - HT.S.2.1 (2blk)-SO.p_F
- qqqq) Plots 78 & 79 Floor Plans - P.78-79.p D
- rrrr) Plots 80 & 81 Floor Plans - P.80-81.p D
- ssss) Plot 82 Floor Plans - HT.A.p_D
- tttt) Plots 83 & 84 & 115-116 Floor Plans - HT.S.1.M-SO.p_B
- uuuu) Plot 100 Floor Plans - HT.S.2B.FOG-SO.p_C
- vvvv) Plots 107 & 108 Floor Plans - HT.S.1.M-R.p_B

wwww) Plots 113 & 114 Floor Plans – P.113-114.p A
xxxx) Plots 121-123 Floor Plans - P.121-123.p C
yyyy) Plot 126 Floor Plans - HT.W.p_B
zzzz) Block A Plots 101-106 Ground Floor - P.101-106.p1_G
aaaa) Block A Plots 101-106 First Floor - P.101-106.p2_F
bbbb) Block B Plots 117-120 Ground Floor - P.117-120.p1_E
cccc) Block B Plots 117-120 First Floor - P.117-120.p2_E

Transport Statement (i-Transport, 7 December, 2022)
HCC Highway Response (i-Transport, 29 February 2024)
Updated Road Safety Audit (MJA Consulting, 5 Jan 2024)
HCC Consultation Response Note (i-Transport, 26 Jan 2024)
Ecological Impact Assessment (ECOSA, Jan 2024)
Reptile Mitigation Strategy (ECOSA, Nov,2022)
Reptile Translocation Report (ECOSA, Jan 2024)
Biodiversity Net Gain Assessment (ECOSA, Jan 2024)
Arboricultural Impact Assessment & Method Statement (Barrell, 19 Jan 2024)
Tree Protection Plan (drwg No. 22011-5)
Flood Risk Assessment & Development Drainage Strategy, MJA Consulting
December 2022 & SUDS Management & Maintenance Plan, December 2022)
Generic Quantitative Risk Assessment (GCC Ltd, Nov 2022)
Ground Condition Assessment (GCC Ltd, August 2021)
Ground Condition Desk Top Study (GCC Ltd, June 2021)
Amended Accommodation Schedule

M4(2) & M4(3) Schedule of Compliance

Amended Space Standards Compliance Schedule (BARG 180620)

- iv) Amend condition 10 of full permission (Cycle Storage) to include reference to the latest Parking Strategy plan, as listed above.
- v) Amend trigger of conditions 5, 12, 17 and 19 to pre-commencement to bring forward submission/approval of details at applicant's request.

ZONE 2 – FAREHAM

(2) P/24/0053/FP Fareham East

12 Clifton Mews, Wallington, Fareham

There is a need to publicise the application by way of a press notice and site notice as the application site is within the Wallington Conservation Area. The Site Notice was displayed along North Wallington on 7th March, and the press notice will be published on 15th March. They will run concurrently and expire on 8th April.

Should any further representations be received during the publicity period, Members are requested to Delegate Authority to the Head of Planning to consider these representations before the planning application is determined.

A further 4 representations have been received since the publication of the Committee Report (total now 10). No new issues have been raised beyond those listed in the Committee Report.