

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Tuesday, 9 June 2015

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors: B Bayford, T M Cartwright, MBE, K D Evans, M J Ford, JP,
D C S Swanbrow, P J Davies and D J Norris (deputising for R H
Price, JP)

Also Present: Councillor Mrs C L A Hockley (Item 5)



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor R H Price, JP.

2. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

3. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct the following members declared a non-pecuniary interest in this item as the applicant is known to them.

4. DEPUTATIONS

The Committee received a deputation from the following in respect of the application indicated and were thanked accordingly.

5. DEVELOPMENT MANAGEMENT

Councillors Swanbrow and Bayford declared a non-pecuniary interest in this item as the applicant is known to them.

The Committee received the deputations referred to in minute 4 above.

At the invitation of the Chairman Councillor Mrs Hockley addressed the Committee on this item.

Officers advised Members by way of a verbal update that the emerging Local Plan part 2: Development Sites & Policies Plan referred to in the Committee report was now a fully adopted plan and as a result the saved policies within the Fareham Borough Local Plan Review no longer apply.

The Committee's attention was drawn to the update report which contained the following information:- *One further comment has been received as follows:*

The proposal is well thought out and managed to maintain the local countryside provided it is not expanded at a later date;

Will the fisherman still be able to fish?

SUGGESTED CONDITIONS:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: *To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out strictly in accordance with the following plans:

Site location plan – 001 rev C
Proposed site layout – PL001 rev G
Overall Site Layout – PL002 rev H
Building type A floor plans and elevations – PL007 rev C
Building type B ground floor plan – PL008 rev A
Building type C floor plans and elevations – PL011 rev B
Building type D floor plans and elevations – PL012 rev B
Building type E ground floor plan – PL013 rev A
Building type E first floor plan – PL014 rev A
Building type E elevations – PL015 rev B
Building type E elevations – PL016 rev B
Building type F plans and elevations – PL017 rev B
Building type G plans and elevations – PL018 rev B
Building type H floor plans and elevations – PL019 rev B
Key plan – PL023 rev B
Building J ground floor plan – PL023 rev A
Building J lower ground floor plan – PL024 rev A
Building J ground floor plan – PL025 rev A
Building J first floor plan – PL026 rev A
Building J elevations - PL027 rev B
Building J elevations – PL028 rev B
Building type B elevations (sheet 1 of 2) – PL033 rev B
Building type B elevations (sheet 2 of 2) – PL034

REASON: In order to secure a satisfactory form of development.

3. No development shall commence on site in relation to the care village until details of sewage and surface water drainage works to serve the development have been submitted to and approved in writing by the local planning authority. None of the units shall be occupied until the drainage works have been completed in accordance with the approved details.

REASON: In order to ensure adequate drainage is provided to serve the permitted development.

4. No development shall take place in relation to all the buildings within the care village until details of the internal finished floor levels of the buildings in relation to the existing and finished ground levels have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

5. No development shall take place in relation to the care village until the local planning authority have approved details of how provision is to be made on site for the parking and turning of operatives vehicles and the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the permitted development. The details shall also take into account the construction traffic management in relation to public footpaths 41 and 42. The areas and facilities approved in pursuance to

this condition shall be made available before construction works commence on site (other than construction of the site access) and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of highway safety; in order to secure the health and wellbeing of the trees and vegetation which are to be retained at the site; and to ensure that the residential amenities of the occupiers of nearby residential properties is maintained during the construction period.

6. No development shall take place in connection with the care village until details of the measures to be taken to prevent spoil and mud being deposited on the public highway by vehicles leaving the site during the construction works have been submitted to and approved by the local planning authority in writing. The approved measures shall be fully implemented upon the commencement of development and shall be retained for the duration of construction of the development.

REASON: In the interests of highway safety and the amenity of the area.

7. No development shall take place in connection with the care village until a scheme for tree/hedgerow protection has been submitted to and approved by the local planning authority in writing. The approved scheme shall be implemented before any of the substantive development is commenced and shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

8. Before development commences in relation to the care village a ground investigation and an assessment of the risks posed to human health, the building fabric and the wider environment including water resources should be carried out. Where the investigation and risk assessment reveals a risk to receptors, a strategy of remedial measures and detailed method statements to address the identified risks shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place.

9. None of the units within the care village hereby approved shall be occupied until any agreed remedial measures have been implemented. Should contamination be encountered during works that have not been investigated or considered in the agreed scheme of remedial measures; an investigation, risk assessment and a detailed remedial method statement shall be submitted to and agreed by the Local Planning Authority in writing. The remediation shall be verified in writing by an independent competent person to the Local Planning Authority.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place.

10. No development shall take place in relation to the care village until a programme of archaeological mitigation which will be set out in a Written Scheme of Investigation has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed archaeological mitigation.

REASON: In order to ensure that the site, which is located in an area where there is potential for archaeological discovery, is adequately investigated prior to development.

11. No development in relation to each care village building shall take place above damp proof course level until details of all external materials, including windows and doors to be used in the construction of that building have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

12. No hard surfacing shall be laid in relation to the care village until details of the materials and finished colour of all hard surfaced areas have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; to secure the appearance and character of the Titchfield Abbey Conservation Area.

