

**SUPPLEMENTARY AGENDA  
PLANNING COMMITTEE**

**Date:** Wednesday, 17 July 2019  
**Time:** 2.30 pm  
**Venue:** Collingwood Room - Civic Offices

**6. Planning applications and Miscellaneous Matters including an update on Planning Appeals**

To consider a report by the Director of Planning and Regeneration on development control matters, including information regarding new planning appeals and decisions.

**(5) UPDATE REPORT (Pages 1 - 4)**



P GRIMWOOD  
Chief Executive Officer  
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17 July 2019

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## UPDATES

for Committee Meeting to be held on 17/07/19

### ZONE 1 – WESTERN WARDS

#### 6(1) P/18/0482/OA – WARSASH WARD

##### Land adjacent to 125 Greenaway Lane, Warsash

Further comments from Hampshire County Council Highways received:

- **Larger vehicles passing on Greenaway Lane** – Tracking has been undertaken by the applicant, shown in drawing numbers ITB13162-GA-012 Rev A, ITB13162-GA-021 and ITB13162-GA-018. These drawing show a 7.5t box van, super large refuse and estate car, the most regular users of the lane, safely routing along Greenaway Lane. To further back up the tracking drawings, two 7-day, 24 hour ATC surveys were undertaken on Greenaway Lane. A validation exercise was carried out for this data by cross referencing video footage against the ATC results to ensure the results corroborated with each other. The survey work confirmed that there was a limited number of LGV movements and very limited HGV movements during the survey period. The chance of interaction between a larger vehicle and family car is therefore low and one that can be accommodated within the current confines of the carriageway. The Highway Authority have secured funding as part of the application to close the existing access to Greenaway Lane, should permission be granted for planning reference P/18/0107/OA, which will further reduce the number of larger vehicles routing via Greenaway Lane to the Vero site to the east.
- **Greenaway Lane/Brook Lane junction visibility** – Visibility at the Greenaway Lane/Brook Lane has been based upon measured speeds on Brook Lane. 85th percentile speeds of 36.7mph requires the visibility splays to be demonstrated to 57m. To achieve visibility splays of 2.4m x 57m, vegetation that is overhanging into the highway needs to be removed – this is a matter that is within the Highway Authority’s control, is being pursued and will be resolved prior to the commencement of any development.
- **Preference for access to the south, through the Land & Partners development** - The new vehicular access onto Greenaway Lane has been reviewed and is considered acceptable by the Highway Authority to accommodate the proposed level of development. However, it is understood that as part of the wider master planning for the Warsash Cluster, Fareham Borough Council want to maintain Greenaway Lane as a ‘green corridor’, therefore providing permanent access through the Land & Partners

development site to the south. Provision of this link should be investigated further during reserved matters applications for both of the sites.

- **Further clarity regarding the impact of additional traffic on Greenaway Lane and the cumulative impact of development within Warsash Village and surrounding local roads** - Within the Transport Assessment, key junctions in the local area have been assessed with the full 800 dwelling allocation for the Warsash Cluster in the previous emerging local plan; the application on Greenaway Lane featured within the 800 dwelling scenario. The modelling work undertaken identified the following junctions to be operating close to or at capacity in the future year scenarios (following the addition of development traffic): Brook Lane/Barnes Lane, A27/Barnes Lane, A27/Brook Lane/Station Road roundabout. To mitigate against the impact of development traffic, junction improvement schemes have been developed which, following implementation, return the junctions to within operational capacity. Proportional contributions are being secured from each application within the cluster to fund the identified improvement schemes.

A further third party comment has been received from 'Save Warsash and the Western Wards', which includes traffic survey and photographs. This has been added to the website.

## **6(2) P/19/0344/FP - WARSASH WARD**

### **Warsash Maritime Academy, Newtown Road, SO31 9ZL**

Officers note that there is an error in the wording and formatting of paragraph 8.31 of the main report. That paragraph in its entirety is revised to read as follows:

*8.31 This report assesses the proposed development against the policies of the adopted local plan. Officers have found the proposal to comply with the principal policy relating to development of educational facilities outside of the defined urban settlement boundaries (Policy DSP10) as well as other local plan policies which have similar effect.*

*The proposal would have very limited material harm which overall would not unacceptably affect the character or appearance of the countryside, would have no unacceptable implications in terms of flood risk or surface water drainage, makes adequate parking provision and does not result in significant loss of trees. Protected species, their habitat and adjacent designated sites would not be adversely affected and the amenity of neighbours not materially harmed. The scheme achieves BREEAM 'very good' standard instead of*

*'excellent' but this is considered acceptable given the justification provided by the applicant.*

The applicant has submitted revised drawings to satisfy point c) of the Officer recommendation and has asked that Members delegate to Officers the ability to make minor revisions to the suggested conditions in the report.

