

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 25 January 2023

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: Miss J Burton, D G Foot, M J Ford, JP, Mrs C L A Hockley,
P Nother and Mrs S M Walker

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor S Ingram.

2. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at this meeting.

3. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

4. DEPUTATIONS

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

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Item No/ Application No/Page No	Dep Type
ZONE 1 – 2.30pm					
Ms Tamsin Dickinson		LAND NORTH OF GREENAWAY LANE – OUTLINE PLANNING APPLICATION WITH ALL MATERS RESERVED (EXCEPT FOR ACCESS) FOR RESIDENTIAL DEVELOPMENT OF UP TO 6 SELF-BUILD DWELLINGS, ASSOCIATED LANDSCAPING & ACCESS FROM GREENAWAY LANE	Opposing	6(1) P/20/0730/OA Pg 17	Written
Mr Rob Megginson		-DITTO-	-Ditto-	-Ditto-	In Person
Mr John Boardman (Agent)		-DITTO-	Supporting	-Ditto-	In Person
ZONE 3 – 4.00pm					

<p>Mrs Iris Grist</p>		<p>CAMS BRIDGE – LAND TO THE NORTH OF THE THICKET – RESERVED MATTERS PLANNING APPLICATION FOR THE APPEARANCE, SCALE AND LAYOUT OF THE IMPROVEMENTS TO CAMS BRIDGE AND THE APPROACHES TO ENABLE USE BY PEDESTRIANS AND CYCLISTS, VEHICLE ACCESS FOR VEHICLES ASSOCIATED WITH RAILWAY MAINTENANCE, LIGHTING, RAISING THE BRIDGE PARAPETS, BOLLARDS, RE-SURFACING AND THE LANDSCAPING OF THE SITE, PURSUANT TO OUTLINE PLANNING PERMISSION P/18/0001/OA</p>	<p>Opposing</p>	<p>6(4) P/21/0741/RM Pg 84</p>	<p>Written</p>
<p>Mr Will Cobley (Agent)</p>		<p>-DITTO-</p>	<p>Supporting</p>	<p>-Ditto-</p>	<p>In Person</p>
<p>Mr Bob Marshall</p>	<p>The Fareham Society</p>	<p>LAND EAST OF DOWNEND ROAD – PHASE ONE: APPLICATION FOR THE APPROVAL OF ALL OUTSTANDING RESERVED MATTERS FOR THE ERECTION OF 180 RESIDENTIAL DWELLINGS WITH ASSOCIATED INTERNAL ACCESS ARRANGEMENTS, PARKING, LANDSCAPING, OPEN SPACE AND</p>	<p>Opposing</p>	<p>6(5) P/21/2048/RM Pg 93</p>	<p>In Person</p>

		ANCILLARY INFRASTRUCTURE WORKS (PHASE ONE PURSUANT TO OUTLINE CONSENT P/20/0912/OA)			
Ms Hannah Anderson		-DITTO-	-Ditto-	-Ditto-	Written
Ms Anne Brierley (Possibly)		-DITTO-	-Ditto-	-Ditto-	In Person
Mr Will Cobley (Agent)		-DITTO-	Supporting	-Ditto-	In Person

5. FIVE YEAR HOUSING LAND SUPPLY POSITION

The Committee considered a report by the Director of Planning and Regeneration which provided an update on the Council's Five Year Housing Land Supply Position.

RESOLVED that the Committee noted: -

- (i) The content of the report including the current 5-Year Housing Land Supply Position; and
- (ii) That the 5-Year Housing Land Supply Position set out in the attached report (which will be updated regularly as appropriate) is a material consideration in the determination of planning applications for residential development.

6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the Director of Planning and Regeneration on the development control matters, including information regarding new appeals and decisions.

(1) P/20/0730/OA - LAND NORTH OF GREENAWAY LANE WARSASH

The Committee received the deputations referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information: -

An additional representation has been received from a member of the public. In addition to previous concerns raised regarding the access onto the Greenaway Lane which has been addressed in section (f) of the committee report, concerns have also been raised regarding the ownership of land to the north of the site which will provide an ecological buffer. Should permission be granted, a legal agreement will be secured between the landowners to secure the retention and management of this piece of land. The legal agreement will

detail that the land will be managed by either Fareham Borough Council in the event that the open space for the application to the north is also transferred. Alternatively, the area will be managed and maintained by a private management company funded by a resident's service fee.