13. None of the units within the care village hereby approved shall be occupied until details of the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved by the local planning authority in writing. None of the units shall be occupied until the boundary treatment relating to them has been erected. The development shall be carried out in accordance with the approved details and the boundary treatment shall thereafter be retained at all times.

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

14. None of the apartments within the care village shall be occupied unless the bin/cycle store relating to them has been constructed and made available in accordance with the approved plans. The bin/cycle store shall thereafter be kept available and retained at all times for its respective purposes.

REASON: In the interests of visual amenity; in order to facilitate alternatives to the motorcar; to ensure that adequate refuse disposal facilities are provided at the site.

15. Attenuation of the units within the care village shall be undertaken in accordance with the approved noise report before the development is brought into use.

REASON: In the interests of residential amenity of the future occupants of the units.

16. Residential units with the care village shall not be occupied until the car parking for the unit has first been provided in accordance with the approved plans. These parking spaces shall thereafter be retained and kept available at all times.

REASON: To ensure adequate parking provision within the site; in the in the interests highway safety.

17. No external lighting serving footpaths, access roads, car parks or other communal areas shall be installed unless details have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

18. No work relating to the construction of the care village (including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the local planning authority.

REASON: To protect the amenities of the occupiers of nearby residential properties.

19. Within six months of the commencement of the care village a detailed landscaping scheme shall be submitted to and approved by the local planning authority in writing. The scheme shall identify a phasing schedule, all existing trees, shrubs and hedges to be retained together with the species, planting sizes, planting distances, density, numbers and provisions for the future maintenance of all new planting, including all areas to be grass seeded and turfed. The landscaping scheme shall reflect the approved landscaping strategy.

REASON: To secure the satisfactory appearance of the development, in the interests of the appearance ad character of the Titchfield Abbey Conservation Area.

20. The landscaping approved under Condition 19 shall be implemented in accordance with the approved details. Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

21. *The development shall be carried out in accordance with the approved Ecological Mitigation, Management and Monitoring Plan, unless otherwise agreed in writing with the Local Planning Authority.*

REASON: To ensure protected species and biodiversity is protected and enhanced.

22. *Details of the proposed access on Cartwright Drive as shown in principle on drawing 4235/SK/201 Rev D shall be submitted to and approved by the Local Planning Authority in writing before development commences in relation to the care village. The agreed details shall be fully implemented before occupation of the units or before the country park is first brought into use.*

REASON: In the interest of highway safety.

23. *Details of the proposed surfacing treatment, including signage, to definitive footpath 41 running south to north along the western boundary shall be submitted to and approved by the Local Planning Authority in writing. The approved details shall be fully implemented before occupation of the care village.*

REASON: In the interest of pedestrian safety.

24. *The proposed community facilities within the care village shall be used solely for purposes ancillary to, and connected with the care village.*

REASON: To ensure the facilities are for the benefit of the residents of the care village or their visitors.

25. *The buildings within the care village shall achieve an equivalent of Level 4 of the Code for Sustainable Homes or BREEM excellent. Within six months of the final building being first occupied written confirmation shall be submitted to the local planning authority confirming the buildings achieve an equivalent of Code Level 4 or BREEAM excellent.*

REASON: In the interests of reducing energy use and increasing resource efficiency through sustainable methods of construction.

26. *Before the sub-station is constructed details of its design, materials and means of enclosure shall be submitted to and approved by the local planning authority in writing. The sub-station shall be erected in accordance with the approved details.*

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

27. *No hard surfacing shall be carried out in relation to the country park car park until details of its surfacing materials, finished colour, surrounding fences, barriers or enclosures and planting have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.*

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

28. The country park hereby approved shall not be brought into use until the 40 spaces car park has been constructed in accordance with the approved plans. These parking spaces shall thereafter be retained and kept available at all times.

REASON: To ensure adequate parking provision within the site; in the interests of highway safety.

29. No works in relation to the children's play area shall be carried out until details of the surfacing material; play equipment and fencing have been submitted to and approved by the local planning authority in writing. The work shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

Note to applicant:

I. The site investigation should be in accordance with British Standards Institute BS 10175: 2011 + A1:2013 Investigation of Potentially Contaminated Sites – Code of Practice and should be carried out by or under the supervision of a suitably qualified competent person. This person should be a chartered member of an appropriate professional body and have experience in investigation contaminated sites.

II. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

iii. A formal application to connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

IV. Due to the protected status of dormice a licence will need to be obtained from Natural England.

Members had careful regard for the tests required by Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and concluded that the substantial benefits of the proposal outweighed the harm to the character and appearance of the Titchfield Abbey Conservation Area and the setting if nearby listed buildings and Scheduled Ancient Monuments.

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject the conditions in the report and the update report, was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that, subject to the conditions in the report and the update report, PLANNING PERMISSION be granted.

6. UPDATE REPORT

The Update Report was tabled at the meeting and considered with the relevant agenda item.

(The meeting started at 2.00 pm
and ended at 3.10 pm).