

UPDATES

for Committee Meeting to be held on 15 August 2012

ZONE 1 - WESTERN WARDS

- (1) **P/12/0371/FP** **PARK GATE**
31 MIDDLE ROAD PARK GATE SOUTHAMPTON SO31 7GH

This application has been withdrawn from the agenda

- (4) **P/12/0462/OA** **SARISBURY**
233 SWANWICK LANE LOWER SWANWICK SO31 7GT

The ecological monitoring proposed has been altered to the satisfaction of the Director of Planning and Environment (Ecology). The future security of the reptile receptor site needs to be demonstrated, including details of ownership and management responsibility, plus long term security, through a legal agreement. The ecology condition needs to be amended to reflect the changes to the ecology report.

- (7) **P/12/0518/TO** **SARISBURY**
11 CAMARGUE CLOSE WHITELEY PO15 7DT

Planning Considerations - Key Issues

References to the Council's Principal Planning Officer in this section of the Officer report should be taken to be referring to the Council's Principal Tree Officer.

- (8) **P/12/0524/FP** **PARK GATE**
18 PAINSWICK CLOSE SARISBURY GREEN SOUTHAMPTON SO31 7EQ

Amended plans have been received on 9th August showing minor changes to the dummy pitch roof over the existing garage at the property. As a result the consultation period for this application has been extended for a further 14 days. Officers recommend that the application be permitted subject to no further material points being raised during this period which ends on 24th August.

The following policies are relevant to this application:
Policy CS17 (High Quality Design) of the adopted Fareham Borough Core Strategy
Approved Extension Design Guide
Adopted Residential Car & Cycle Parking Standards SPD

ZONE 2 - FAREHAM

- (16) **P/12/0470/FP** **FAREHAM NORTH-WEST**

COLLINGWOOD HOUSE GIBRALTAR CLOSE FAREHAM PO15 6QE

Amended plan received 6th August 2012

The Director of Planning and Environment (Highways) is satisfied that the amended plan demonstrates that the junction design between Stow Crescent and the new access road is acceptable.

The Director of Planning and Environment (Ecology) - The LPA has sufficient information upon which to determine the application, and I am satisfied that there is no material risk of bats being present and impacted by the works. The assessment does provide further information about the nature of the building to be lost to the proposals, and particularly due to the materials present combined with the area in which the building is located, I would conclude that there is no material risk and therefore it is not appropriate to request further survey. No objection subject to informatives.

ZONE 3 - EASTERN WARDS

(20) **P/09/0892/DP/B** **PORTCHESTER WEST**
PORTCHESTER ROAD - CAMS HALL ESTATE - FAREHAM

In light of the issues raised by the Environment Agency and Natural England, the applicant has submitted additional and amended plans and supplementary information. The information includes the following documentation:

- * Amended JFA Environmental Planning - Tidal Lagoon Habitat Scheme and Environmental Management Plan to clarify Zone 3 Planting;
- * Overall Plan showing extent of Enkamat types within lagoon, siting of aeration equipment and Zone 3 planting;
- * Section clarifying Zone 3 planting;
- * Longitudinal section through lagoon;
- * Manufacturers details on aeration equipment to be installed within lagoon;
- * Manufacturers details of ultrasound equipment to be installed to control algae growth within lagoon;
- * Details of how sediment and algae will be removed from the lagoon, should their build-up prove problematic and where it will be disposed of;
- * Draft terms for a unilateral undertaking to ensure monitoring of lagoon water quality and installation, maintenance and operation of aeration equipment and algae control equipment. The terms agree to installation of water quality monitoring, aeration and algae control equipment and to its future maintenance. It agrees to continuous monitoring of water quality and provision of an annual report to the Council on water quality. The agreement would be on the premise that if after a two year settling in period, the annual report demonstrates that on three contiguous years the lagoon has not suffered oxygen depletion or algae bloom, necessitating intervention of the aeration and algae control equipment, there will be no further requirement to retain the equipment.

The additional information has been forwarded to consultees who comment:

THE ENVIRONMENT AGENCY are satisfied with the proposed aeration equipment/maintenance and dissolved oxygen monitoring, subject to completion of a Section 106/Unilateral Undertaking to secure long term management of the lagoon structure and environment. Concern raised over the proposal to remove equipment and monitoring after 5 years, if water quality issues do not arise, as it

is unclear how water quality may be managed further down the line if problems arise thereafter. We are pleased to see the applicant would put in place quarterly monitoring and measures to mitigate potential water quality issues, along with a commitment to implement further measures, if monitoring shows action is required. It should be noted that the land owner/site operator will be responsible for lagoon water quality and/or associated pollution. We have a duty to investigate all pollution events, if necessary we may take action in accordance with our published enforcement and prosecution policy.

It is likely that the lagoon will accumulate sediment. No objection is raised to the proposals for removal of sediment from the lagoon, though the spreading of waste on the estate will need a permit issued by the Agency.

The proposed algae control measures are generally satisfactory, although the technology is still in its infancy. The EA's primary concern was for potential ultrasonic noise to impact on marine life, primarily fish, though the specification shows there to be little risk.

THE DIRECTOR OF PLANNING AND ENVIRONMENT (Ecology) acknowledges that, subject to advice from EA being taken regarding issues relating to water quality and fish, the proposal is unlikely to have a significant effect on the designated sites.

Consider that water quality monitoring at greater frequency may be needed, the recommendations of the Mott MacDonald reports are followed, and use of aeration equipment is secured by legal agreement.

Queries are raised in respect of the potential impacts on migratory fish by proposed piling works, whether construction activity would involve physical works within the designated sites and what the implications of carrying out restoration of the bank works from the harbour side might be. (These matters will be addressed through the discharge of condition no. 24 relating to the Construction Environmental Management Plan).

A query is raised over deposition of sediment and how or when its removal would be carried out and where the resulting material would be deposited. (The applicant has submitted these details and the Environment Agency are satisfied with the proposed method of removal).

In light of the above, officers are satisfied that the outstanding issues within the Committee report have been addressed.

REVISED RECOMMENDATION

That subject to:

the applicant/owner entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council or submitting to the Council a unilateral undertaking drafted to the satisfaction of the Local Planning Authority and Solicitor to the Council to secure:

- (a) the long term management of the lagoon structure and lagoon environment;
- (b) secure the ongoing monitoring of water quality within the lagoon; and
- (c) ensure installation and maintenance of aeration and ultrasound equipment in perpetuity, unless it can first be demonstrated that such equipment is not required to maintain lagoon water quality.

Members APPROVE the details submitted pursuant to condition numbers 22 and 23 of P/09/0892/FP.

(23) **P/12/0522/FP** **STUBBINGTON**
47 ST MARYS ROAD FAREHAM HAMPSHIRE PO14 2HN

The start of the first sentence, paragraph 4 on page 110 of the agenda should read: 'Whilst the rear private garden is shallower than normal'.

The applicant has requested that the period for completion of the unilateral undertaking be extended to 26th October 2012, which officers have no objection to.

(27) **P/12/0547/FP** **PORTCHESTER WEST**
10 DOWN END ROAD FAREHAM HAMPSHIRE PO16 8RG

Additional condition to be added for the car parking and turning on site to be retained at all times.