Comments have been received from Natural England and they raise no objection to the proposal subject to appropriate mitigation being secured.

Additionally, Conditions 2 and 3 have been amended to the following:

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration 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.

3. The development hereby permitted shall be begun before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

Upon being proposed and seconded the officer recommendation, subject to: -

- (i) The applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect of the following:
 - a) To secure the preparation and provision of the off-site ecology area;
 - b) To secure the provision of an Ecological Management and Enhancement Plan;
 - c) To secure the necessary commuted maintenance sums prior to adoption of the ecology off site area by the Council; or
 - d) In the event that the Council does not adopt the delivered off site ecology area, then the creation of a management company to maintain the area in perpetuity including details of how that management company would be funded to ensure the management and maintenance of the area in perpetuity;
 - e) Mechanism for securing appropriate funding of the management company for the lifetime of the development;
 - f) Mechanism for ensuring collection and enforcement of the funding stream provided in d) above to fund the management of the ecological area for the lifetime of the development;
 - g) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;
 - h) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the

- site would cause through increased recreational disturbance on the New Forest Special Protection Areas;
 - i) Commuted sums towards management of any trees within the off site ecological area in the event that the public spaces are adopted by the Council; and
- (ii) DELEGATION of authority be given to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or addition to the proposed conditions of heads of terms for the section 106 legal agreement; and
 - (b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions;
- (iii) GRANT outline planning permission, subject to: -
 - (a) The conditions in the report; and
 - (b) The amended conditions 2 and 3 as set out in the Update Report.

Was voted on and CARRIED.

(Voting: 7 in favour; 1 against)

RESOLVED that, subject to: -

- (i) The applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect of the following:
 - (a) To secure the preparation and provision of the off-site ecology area;
 - (b) To secure the provision of an Ecological Management and Enhancement Plan;
 - (c) To secure the necessary commuted maintenance sums prior to adoption of the ecology off site area by the Council; or
 - (d) In the event that the Council does not adopt the delivered off site ecology area, then the creation of a management company to maintain the area in perpetuity including details of how that management company would be funded to ensure the management and maintenance of the area in perpetuity;
 - (e) Mechanism for securing appropriate funding of the management company for the lifetime of the development;
 - (f) Mechanism for ensuring collection and enforcement of the funding stream provided in d) above to fund the management of the ecological area for the lifetime of the development;
 - (g) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;

- (h) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the New Forest Special Protection Areas;
 - (i) Commuted sums towards management of any trees within the off site ecological area in the event that the public spaces are adopted by the Council; and
- (ii) DELEGATION of authority be given to the Head of Development Management to:
- (a) Make any necessary modification, deletion or addition to the proposed conditions of heads of terms for the section 106 legal agreement; and
 - (b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions;
- (iii) OUTLINE PLANNING PERMISSION be granted, subject to: -
- (a) The conditions in the report; and
 - (b) The amended conditions 2 and 3 as set out in the Update Report.

(2) P/22/0630/FP - LAND TO REAR OF 248-250 BOTLEY ROAD BURRIDGE SO31 1BL

Upon being proposed and seconded the officer recommendation, subject to: -

- (i) Authority be DELEGATED being given to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions; and
- (ii) GRANT planning permission, subject to:-
 - (a) The conditions in the report.

Was voted on and CARRIED.

(Voting: 6 in favour; 2 against)

RESOLVED that: -

- (i) Authority be DELEGATED to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions; and
- (ii) PLANNING PERMISSION be granted, subject to:-
 - (a) The conditions in the report.

(3) P/22/1084/FP - 33 LODGE ROAD LOCKS HEATH SO31 6QY

Upon being proposed and seconded the officer recommendation to: -

- (i) DELEGATE authority to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or addition to the proposed conditions; and
 - (b) In consultation with the Solicitor to the Council, consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions, or any other subsequent minor changes arising;
- (ii) GRANT planning permission, subject to:-
 - (a) Receipt of the appropriate contributions to address the likely significant effect of the development on Habitat Sites (Solent & New Forest) in terms of recreational disturbance in accordance with the SRMS and the Councils Interim Mitigation Solution; and
 - (b) The conditions in the report;

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that: -

- (i) DELEGATION of authority be given to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or addition to the proposed conditions; and
 - (b) In consultation with the Solicitor to the Council, consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions, or any other subsequent minor changes arising;
- (ii) PLANNING PERMISSION be granted, subject to:-
 - (a) Receipt of the appropriate contributions to address the likely significant effect of the development on Habitat Sites (Solent & New Forest) in terms of recreational disturbance in accordance with the SRMS and the Councils Interim Mitigation Solution; and
 - (b) The conditions in the report;

PLANNING PERMISSION be granted.