The Officer recommendation at paragraph 9.1 of the main report is revised accordingly to read as follows:

*9.1 GRANT PLANNING PERMISSION subject to:*

- a) Further consultation response from the Environment Agency raising no objection to the revised proposal and the imposition of any additional planning conditions Officers consider necessary in light of that response;*
- b) Further consultation response from Hampshire County Council flood and water management team raising no objection to the revised proposal and the imposition of any additional planning conditions Officers consider necessary in light of that response;*
- c) Delegate to the Head of Development Management to make any minor modifications to the proposed conditions arising out of detailed negotiations with the applicant;*
- d) The proposed conditions listed at paragraph 9.1 of the main report and the following additional condition:*

*The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:*

- a) PP-07299370\_Plan 10077315-DEA-ST-ZZ-DR-A-3601 East and North Planning Elevations - Warsash Maritime Academy*
- b) PP-07299370\_Plan 10077315-DEA-ST-ZZ-DR-A-3611 South and West Planning Elevations - Warsash Maritime Academy*
- c) Site Elevations - East - 10077315-DEA-SW-XX-DR-A-3510 Rev P04 - received 11th July 2019*
- d) Site Elevations - North - 10077315-DEA-SW-XX-DR-A-3500 Rev P04 - received 11th July 2019*
- e) Site Elevations - South - 10077315-DEA-SW-XX-DR-A-3520 Rev P04 - received 11th July 2019*
- f) Site Elevations - West - 10077315-DEA-SW-XX-DR-A-3530 Rev P04 - received 11th July 2019*
- g) PP-07299370\_Plan 10077315-DEA-ST-00-DR-A-2151 Ground Floor GA Planning Plan - Warsash Maritime Academy*

- h) *PP-07299370\_Plan 10077315-DEA-ST-01-DR-A-2152 First Floor GA Planning Plan - Warsash Maritime Academy*
- i) *PP-07299370\_Plan 10077315-DEA-ST-01-DR-A-2153 First Floor GA Planning Plan - Warsash Maritime Academy*
- j) *PP-07299370\_Plan 10077315-DEA-ST-02-DR-A-2154 Roof GA Planning Plan - Warsash Maritime Academy*
- k) *PP-07299370\_Plan 10077315-DEA-ST-02-DR-A-2155 Roof GA Planning Plan - Warsash Maritime Academy*
- l) *PP-07299370\_Plan 10077315-S1 DEA-ST-00-DR-A-2150 Ground Floor GA Planning Plan - Warsash Maritime Academy*
- m) *Site Plan - Proposed - 10077315-DEA-SW-XX-DR-A-1501 REV P03 - received 11th July 2019*
- n) *PP-07299370\_Location Plan - Planning Application - Warsash Maritime Academy Warsash*
- o) *PP-07299370\_ECOLOGY - Bat Survey and Great Crested Newt eDNA Report - Warsash Maritime Academy*
- p) *PP-07299370\_ECOLOGY - Biodiversity Mitigation and Enhancements - Warsash Maritime Academy*
- q) *PP-07299370\_ECOLOGY - Great Crested Newt Survey Justification Statement - Warsash Maritime Academy*
- r) *PP-07299370\_ECOLOGY - Invasive Non-Native Species Site Assessment and Management Plan - Warsash Maritime Academy*
- s) *PP-07299370\_ECOLOGY - Landscape and Ecology Management Plan - Warsash Maritime Academy*
- t) *PP-07299370\_ECOLOGY - Preliminary Ecological Appraisal - Warsash Maritime Academy*
- u) *PP-07299370\_ECOLOGY - Reptile Mitigation Strategy - Warsash Maritime Academy*
- v) *ECOLOGY - Supplementary Ecological Information - EcoSupport - Warsash Maritime Academy*
- w) *PP-07299370\_Tree Plan for Council - Lower Site 12277-BT6 - Warsash Maritime Academy Warsash*
- x) *Arboricultural Impact Assessment incl Tree Protection Plan - Warsash Maritime Academy*
- y) *Manual for Managing Trees on Development Sites - Warsash Maritime Academy*
- z) *Tree Survey - Warsash Maritime Academy*

*REASON: To avoid any doubt over what has been permitted.*