

## **UPDATES**

**for Committee Meeting to be held on 16 November 2016**

### **ZONE 2 - FAREHAM**

(3) **P/16/1164/FP** **FAREHAM EAST**

**34 LABURNUM ROAD FAREHAM PO16 0SL**

The second paragraph of the key issues on page 35 of the report should say the first floor rear extension extends out from the rear of the property by 4.6 metres.

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### **ZONE 3 - EASTERN WARDS**

(4) **P/14/0033/FP** **PORTCHESTER EAST**

**LAND AT WINDMILL GROVE PORTCHESTER PO16 9HT**

Officers have discussed the wording of the section 106 agreement with the applicant.

The draft agreement contains obligations in respect of financial contributions towards the Solent Recreational Mitigation Project (SRMP) (£4,224) and coastal management measures (£25,000).

It also requires that, prior to construction of the new homes, a Public Open Space Management Plan be submitted to and approved by the local planning authority.

In the draft agreement the Public Open Space Management Plan is defined as follows:

"A plan for the design, construction and maintenance of the Public Open Space to include:

- Details of the laying out of the Public Open Space;
- Details of what measures would be put in place to periodically re-route the footpath shown to pass through the public open space from east to west accordingly as required due to coastal erosion;
- Details of the body responsible for the ongoing management of the area of Public Open Space;
- Details of the maintenance arrangements for the Public Open Space and how that maintenance will be funded."

The legal agreement then binds the applicant to the following obligations regarding the public open space:

"2.1 Not to Commence the Development until the Public Open Space Management Plan has been submitted to and approved in writing by the Council.

2.2 To construct the Public Open Space in accordance with the Public Open Space Management Plan

2.3 Not to Occupy or permit Occupation of the Development until the Public Open Space has been constructed in full to the satisfaction of the Council and made available for access by the public.

2.4 Once the Public Open Space has been constructed to the full satisfaction of the Council, to maintain access by members of the public to the Public Open Space at all times for the lifetime of the Development.

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2.5 Once the Public Open Space has been constructed to the full satisfaction of the Council, to maintain the Public Open Space in accordance with the approved Public Open Space Management Plan at all times for the lifetime of the Development.

2.6 Once the Public Open Space has been constructed to the full satisfaction of the Council, to periodically re-route the footpath in accordance with the approved Public Open Space Management Plan for the lifetime of the Development.

2.7 If the Owner fails to comply with the provisions of the Public Open Space Management Plan the Council may enter the Land and take such steps as necessary to comply with the provisions of the Public Open Space Management Plan and recover its reasonable expenses from Cross Stone Properties Limited or its successors in title incurred in taking these steps.

2.8 To retain the Public Open Space within the common parts of the development and to integrate the management of the Public Open Space (in accordance with the approved Public Open Space Management Plan) with the general management of the common parts of the Development.

2.9 Not to transfer or sell the Public Open Space separately to the rest of the common parts of the Development."

Clauses 2.1 - 2.6 commit the applicant to adhering to the details submitted in the Public Open Space Management Plan once approved. Clause 2.7 allows the Council to carry out maintenance itself and charge the applicant for doing so in the event that there is a failure to comply with the management plan. Clauses 2.8 - 2.9 ensure that the public open space would remain a part of the wider management arrangements of the development and could not be separated from the management of the other common parts of the site in the future.

(6) **P/16/0905/FP** **PORTCHESTER EAST**  
**FORMER CATHOLIC CHURCH OF OUR LADY OF WALSINGHAM WHITE HART LANE**  
**PORTCHESTER FAREHAM PO16 9BS**

The applicant has made a financial contribution of £1,408 (£176 per dwelling) towards the Solent Recreation Mitigation Strategy (SRMS).

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(8) **P/16/1162/FP** **STUBBINGTON**  
**MCA DAEDALUS AERODROME BROOM WAY FAREHAM PO13 9YA**

**AMENDMENTS:**

As a point of clarification, the radar enclosure is a 25m by 25m compound and not 21m by 25m as referenced in the agenda report.

**CONSULTATIONS:**

Environmental Health (Contaminated Land): No objection subject to conditions

**RECOMMENDATION:**

As per the main agenda with the following additional conditions:

7) No development shall take place until an investigation of ground conditions (to include contamination, UXO, radiation) and an assessment of the risks from any ground contamination should be carried out. Where results indicate, a strategy of remedial measures necessary to

address the identified risks shall be submitted to and approved in writing by the Local Planning Authority. The approved remedial measures within the remedial strategy shall be implemented in full during the construction. Prior to the first use of the radar hereby permitted, validation (by a suitably competent person) of the implementation of the remedial measures shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a safe working and operating environment and in the interests of the airfield.

8) Should contamination be encountered during works that has not been investigated or considered in the agreed scheme of remedial measures all work must stop. A risk assessment and a detailed remedial method statement shall be submitted to and agreed in writing with the Local Planning Authority before work re-commences. The approved remedial measures within the remedial strategy shall be implemented in full during the construction. Prior to the first use of the radar hereby permitted, validation (by a suitably competent person) of the implementation of the remedial measures shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a safe working and operating environment and in the interests of the airfield.

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