(4) P/21/0741/RM - CAMS BRIDGE - LAND TO NORTH OF THE THICKET

The Committee received the deputations referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information: -

Paragraph 9.2 of the Officer report to the Planning Committee recommends approval be granted subject to a) receipt of an acceptable amended Landscape Boundary Treatment Strategy plan and b) a list of planning conditions.

The applicant has submitted an amended Landscape Boundary Treatment Strategy plan which Officers consider to be acceptable. The plan shows infill shrub planting at two areas just south of the bridge on both sides. A shrub schedule has been provided with two evergreen species, wild privet and leylandii, to match the existing hedgerows. Three additional gaps of infill shrub planting are also proposed further south along the eastern boundary. These will be filled with species selected from the native hedgerow mix.

The submitted plan satisfies part a) of the Officer recommendation.

Suggested condition 1 should be amended to clarify that the approved Landscape Boundary Treatment Strategy is drawing number TOR-xx-xx-P-L-92-001 Revision D.

Upon being proposed and seconded the officer recommendation to: -

- (i) DELEGATE authority to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or addition to the proposed conditions;
- (ii) Reserved matters and details pursuant to conditions 2 & 3 of the outline planning permission reference P/18/0001/OA be APPROVED, subject to:-
 - (a) The conditions in the report;
 - (b) Condition 1 being amended as per the Update Report;
 - (c) Subject to receipt of a satisfactory amended boundary treatment plan, showing the gap at the northern end of the party boundary between 2 The Pines and the application site being filled by an improved boundary treatment (such as a 1.8 metre high fence with evergreen planting on its east side to tie in with existing planting);
 - (d) An additional condition requiring the installation of the bollards within one month of the commencement of development, or as otherwise agreed in writing with the Local Planning Authority, and thereafter retained at all times; and

- (e) An informative be placed on the decision notice requesting that the developer investigate additional measures which can be installed on the pedestrian/ cycle access, to prevent its potential use by motorcycles and increase safety for pedestrians and cyclists.

Was voted on and carried.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to: -

- (i) DELEGATION of authority being given to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or addition to the proposed conditions;
- (ii) Reserved matters and details pursuant to conditions 2 & 3 of the outline planning permission reference P/18/0001/OA be APPROVED, subject to: -
 - (a) The conditions in the report;
 - (b) Condition 1 being amended as per the Update Report;
 - (c) Subject to the receipt of a satisfactory amended boundary treatment plan, showing the gap at the northern end of the party boundary between 2 The Pines and the application site being filled by an improved boundary treatment (such as a 1.8 metre high fence with evergreen planting on its east side to tie in with existing planting);
 - (d) An additional condition requiring the installation of the bollards within one month of the commencement of development, or as otherwise agreed in writing with the Local Planning Authority, and thereafter retained at all times; and
 - (e) An informative be placed on the decision notice requesting that the developer investigated additional measures which can be installed on the pedestrian / cycle access, to prevent its potential use by motorcycles and increase safety for pedestrians and cyclists.

(5) P/21/2048/RM - LAND TO THE EAST OF DOWNEND ROAD PORTCHESTER PO16 8TS

The Committee received the deputations referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information: -

Final comments have been received from Fareham Housing as follows:

“The applicant is proposing 180 units for phase 1, with 40% affordable housing – 72 units, split 65% rent (47 units) and 35% shared ownership (25 units). This all accords with the Unilateral undertaking.

Affordable rent

1 more 3 bed unit and 1 less 4 bed unit is proposed compared to the unilateral undertaking.

Shared Ownership

More 1 bed units and less 3 bed units are proposed compared to the unilateral undertaking (discrepancy in 2 bed figures due to rounding).

On the basis that the percentages in the unilateral undertaking will be met when combining phase 1 & phase 2 then the above is acceptable to Fareham Housing. I would reiterate that the applicant may want to discuss with an affordable housing registered provider.

The distribution of the affordable housing units has evolved following numerous discussions. I am satisfied that the changes made by the applicant have improved the distribution and integration of the affordable housing units on this site.”

