

**SUPPLEMENTARY AGENDA
PLANNING COMMITTEE**

Date: Wednesday, 12 September 2018

Time: 2.30 pm

Venue: Collingwood Room - Civic Offices

9. UPDATE REPORT (Pages 1 - 4)



P GRIMWOOD
Chief Executive Officer
Civic Offices
www.fareham.gov.uk
12 September 2018

**For further information please contact:
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for Committee Meeting to be held on 12 September 2018

ZONE 1 - WESTERN WARDS

- (2) **P/18/0347/OA** **SARISBURY**
LAND TO THE EAST OF 246 BOTLEY ROAD BURRIDGE FAREHAM SO31 1BL

Additional Third Party Comment:

A further third party comment has been received by Hampshire Swifts, supporting the recommendations of the ecologists on the application to incorporate 'swift bricks' in the development. They would however like to see them incorporated into all the proposed properties.

Amendment to the third paragraph on page 57 of the Committee Report to state:

In balancing the objectives of adopted policy which seeks to restrict development within the countryside alongside the shortage in housing supply, the proposal would deliver an eight dwelling contribution towards to the 5-year housing land supply shortage in the Borough. Whilst only a relatively small contribution, the layout and density of the proposal accords with the prevailing low density character of the surrounding properties, for which a greater number would be likely to be considered out of keeping. There is a clear conflict with the development plan policy CS14 as this development is in the countryside. Ordinarily, Officers would have found this to be the principal policy such that the scheme would be refused. However, in light of the above considerations, and where the scheme accords with the requirements of policy DSP40, Officers consider more weight should be given to this policy than CS14 such that, on balance, when considered against the development plan as a whole, the scheme should be approved.

- (3) **P/18/0484/FP** **WARSASH**
LAND TO SOUTH WEST OF SOVEREIGN CRESCENT LOCKS HEATH SOUTHAMPTON
PO14 4LU

The Officer recommendation is revised so that condition 12 now reads:

"12) None of the development hereby approved shall be occupied until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries has been submitted to and approved in writing by the Local Planning Authority and the approved boundary treatment in relation to the dwelling being occupied has been fully implemented. It shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

If boundary hedge planting is proposed details shall be provided of planting sizes, planting distances, density, and numbers and provisions for future maintenance. Any 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 protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings."

The revision to the wording enables occupation of individual units provided the boundary treatment in relation to those properties has been constructed but without requiring boundary treatment across the entire site to be in place beforehand.

Condition 13 is revised to correct a typographical error and now reads:

"13) No dwelling hereby approved shall be first occupied until the approved parking and turning areas (where appropriate) for that property have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application for that purpose.

REASON: In the interests of highway safety."

(4) **P/18/0505/FP** **TITCHFIELD**
247 TITCHFIELD ROAD CROFTON HOUSE SITE STUBBINGTON FAREHAM

Consultation Response from HCC Ecology:

A consultation response from Hampshire County Ecology has been received, raising no objection to the proposal subject to the following conditions and informative, which will be added to the decision:

- Prior to commencement, a badger survey of the site shall be carried out by an experienced ecologist to ensure that no new setts have been formed. In the event that a sett is discovered, a Method Statement for its protection or closure under a Natural England licence shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the protection of badgers under the Protection of Badger Act 1992.

- If areas of suitable reptile habitat (e.g. hedge banks along the boundaries and mound in the south-east) are to be affected by the proposed works, prior to commencement, a Reptile Method Statement shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

REASON: To avoid impacts to protected species in accordance with Policy DSP13 of the Fareham Local Plan Part 2.

- Prior to the commencement, a Landscape and Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the Local Planning Authority, to include appropriate detailed proposals for the enhancement of the site in the form of provision of bat and bird boxes. The Strategy should also include measures in the form of tree and wildflower meadow planting along the eastern, southern and south-western boundaries of the site to act as a buffer between the application site and the boundary treelines.

REASON: To enhance biodiversity in accordance with National Planning Policy Framework and the Natural Environment and Rural Communities Act 2006.

INFORMATIVE:

Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as outbuildings, trees, scrub etc.) outside the bird nesting season, which is generally seen as extending from March to the end of September, although may extend longer depending on local conditions. If there is no alternative to doing the work during this period then a thorough, examination of the affected areas must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

(5) **P/18/0620/OA** **TITCHFIELD**
247 TITCHFIELD ROAD STUBBINGTON FAREHAM PO14 3EP

Consultation Response from HCC Ecology:

A consultation response from Hampshire County Ecology has been received, raising no objection to the proposal subject to the following conditions and informative, which will be added to the decision:

- Prior to commencement, a badger survey of the site shall be carried out by an experienced ecologist to ensure that no new setts have been formed. In the event that a sett is discovered, a Method Statement for its protection or closure under a Natural England licence shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the protection of badgers under the Protection of Badger Act 1992.

- If areas of suitable reptile habitat (e.g. hedge banks along the boundaries and mound in the south-east) are to be affected by the proposed works, prior to commencement, a Reptile Method Statement shall be submitted to and approved in writing by the Local Planning Authority. Development shall subsequently proceed in accordance with any such approved details.

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Amendment to the fourth paragraph on page 106 of the Committee Report to state:

In balancing the objectives of adopted policy which seeks to restrict development within the countryside alongside the shortage in housing supply, the proposal would deliver three eco-dwellings, a small contribution to the 5-year housing land supply shortage in the Borough. Whilst only a relatively small contribution, the layout and density of the proposal accords with the prevailing low density character of the surrounding properties, for which a greater number would be likely to be considered out of keeping. There is a clear conflict with the development plan policy CS14 as this development is in the countryside. Ordinarily, Officers would have found this to be the principal policy such that the scheme would be refused. However, in light of the above considerations, and where the scheme accords with the requirements of policy DSP40, Officers consider more weight should be given to this policy than CS14 such that, on balance, when considered against the development plan as a whole, the scheme should be approved.

Conditions 2 & 3 of the recommendation are revised as follows:

2) No customers shall be present at the site outside of the following times:

Mondays 0900 - 1600;
Tuesdays 0900 - 1800;
Wednesdays 0900 - 1600;
Thursday 0900 - 1800;
Fridays 0900 - 1600;
Saturdays 0900 - 1600.

REASON: In order to protect the amenities of the area and the living conditions of the occupiers of the neighbouring residential properties.

3) There shall be a maximum of 25 customers in total between the hours of 0900 - 1600 on any given day between Monday to Saturday. In addition, there shall be a maximum of 10 customers in total between the hours of 1600 - 1800 on any given day on a Tuesday or a Thursday.

REASON: In order to protect the amenities of the area and the living conditions of the occupiers of the neighbouring residential properties.

(7) **P/18/0775/FP** **PARK GATE**
14 SHERWOOD GARDENS SARISBURY GREEN SOUTHAMPTON SO31 7SZ

This application has been called to committee by Councillor Martin due to concerns over the neighbor impact to number 12 regarding loss of light.
