

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date 17 November 2017

Report of: Director of Planning and Regulation

Subject: RESERVED MATTERS APPLICATIONS AND DETAILS PURSUANT
TO PLANNING CONDITIONS IN RESPECT OF THE IFA2
PROPOSALS AT DAEDALUS

SUMMARY

The following information report sets out the background to the Reserved Matters applications and the submission of details required by a number of the planning conditions imposed under the Hybrid Planning Permission Reference P/16/0557/OA.

RECOMMENDATION

That Members note the contents of this report.

INTRODUCTION

A hybrid planning permission (part outline, part full permission) was granted on 10th April 2017 under reference number P/16/0557/OA, for the following:

(a) Outline planning permission for the erection of converter station buildings at Daedalus (to a maximum height of 22 metres) with associated vehicular accesses and roads off Broom Way and Faraday Business Park, security fencing, landscaping and temporary construction compounds and any ancillary works and external plant;

(b) Outline planning permission for the creation of public open space and associated facilities, grassland planting and tree planting at Daedalus with associated vehicular accesses and roads off Broom Way;

(c) Detailed planning permission for the Installation of cables between Mean Low Water Springs and the converter station in the north eastern corner of Daedalus Airfield at Hill Head and Stubbington;

(d) Detailed planning permission for the Installation of cables between the Mean Low Water Springs and a new substation within the existing cable sealing end compound at Chilling Lane

with all matters reserved for (a) and (b) above

A hybrid application is essentially an application made in outline with some matters fully detailed (so tantamount to an application for full planning permission) and other parts have all matters reserved for future approval.

The Converter Station and the area of Open Space were granted outline planning permission with all matters reserved (a & b) and the route for the cables were detailed and effectively benefit from a full planning permission (points c and d above). In addition to this a number of conditions were imposed requiring additional details to be submitted and approved by this Council.

Following the grant of this hybrid planning permission the applicant has now made two applications for the approval of the matters; one for the converter station and one for the area of open space. These two applications are included as part of this committee agenda for decision by the Planning Committee.

In addition to the reserved matters applications, the applicant also has also submitted a number of the details required by planning conditions. Some of the details required by planning conditions have been submitted as an integral part of the two reserved matters applications; other details required by planning conditions have been submitted as standalone applications.

Details submitted pursuant to planning conditions are normally determined under delegated authority to Officers. The submissions regarding noise (conditions 11 and 12), radio frequency interference (condition 14), the implications for TV signal interference (condition 28) and site drainage (condition 9), are in the opinion of Officers closely related to the reserved matters of "layout" and "appearance" of the Converter Station. In light of this Officers consider that it would be appropriate for the Planning Committee to consider these details pursuant to planning conditions alongside the

Reserved Matters submissions.

The applications within this agenda are as follows:

1. P/17/0835/RM: The converter station buildings and site infrastructure: details of the access, appearance, landscaping, layout and scale, pursuant to hybrid planning permission reference P/16/0557/OA and Details pursuant to conditions 07 [levels], 20 [construction access] and 21 [operational access] of hybrid planning permission reference P/16/0557/OA.
2. P/17/0834/RM: Public Open Space on land to the north of the converter station buildings: details of access, appearance, landscaping, layout and scale pursuant to hybrid planning permission reference P/16/0557/OA and details pursuant to condition 35 [open space hard landscaping details] of the hybrid planning permission reference P/16/0557/OA.
3. P/16/0557/DP/A: Details Pursuant to Conditions 10 (scheme of external lighting); 11 & 12 (Audible Noise Assessment); 14 (Radio Frequency Interference); 22 (Construction Traffic Management Plan) & 23 (Construction Environmental Management Plan) of hybrid planning permission P/16/0557/OA.
4. P/16/0557/DP/B: Details Pursuant to Conditions 9 (Converter Station Drainage) and Condition 28 (TV and Radio Reception) of Approved hybrid planning application P/16/0557/OA.

REPRESENTATIONS:

A number of representations have been received towards the four applications for consideration on this agenda. A number of issues raised in the comments received cannot be considered in the determination of the reserved matters or the details pursuant applications. Many of these representations were considered at the hybrid planning application stage. These representations are set out within the reports after the issues that officers consider Members can take into account.

Some of the recurring matters that have been raised in representations but which cannot be considered now are set out below.

Health:

Concerns were raised about the impact of Electromagnetic Fields (EMFs) on human health at the outline application stage. Members will recall that Public Health England were consulted and raised no objection on the grounds that the EMFs from the IFA2 converter station would be within the human exposure limits and would be compliant with the policies in place in the UK to protect human health. There is no change to this conclusion as a result of the detailed reserved matters now being submitted for consideration.

Impacts of the cables upon aircraft and avionics:

The impacts upon the aircraft using the airport as a result of the cable route adjacent to the main runway is not a matter before the Planning Authority as part of the four applications before Members for consideration. The route for the cables has previously been found to be acceptable by the grant of the hybrid planning permission with no

matters reserved (so essentially a full permission). There are specific conditions on this planning permission requiring details of the cable laying methodology and the steps the applicant is taking to ensure that there are no unacceptable impacts upon the operations or the airport or the aircraft using the airport. These details will be submitted for consideration at a future date.

Cables crossing Stubbington Lane:

On the matter of the cables crossing Stubbington Lane, this is not a matter before the Planning Committee as part of this application and would be dealt with as part of the conditions detailing how the cables will be laid pursuant to the part of the planning permission pertaining to the cables.

Brexit:

The implications for the project in relation to Brexit were considered as part of the outline planning permission.

Site Selection:

A number of objections received query why the IFA2 Converter Station could not be provided at an alternative location such as Fawley. The location of IFA2 at Daedalus and the assessment of other sites were fully considered in detail at the hybrid planning application stage. Planning permission has been granted to site the facility at Daedalus.

SUMMARY

The four applications on this agenda are now reported to the Planning Committee for determination by Members.

Enquiries:

For further information on this report please contact Mark Wyatt. (Ext 4704)