The full list of approved drawings/documents to be included in condition 1 is as follows:

- 1. Arboricultural Impact Assessment and Method Statement (ref. MILL21118-03 RMA1 Rev B)*
- 2. Updated Ecology Report by Ecosupport (May 2022)*
- 3. Noise and Vibration Assessment by Dice Environmental (November 2022)*
- 4. Refuse vehicle tracking (ref. 091.5013.0216 Rev D)*
- 5. Fire tender tracking (ref. 091.5013.0216 Rev D)*
- 6. Junction and forward visibility splays (ref. 091.5013.0218 Rev D)*
- 7. Extent of adoption (ref. 091.5013.0219 Rev B)*
- 8. Temporary Access Road to Existing Garage Area North of Cams Bridge (ref. 091.0013.003 Rev A)*
- 9. Drainage Technical Note 091.5013/DTN/2 DTN*
- 10. Appendix A to Drainage Technical Note 091.5013/DTN/2*
- 11. Appendix B to Drainage Technical Note 091.5013/DTN/2*
- 12. Appendix C to Drainage Technical Note 091.5013/DTN/2*
- 13. Appendix D to Drainage Technical Note 091.5013/DTN/2*
- 14. Appendix E to Drainage Technical Note 091.5013/DTN/2*
- 15. Planning layout (ref. P1693.01 Rev ZG)*
- 16. Materials layout (ref. P1693.02 Rev P)*
- 17. Heights layout (ref. P1693.03 Rev P)*
- 18. Tenure layout (ref. P1693.04 Rev V)*
- 19. Parking layout (ref. P1693.05 Rev Q)*
- 20. Refuse layout (ref. P1693.06 Rev N)*
- 21. Enclosures layout (ref. P1693.07 Rev N)*
- 22. Location plan (ref. P1693.08 Rev D)*
- 23. Parcel plan (ref. P1693.09)*
- 24. Garden dimension layout (ref. P1693.10 Rev M)*
- 25. Amenity space layout (ref. P1693.11 Rev A)*

