

**SUPPLEMENTARY AGENDA
PLANNING COMMITTEE**

Date: Wednesday, 16 December 2020

Time: 2.30 pm

Venue: Microsoft Teams Virtual Meeting

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.

(7) UPDATE REPORT (Pages 1 - 5)



P GRIMWOOD
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16 December 2020

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UPDATES

for Committee Meeting to be held on 16/12/2020

ZONE 1 – WESTERN WARDS

6(1) P/19/0402/OA WARSASH

LAND ADJACENT TO 125 GREENAWAY LANE

1. Natural England have provided comments in response to being consulted on the Appropriate Assessment. Natural England advises that they concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

The Officer recommendation is hereby amended to remove the wording at 9.0 i) (that planning permission be granted subject to the receipt of comments from Natural England) given that comments have now been received and regard has been had to the advice contained.

2. 3 additional objections raising concerns about: the impact on the highway, water consumption and air quality.

The Officer recommendation is hereby amended to include the following additional condition:

The Building Regulations Optional requirement of a maximum water use of 110 litres per day shall be complied with prior to occupation of any of the dwellings hereby approved. The water efficiency measures for each dwelling shall be retained for each dwelling for the lifetime of the property.

REASON: In the interests of preserving water quality and resources.

3. 8.83 of the report states that "...the scheme is considered to satisfy four of the five criteria..." (of DSP40.) This is to be amended to state: "...the scheme is considered to satisfy all of the five criteria..." of DSP40 as explained earlier in the report.
4. 8.63 of the report states that "*The Trust indicate that the residents who will be living in the development at the Magistrates Court site are likely to use the hospitals and increase pressure on the hospital services as a result.*" This is to be amended to state: "*The Trust indicate that the residents who will be living in the development are likely to use the hospitals and increase pressure on the hospital services as a result.*"

6(2) P/19/0121/FP WARSASH

9-11 FLEET END ROAD, WARSASH

Officers are seeking written confirmation from the HLOWWT that the purchase of nitrates mitigation to off-set the impact of this development has been completed. In the event that this confirmation is received planning condition 16 (submission of Notice of Purchase prior to commencement of development) will not be imposed on any subsequent planning permission granted.

ZONE 2 – FAREHAM

6(3) P/18/0363/OA FAREHAM NORTH-WEST

84 FAREHAM PARK ROAD, FAREHAM

Natural England have provided comments in response to being consulted on the Appropriate Assessment.

Natural England have recommended as Construction Environmental Management Plan (CEMP) be imposed as a planning condition to any permission granted.

In regards to surface water drainage, Natural England have said:

“The development is situated close to watercourses feeding into The Solent and Dorset Coast SPA, and Solent and Southampton Water SPA. There is potential for poor water quality in surface drainage to negatively impact on these watercourses and the features for which the protected sites are designated such as, hydrocarbons, oils, grit salts and other chemical pollutants associated with traffic, garden chemicals such as enriching fertilisers or herbicides/insecticides, and household detergents etc.

Therefore it is our advice that best practice SuDS are designed in accordance with the requirements in the CIRIA SuDS Manual (C753) for this development. It should be noted that Step 3 under Section 26.7.1 of the SuDS manual outlines that the requirement for extra treatment should be considered in relation to discharge to environmentally protected sites. It states that ‘an additional treatment component (i.e. over and above that required for standard discharges), or other equivalent protection, is required that provides environmental protection in the event of an unexpected pollution event or poor system performance’.

Therefore, in line with a precautionary approach in respect of the European site, it is advised further cleaning/filtration treatment features/steps may be required for incorporation into any surface drainage strategy. It is also advised details are provided with regards to the long-term (in perpetuity) maintenance/replacement and

funding of SuDS, and which authority will have responsibility for this, for incorporation into your authority's appropriate assessment."

Having had regard to these comments, the Council's Appropriate Assessment has been updated to include reference to the additional treatment component required in the SUDS system for the site.

The Officer recommendation is hereby amended to remove the wording at 9.1 i) (that planning permission be granted subject to the receipt of comments from Natural England) given that comments have now been received and regard has been had to the advice contained.

At 9.1 iv) of the Officer recommendation;

Condition 6 is amended as follows (additional wording inserted shown underlined):

6. No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP shall address the following matters:

a) how provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles:

b) the measures the developer will implement to ensure that operatives'/contractors./sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;

c) the measures for cleaning the wheels and underside of all vehicles leaving the site;

d) a scheme for the suppression of any dust arising during construction or clearance works;

e) the measures for cleaning Fareham Park Road to ensure that it is kept clear of any mud or other debris falling from construction vehicles;

f) the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development;

j) Measures to control vibration in accordance with BS5228:2009;

k) Provision for storage, collection, and disposal of rubbish from the development during construction period;

q) A construction-phase drainage system which ensures all surface water passes through three stages of filtration to prevent pollutants from leaving the site;

r) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

The development shall be carried out in accordance with the CEMP and areas identified in the CEMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of vehicles have been cleaned.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period. In the interests of protecting protected species and their habitat; In the interests of protecting nearby sites of ecological importance from potentially adverse impacts of development. The details secured by this condition are considered essential to be agreed prior to the commencement of the development on the site to ensure appropriate measures are in place to mitigate the effects of construction works from the outset.

Condition 7 is hereby amended as follows (additional wording inserted shown underlined):

7. No development hereby permitted shall commence until details of the means of surface water drainage from the site have been submitted to and approved by the LPA in writing. The details shall include the detailed design of Sustainable Urban Development Systems (SUDS) in accordance with CIRIA SuDS Manual (C753) to be used on the site as well as details on the delivery, maintenance and adoption of SUDS features. The SUDS design shall include an additional treatment component as set out under Section 26.7.1, Step 3 of the CIRIA SuDS Manual (C753) unless otherwise first agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details unless otherwise agreed with the local planning authority in writing.

REASON: To ensure the development provides for the satisfactory disposal of surface water.

6(4) P/118/1261/OA FAREHAM EAST

FORMER MAGISTRATES COURT, TRINITY STREET, FAREHAM

Natural England have provided comments in response to being consulted on the Appropriate Assessment raising no objection subject to the appropriate mitigation being secured.

The Officer recommendation is hereby amended to remove the wording at 9.1 i) (that planning permission be granted subject to the receipt of comments from Natural England) given that comments have now been received and regard has been had to the advice contained.

6(5) P/19/0697/FP FAREHAM NORTH

90 GUDGE HEATH LANE, FAREHAM

Officers are seeking written confirmation from the HIOWWT that the purchase of nitrates mitigation to off-set the impact of this development has been completed. In the event that this confirmation is received planning condition 16 (submission of Notice of Purchase prior to commencement of development) will not be imposed on any subsequent planning permission granted.