

SUPPLEMENTARY AGENDA PLANNING COMMITTEE

Date: Wednesday, 18 January 2023
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 - 3)



P GRIMWOOD
Chief Executive Officer
Civic Offices
www.fareham.gov.uk
17 January 2023

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UPDATES

for Committee Meeting to be held on 18/01/2023

ZONE 1 – WESTERN WARDS

(no.) [Reference] [Ward]

[Location]

[Update Notes]

ZONE 2 – FAREHAM

1 P/21/1157/FP (Fareham North West Ward)

94 Highlands Road, Fareham, PO15 6JE

After further consideration of the committee report Paragraph 8.29 has been superseded with the following:

The applicant has purchased 6.36 kgTN/yr of nitrate mitigation 'credits' from Whitewool Farm. This has been secured through the operation of a legal agreement between Whitewool Farm, South Downs National Park Authority and Fareham Borough Council dated 3rd November 2021. The creation of a managed wetland at Whitewool Farm is removing nitrates from the River Meon and therefore providing a corresponding reduction in nitrogen entering the Solent marine environment. The purchase of credits has the effect of allocating a proportion of this reduction in nitrates to this development, meaning that the scheme can demonstrate nutrient neutrality.

Two additional condition have also been included which is as follows:

15) No development shall take place until the Council has received evidence that the required nitrate mitigation capacity has been allocated to the development pursuant to the allocation agreement dated 5th May 2022 between (1) William Northcroft Butler and James Nicholas Butler (2) HN Butler Farms Limited and (3) Fitim Ferati.

Reason: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on European protected sites.

16) The second floor rooflights proposed to be inserted into the eastern elevation of the approved development shall be:

a) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;

and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

3 P/22/0709/FP (Fareham East Ward)

Admiral House & Nicholson Gate, High Street, Fareham

Correction of typographic errors: Paragraph 8.8 should state 'mainstream' rather than mainsteam. Paragraph 8.12 should state, 'due to the age **of the building** and is of some architectural merit'

Correction of error regarding Habitat Regs in the Informative, which should read:

Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional licenced ecologist.

ZONE 3 – EASTERN WARDS

4 P/22/0268/FP (Portchester East)

Land to The Downsway Rear of 79-85 West Street

Following receipt of amended plans paragraph 8.12 has been superseded with the following:

8.12 Amended plans have been received which show a significantly smaller dormer with a pitched roof design. It is considered that the revised dormer has a more modest design and would meet the requirements for dormers set out in the adopted Design Guidance.

Condition 2 has been amended to reflect the changes to the amended plans:

2. The development shall be carried out in accordance with the following approved documents:
 - a) Site and Location Plans May 20201 Drawing No: 01 12th January 2022
 - b) Proposed 2No. Three Bedroom Houses Drawing No: 02 12th January 2022
 - c) Transport Assessment- August 2021

REASON: To avoid any doubt over what has been permitted