26. *Ownership & management plan (ref. P1693.12 Rev A)*
27. *Type 2 Plans & elevations – Style 2 Brick (ref. P1693.2.01 Rev B)*
28. *Type 2 Plans & elevations – Style 4 Brick (ref. P1693.2.02 Rev E)*
29. *Type 2 Plans & elevations – Style 2 Brick (ref. P1693.2.08)*
30. *Type 3 Plans & elevations – Style 2 Brick (ref. P1693.3.01 Rev B)*
31. *Type 3 Plans & elevations – Style 4 Brick (ref. P1693.3.02 Rev F)*
32. *Type 3 Plans & elevations – Style 4 Brick (ref. P1693.3.04 Rev A)*
33. *Type 3 Plans & elevations – Style 4 Brick (ref. P1693.3.05 Rev A)*
34. *Type 4 Floor roof plans – Style 4 (ref. P1693.4.01 Rev C)*
35. *Type 4 Elevations – Style 4 Brick (ref. P1693.4.02 Rev C)*
36. *Type AN Plans & elevations – Style 4 Brick (ref. P1693.AN.01)*
37. *Type AN Plans & elevations – Style 3 Brick (ref. P1693.AN.02 Rev A)*
38. *Type BR Floor & roof plans – Style 1 (ref. P1693.BR.01 Rev B)*
39. *Type BR Elevations – Style 1 Brick (ref. P1693.BR.02 Rev B)*
40. *Type BR Elevations – Style 1 Tile (ref. P1693.BR.03 Rev A)*
41. *Type BR Floor & roof plans – Style 4 (ref. P1693.BR.08 Rev A)*
42. *Type BR Elevations – Style 4 Painted Brick (ref. P1693.BR.09 Rev A)*
43. *Type CA Floor & roof plans – Style 3 (ref. P1693.CA.01 Rev F) Rev E*
44. *Type CA Elevations – Style 3 Brick (ref. P1693.CA.02 Rev F) Rev E*
45. *Type CA Elevations – Style 3 Board (ref. P1693.CA.03 Rev D) Rev C*
46. *Type CA1 Floor & roof plans – Style 1 (ref. P1693.CA1.01 Rev B)*
47. *Type CA1 Elevations – Style 1 Brick (ref. P1693.CA1.02 Rev B)*
48. *Type CA1 Elevations – Style 1 Tile (ref. P1693.CA1.03 Rev A)*
49. *Type CA1 Floor & roof plans – Style 2 (ref. P1693.CA1.04 Rev B)*
50. *Type CA1 Elevations – Style 2 Tile (ref. P1693.CA1.05 Rev B)*
51. *Type CA1 Floor & roof plans – Style 4 (ref. P1693.CA1.06 Rev C)*
52. *Type CA1 Elevations – Style 4 Brick (ref. P1693.CA1.07 Rev C)*
53. *Type CA1 Floor & roof plans – Style 4 (ref. P1693.CA1.08)*
54. *Type CA1 Elevations – Style 4 Painted (ref. P1693.CA1.09)*
55. *Type FA Floor & roof plans – Style 3 (ref. P1693.FA.01 Rev C)*
56. *Type FA Elevations – Style 3 Brick (ref. P1693.FA.02 Rev C)*
57. *Type FA Elevations – Style 3 Board (ref. P1693.FA.03 Rev B)*
58. *Type FA1 Floor & roof plans – Style 1 (ref. P1693.FA1.01 Rev B)*
59. *Type FA1 Elevations – Style 1 Brick (ref. P1693.FA1.02 Rev B)*
60. *Type FA1 Floor & roof plans – Style 4 (ref. P1693.FA1.05 Rev A)*
61. *Type FA1 Elevations – Style 4 Brick (ref. P1693.FA1.06 Rev A)*
62. *Type GD1 Floor & roof plans – Style 3 (ref. P1693.GD1.01 Rev B)*
63. *Type GD1 Elevations – Style 3 Brick (ref. P1693.GD1.02 Rev C)*
64. *Type GM Floor & roof plans – Style 1 (ref. P1693.GM.01 Rev A)*
65. *Type GM Elevations – Style 1 Brick (ref. P1693.GM.02 Rev A)*
66. *Type GM Floor & roof plans – Style 2 (ref. P1693.GM.03 Rev A)*
67. *Type GM Elevations – Style 2 Brick (ref. P1693.GM.04 Rev A)*
68. *Type HA Plans & elevations – Style 4 Brick (ref. P1693.HA.01 Rev G)*
69. *Type HA Plans & elevations – Style 2 Brick (ref. P1693.HA.02 Rev C)*
70. *Type HA Plans & elevations – Style 4 Brick (ref. P1693.HA.03 Rev E)*
71. *Type HM Floor & roof plans – Style 1 (ref. P1693.HM.01 Rev C)*
72. *Type HM Elevations – Style 1 Brick (ref. P1693.HM.02 Rev C)*
73. *Type HM Floor & roof plans – Style 4 (ref. P1693.HM.03 Rev A)*

