

SUPPLEMENTARY AGENDA PLANNING COMMITTEE

Date: Wednesday, 11 December 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.

(8) UPDATE REPORT (Pages 1 - 2)



P GRIMWOOD
Chief Executive Officer
Civic Offices
www.fareham.gov.uk
11 December 2019

For further information please contact:
Democratic Services, Civic Offices, Fareham, PO16 7AZ
Tel:01329 236100
democraticservices@fareham.gov.uk

UPDATES

for Committee Meeting to be held on 11/12/19

ZONE 2 – FAREHAM

(1) P/19/0759/FP

FAREHAM NORTH

90 GUDGE HEATH LANE, FAREHAM

Officers have consulted with Hampshire County Council (Flood and Water Management) on the suitability of the French drain. HCC FWM have responded with the following advice:

“We have reviewed the documentation provided and summarised our views below. It should be noted that we would usually request more information if assessing a major planning application but given the size of the development, it is not felt appropriate for this situation.

Soakaways are shown to be unfeasible (as per the RGP report) due to the soil characteristics in the area and failure of the existing soakaways but this implies that the French drain will be ineffective as it is essentially a linear soakaway. While it should intercept overland flows successfully there remains the question over where the water will go from there. If there is no infiltration, the French drain will fill up with water and further overland flows will continue to flow towards the boundary.

Given the rest of the drainage system being provided within the housing area, this drain should only be taking overland flows from a very small area so there shouldn't be a huge amount of water heading towards it. Water would have always flowed downhill towards the existing properties and the new development would effectively intercept a lot of the flows, particularly at the lower return period.

There does not appear to be a considerable amount of water that would be routed in this direction if the permeable paving functions as designed and from the information on site topography, there appears to be only a very small section of verge between the permeable paving and existing housing. Overland flows on this section of verge would be minimal and shouldn't lead to adverse flooding issues.

It may be that a more appropriate measure than the French drain would be a small bund along the boundary that would still allow water to escape over time with evapotranspiration effects.”

(2) P/19/0864/RM

FAREHAM NORTH

LAND NORTH OF FUNTLEY ROAD, FUNTLEY

The applicant has submitted revised plans to show minor amendments to the proposed layout including:

- Repositioning of dwelling on Plot 4 and changes to car parking layout on that plot;
- Repositioning of Plots 6 – 8 and incorporation of verge in front of Plot 6.

Final comments are awaited from Hampshire County Council highways and as such the Officer recommendation is hereby amended to include an additional provision that it be subject to:

- f) No objection being raised by the local highway authority Hampshire County Council.

ZONE 3 – FAREHAM

(6) Q/0175/19 and P/15/0260/DP/F PORTCHESTER WEST

LAND NORTH OF CRANLEIGH ROAD AND WEST OF WICOR PRIMARY SCHOOL, PORTCHESTER

The application lies within the Portchester West ward.