74. *Type HM Elevations – Style 4 Brick (ref. P1693.HM.04 Rev A)*
75. *Type HU Floor & roof plans – Style 1 (ref. P1693.HU.01 Rev A)*
76. *Type HU Elevations – Style 1 Brick (ref. P1693.HU.02 Rev A)*
77. *Type HU Floor & roof plans – Style 2 (ref. P1693.HU.03 Rev B)*
78. *Type HU Elevations – Style 2 Brick (ref. P1693.HU.04 Rev B)*
79. *Type HU Floor & roof plans – Style 3 (ref. P1693.HU.05 Rev B)*
80. *Type HU Elevations – Style 3 Brick (ref. P1693.HU.06 Rev B)*
81. *Type HU Floor & roof plans – Style 4 (ref. P1693.HU.07 Rev D)*
82. *Type HU Elevations – Style 4 Brick (ref. P1693.HU.08 Rev D)*
83. *Type HU1 Floor & roof plans – Style 3 (ref. P1693.HU1.01 Rev A)*
84. *Type HU1 Elevations – Style 3 Board (ref. P1693.HU1.02 Rev A)*
85. *Type HU1 Floor & roof plans – Style 4 (ref. P1693.HU1.03)*
86. *Type HU1 Elevations – Style 4 Brick (ref. P1693.HU1.04)*
87. *Type HU3 Floor & roof plans – Style 4 (ref. P1693.HU1.03 Rev C)*
88. *Type HU3 Elevations – Style 4 Painted (ref. P1693.HU3.02 Rev C)*
89. *Type PS Floor & roof plans – Style 2 (ref. P1693.PS.01 Rev C)*
90. *Type PS Elevations – Style 2 Brick (ref. P1693.PS.02 Rev C)*
91. *Type PS Floor & roof plans – Style 3 (ref. P1693.PS.03 Rev D)*
92. *Type PS Elevations – Style 3 Brick (ref. P1693.PS.04 Rev D)*
93. *Type PS Floor & roof plans – Style 4 (ref. P1693.PS.05 Rev D)*
94. *Type PS Elevations – Style 4 Brick (ref. P1693.PS.06 Rev D)*
95. *Type WA Floor & roof plans – Style 1 (ref. P1693.WA.01 Rev C)*
96. *Type WA Elevations – Style 1 Tile – P4 (ref. P1693.WA.02 Rev A)*
97. *Type WA Elevations – Style 1 Tile – P63 (ref. P1693.WA.03 Rev C)*
98. *Type WA Floor & roof plans – Style 2 (ref. P1693.WA.04 Rev A)*
99. *Type WA Elevations – Style 2 Tile (ref. P1693.WA.05 Rev A)*
100. *Type WA Floor & roof plans – Style 1 (ref. P1693.WA.06)*
101. *Type WN Floor & roof plans – Style 1 (ref. P1693.WN.01)*
102. *Type WN Elevations – Style 1 Brick (ref. P1693.WN.02)*
103. *Type WN Floor & Roof Plans – Style 2 (ref. P1693.WN.03 Rev B)*
104. *Type WN Elevations – Style 2 Brick (ref. P1693.WN.04 Rev B)*
105. *Block 1 Ground floor plan (ref. P1693.BLK1.01 Rev B)*
106. *Block 1 First floor plan (ref. P1693.BLK1.02 Rev B)*
107. *Block 1 Second floor plan (ref. P1693.BLK1.03 Rev B)*
108. *Block 1 Roof plan (ref. P1693.BLK1.04)*
109. *Block 1 Front elevation (ref. P1693.BLK1.05 Rev A)*
110. *Block 1 Side elevation (ref. P1693.BLK1.06 Rev A)*
111. *Block 1 Rear elevation (ref. P1693.BLK1.07 Rev A)*
112. *Block 1 Side elevation (ref. P1693.BLK1.08 Rev A)*
113. *Block 2 Ground floor plan (ref. P1693.BLK2.01 Rev D)*
114. *Block 2 First floor plan (ref. P1693.BLK1.02 Rev E)*
115. *Block 2 Second floor plan (ref. P1693.BLK2.03 Rev E)*
116. *Block 2 Roof plan (ref. P1693.BLK2.04 Rev D)*
117. *Block 2 Front elevation (ref. P1693.BLK2.05 Rev D)*
118. *Block 2 Side elevation (ref. P1693.BLK2.06 Rev E)*
119. *Block 2 Rear elevation (ref. P1693.BLK2.07 Rev E)*
120. *Block 2 Side elevation (ref. P1693.BLK2.08 Rev D)*

121. Block 3 Ground floor plan (ref. P1693.BLK3.01 Rev D)
122. Block 3 First floor plan (ref. P1693.BLK3.02 Rev D)
123. Block 3 Second floor plan (ref. P1693.BLK3.03 Rev D)
124. Block 3 Roof plan (ref. P1693.BLK3.04 Rev C)
125. Block 3 Front elevation (ref. P1693.BLK3.05 Rev C)
126. Block 3 Side elevation (ref. P1693.BLK3.06 Rev D)
127. Block 3 Rear elevation (ref. P1693.BLK3.07 Rev D)
128. Block 3 Side elevation (ref. P1693.BLK3.08 Rev D)
129. Block 6 Ground & first floor plan (ref. P1693.BLK6.101 Rev A)
130. Block 6 Second floor & roof plan (ref. P1693.BLK6.102 Rev A)
131. Block 6 Front & side elevations (ref. P1693.BLK6.103 Rev A)
132. Block 6 Rear & side elevations (ref. P1693.BLK6.104 Rev A)
133. Block 7 Ground floor plan (ref. P1693.BLK7.101 Rev B)
134. Block 7 First floor plan (ref. P1693.BLK7.102 Rev A)
135. Block 7 Second floor plan (ref. P1693.BLK7.103 Rev A)
136. Block 7 Roof plan (ref. P1693.BLK7.104)
137. Block 7 Front & side elevations (ref. P1693.BLK7.105 Rev A)
138. Block 7 Rear & side elevations (ref. P1693.BLK7.106)
139. Block 8 Ground floor plan (ref. P1693.BLK8.101 Rev B)
140. Block 8 First floor plan (ref. P1693.BLK8.102 Rev A)
141. Block 8 Second floor plan (ref. P1693.BLK8.103 Rev A)
142. Block 8 Roof plan (ref. P1693.BLK8.104)
143. Block 8 Front & side elevations (ref. P1693.BLK8.105)
144. Block 8 Rear & side elevations (ref. P1693.BLK8.106 Rev A)
145. Landscape general arrangement (ref HED-1426-100 Rev P04)
146. Landscape strategy (ref HED-1426-101 Rev P03)
147. Planting typologies (ref HED-1426-102 Rev P03)
148. Landscape planting plan (ref HED-1426-103 Rev P03)
149. Hard landscape plan (ref HED-1426-104 Rev P03)
150. Hard landscape typologies (ref HED-1426-105 Rev P04)
151. Detail area 1 (ref HED-1426-106 Rev P02)
152. Detail area 2 (ref HED-1426-107 Rev P02)
153. Detail area 3 (ref HED-1426-108 Rev P02)
154. Detail area 4 (ref HED-1426-109 Rev P02)
155. Detail area 5 (ref HED-1426-110 Rev P00)
156. Landscape management plan (ref HED-1426-300 Rev P03) Rev
P01
157. Section A (ref HED-1426-SK-401 Rev P01)
158. Section AC (ref HED-1426-SK-402 Rev P01)
159. Section AI (ref HED-1426-SK-403 Rev P01)
160. Section AJ (ref HED-1426-SK-404 Rev P01)
161. Section AK (ref HED-1426-SK-405 Rev P01)
162. Section AL (ref HED-1426-SK-406 Rev P01)
163. Section AM (ref HED-1426-SK-407 Rev P01)
164. Section AN (ref HED-1426-SK-408 Rev P01)
165. Section AO (ref HED-1426-SK-409 Rev P01)
166. Section AP (ref HED-1426-SK-410 Rev P01)

167. Section AQ (ref HED-1426-SK-411 Rev P01)
168. Section AR (ref HED-1426-SK-412 Rev P01)
169. Section AT (ref HED-1426-SK-413 Rev P01)
170. Section AU (ref HED-1426-SK-414 Rev P01)
171. Section AV (ref HED-1426-SK-415 Rev P01)
172. Section AW (ref HED-1426-SK-416 Rev P01)
173. Section B (ref HED-1426-SK-417 Rev P01)
174. Section I (ref HED-1426-SK-418 Rev P01)
175. Section P (ref HED-1426-SK-419 Rev P01)
176. Section T (ref HED-1426-SK-420 Rev P01)
177. Section Y (ref HED-1426-SK-421 Rev P01)
178. Single Garage Plans & elevations – Style 1, 2 & 4 (ref. P1693.GAR.01)
179. Single Garage Plans & elevations – Style 3 (ref. P1693.GAR.02)
180. Double Garage Plans & elevations – Style 1, 2 & 4 (ref. P1693.GAR.03)
181. Double Pair Plans & elevations – Style 1, 2 & 4 (ref. P1693.GAR.04)
182. Garage with carport Plans & elevations – Style 1 (ref. P1693.GAR.05)
183. Garage Pair Plans & elevations – Style 1 (ref. P1693.GAR.06)
184. Cycle store (Block 2 & 3) Plans & elevations (ref. P1693.BC.01 Rev A)
185. Bin store (Block 3) Plans & elevations (ref. P1693.BC.02)
186. Cycle & bin stores (Block 1) Plans & elevations (ref. P1693.BC.03 Rev A)
187. Cycle & bin stores (Block 4) Plans & elevations (ref. P1693.BC.04 Rev A)
188. Substation Plans & elevations (ref. P1693.SUB.01)
189. Wastewater Pumping Station Plans & Elevations – 091.5013.550
190. Streetscenes sheet 1 of 5 (ref. P1693.SS.01 Rev D)
191. Streetscenes sheet 2 of 5 (ref. P1693.SS.02 Rev D)
192. Streetscenes sheet 3 of 5 (ref. P1693.SS.03 Rev E)
193. Streetscenes sheet 4 of 5 (ref. P1693.SS.04 Rev E)
194. Streetscenes sheet 5 of 5 (ref. P1693.SS.05 Rev F)
195. Site layout proposed levels sheet 1 of 7 (ref. 091.5013.0615 Rev C)
196. Site layout proposed levels sheet 2 of 7 (ref. 091.5013.0616 Rev C)
197. Site layout proposed levels sheet 3 of 7 (ref. 091.5013.0617 Rev E)
198. Site layout proposed levels sheet 4 of 7 (ref. 091.5013.0618 Rev I)
199. Site layout proposed levels sheet 5 of 7 (ref. 091.5013.0619 Rev D)
200. Site layout proposed levels sheet 6 of 7 (ref. 091.5013.0620 Rev J)

201. Site layout proposed levels sheet 7 of 7 (ref. 091.5013.0621 Rev I)

The windows to be referred to in condition 5 are as follows:

All upper floor windows in:

- 1) The west elevation of plot 5
- 2) The east elevation of plot 7
- 3) The east elevation of plot 8
- 4) The south elevation of plot 30
- 5) The east elevation of plot 33
- 6) The west elevation of plot 34
- 7) The west elevation of plot 37
- 8) The south elevation of plot 39
- 9) The east elevation of plot 45
- 10) The east elevation of plot 52
- 11) The east elevation of plot 85
- 12) The north elevation of plot 88
- 13) The south elevation of plot 89
- 14) The east elevation of plot 92
- 15) The north elevation of plot 98
- 16) The north elevation of plot 114
- 17) The north elevation of plot 120
- 18) The south elevation of plot 122
- 19) The north elevation of plot 132
- 20) The north elevation of plot 139
- 21) The south elevation of plot 141

An additional planning condition (7) is recommended as follows:

7. no development hereby permitted shall proceed beyond damp proof course level until details of a mechanical ventilation with heat recovery (MHVR) system to be installed in units 149 – 157 (inclusive) and 172 – 180 (inclusive) 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 protect the living conditions of future residents and to enable the appropriate ventilation of those flats without adverse impacts from external noise sources.

The Planning Officer also provided members with a verbal update to confirm the following amendments to the Update Report (removal of text shown by strikethrough):

43. Type CA Floor & roof plans – Style 3 (ref. P1693.CA.01 Rev F) ~~Rev E~~
44. Type CA Elevations – Style 3 Brick (ref. P1693.CA.02 Rev F) ~~Rev E~~
45. Type CA Elevations – Style 3 Board (ref. P1693.CA.03 Rev D) ~~Rev G~~
156. Landscape management plan (ref HED-1426-300 Rev P03) ~~Rev P01~~

Upon being proposed and seconded the officer recommendation to: -

- (i) DELEGATE authority to the Head of Development Management to;

- (a) Make any necessary modification, deletion or addition to the proposed conditions; and
 - (b) In consultation with the Solicitor to the Council, consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions, or any other subsequent minor changes arising.
- (ii) Reserved matters and details pursuant to conditions 5 & 11 of the outline planning permission reference P/20/0912/OA be APPROVED, subject to: -
- (a) The amendments to conditions 1 and 5 as per the Update Report;
 - (b) The addition on 7 as set out in the Update Report;
 - (c) An additional condition removing the Permitted Development Rights for windows at upper floor level on the rear (eastern) elevation for Plot 8; and
 - (d) An additional condition requiring a disabled parking bay be required for Block 6.

Was voted on and CARRIED.

(Voting: 7 in favour; 1 against)

RESOLVED that, subject to: -

- (i) DELEGATION of authority be given the Head of Development Management to;
 - (a) Make any necessary modification, deletion or addition to the proposed conditions; and
 - (b) In consultation with the Solicitor to the Council, consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions, or any other subsequent minor changes arising.
- (ii) Reserved matters and details pursuant to conditions 5 & 11 of the outline planning permission reference P/20/0912/OA be APPROVED, subject to: -
 - (a) The amendments to conditions 1 and 5 as per the Update Report;
 - (b) The addition of Condition 7 as set out in the Update Report;

- (c) An additional condition removing the Permitted Development Rights for windows at upper floor level on the rear (eastern) elevation for Plot 8; and
- (d) An additional condition requiring a disabled parking bay be provided for Block 6.

(6) Planning Appeals

The Committee noted the information in the report.

(7) UPDATE REPORT

The Update Report was circulated prior to the meeting and considered along with the relevant agenda item.

(The meeting started at 2.30 pm
and ended at 5.50 pm).