

SUPPLEMENTARY AGENDA PLANNING COMMITTEE

Date: Wednesday, 11 October 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.

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



A WANNELL
Chief Executive Officer
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10 October 2023

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UPDATES

for Committee Meeting to be held on 11/10/2023

ZONE 1 – WESTERN WARDS

6 (1) P/21/2020/FP

Land adjacent 77 Burr ridge Road, Burr ridge

Following receipt of the financial payment towards to the Solent and New Forest SPAs paragraphs 8.63-8.65 are superseded to the following:

- 8.63 The applicant has paid the necessary contributions towards the Solent Recreational Mitigation Partnership Strategy (SRMP) and the New Forest SPA and therefore the Appropriate Assessment concludes that the proposal would not have an adverse effect on the integrity of the Habitat Sites as a result of recreational disturbance in combination with other plans or projects on the Solent and New Forest SPAs.
- 8.64 Natural England were consulted on the Council's Appropriate Assessment and raised no objection in respect of recreational disturbance on the Solent and New Forest SPs or on water or air quality implications. It is therefore considered that the development accords with Policies NE3 and NE4 of the Fareham Local Plan 2037.

As the payments have been received and Natural England raises no objection, the following reasons for refusal have been addressed:

- iv) The site lies within 5.6km of The Solent and Special Protection Areas. The proposal fails to provide appropriate mitigation against the impact of increased recreational disturbance created from the provision of additional residential accommodation within this area.
- v) The site lies within 13.8km of the New Forest Special Protection Area. The proposal fails to provide appropriate mitigation against the impact of increased recreational disturbance created from the provision of additional residential accommodation within this area.

6 (2) P/23/0915/RM Sarisbury

Eyersdown Farm Quarantine Kennels 285 Botley Road

The applicant has amended the proposals to extend the 2.0 metre wide footway at the entrance to the site beyond plot 8, where it previously was shown to end, further into the site up to the driveway to plot 10. This amendment will provide a dedicated pedestrian footway around the bend where plot 9 is located before the arrangement changes to a shared surface south of plot 10 onwards.

Final comments have been received from the Highway Authority Hampshire County Council who have raised no objection to the proposals. They have made the following comments in relation to the shared surface arrangement:

“As stated previously within the first HA [Highway Authority] response, concerns regarding the shared surface layout approach within the development were raised and that it was requested a 2.0-metre-wide footway be introduced along the main spine road to provide that separation between pedestrians and vehicles.

The HA has been in contact with Fareham as the Local Planning Authority who have explained the difference in the approach being applied here with this development being located on an edge of settlement location.

Through further consideration of the submitted Stage 1 Road Safety Audit (RSA1) and after being in consultation with Hampshire County Council (HCC) road safety auditors the shared surface approach is considered acceptable. It is thought that residents would prefer a dedicated footway than use grass verges to walk on as well as the carriageway, however, forward visibility is good, and the risk of collisions is likely to be low.

As a compromise the applicant has updated site plan no. PL03 Rev 10 and will now provide a footway that continues around the inside of the bend opposite plot 9 up to the driveway of plot 10. This allows separation of pedestrians / vehicles and cyclists around a corner where conflicts are more likely to occur. The HA consider the proposal to be acceptable.”

Drawings have been updated and so the proposed wording of condition 1 at paragraph 9.2 of the Officer report is hereby amended as follows (changes underlined for emphasis only in this update report):

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 - a) Site Location Plan – 7333 PL01 P1
 - b) Detailed Site Layout - Sheet 1 - 7333 PL04 P7
 - c) Detailed Site Layout - Sheet 2 - 7333 PL05 P9
 - d) Proposed Tenure Layout - 7333 PL08 P9
 - e) Building Types Plan - 7333 PL10 P8
 - f) Boundary Treatment Plan 1 of 3 - DD608L06 D
 - g) Boundary Treatment Plan 2 of 3 - DD608L07 D
 - h) Boundary Treatment Plan 3 of 3 - DD608L08 C
 - i) External Levels Sheet 1 - 00408-FRH-XX-XX-DR-C-2100 P08
 - j) External Levels Sheet 2 - 00408-FRH-XX-XX-DR-C-2101 P08
 - k) External Levels Sheet 3 - 00408-FRH-XX-XX-DR-C-2102 P08
 - l) Building Materials Plan - 7333 PL06 P11
 - m) Landscape Strategy - DD608L01 F
 - n) Planting Strategy Sheet 1 of 3 - DD608L02 C
 - o) Planting Strategy Sheet 2 of 3- DD608L03 E
 - p) Planting Strategy Sheet 3 of 3- DD608L04 C
 - q) Planting Lists & Planting Bed Matrix - DD608L05 B
 - r) Self Binding Gravel Footpath - DD608D02

- s) Proposed Access Arrangements – ITB18493-GA-001 rev D within the Transport Statement
- t) Internal site layout visibility analysis and street geometry – ITB18493-GA-006 rev G within the Transport Statement Addendum
- u) Priority Signage and Narrowings Plan – ITB18493-GA-019 within the Transport Statement Addendum
- v) Arboricultural Impact Assessment
- w) Arboricultural Review - Levels Strategy
- x) Section through Ecological Buffer - DD608I01
- y) Proposed Plans and Elevations - Type G1 - 7333 PL25 P4
- z) Proposed Plans and Elevations - Type F1, I1 - 7333 PL26 P3
- aa) Proposed Plans and Elevations - Type E2,F2,H1 - 7333 PL24 P3
- bb) Proposed Plans and Elevations - Type E1 - 7333 PL23 P3
- cc) Proposed Plans and Elevations - Type D1,D2 - 7333 PL22 P4
- dd) Proposed Plans and Elevations - Type B1,B2,C1 - 7333 PL21 P3
- ee) Proposed Plans and Elevations - Type A1,A2,A3 - 7333 PL20 P5
- ff) Proposed Plans and Elevations - Garages - 7333 PL29 P4
- gg) Proposed Plans and Elevations - Double Garage, Cart Port, Garage, Hybrid - 7333 PL028 P3
- hh) Proposed Plans and Elevations - Apartments - 7333 PL27 P5
- ii) REPTILE SURVEY REPORT AND MITIGATION STRATEGY (Hankinson Duckett Associates, July 2023)
- jj) BAT SURVEY REPORT (Hankinson Duckett Associates, September 2023)
- kk) REPTILE SURVEY REPORT AND MITIGATION STRATEGY (Hankinson Duckett Associates, July 2023)
- ll) Technical note (Hankinson Duckett Associates, 7th September 2023), in relation to badgers

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

The references to drawings in the proposed wording to conditions 5, 6, 7, 8, 9, 11, 12, 15 and 18 are to be updated accordingly to be consistent with the list above at condition 1.

In addition the recommendation at paragraph 9.4 of the Officer report is hereby amended to read as follows (additional text underlined):

“That Members authorise the completion of a Deed of Variation to the Section 106 along the following lines:

- a) To vary the obligation relating to affordable housing provision so as to be consistent with this Reserved Matters approval;
- b) To vary the obligation to allow the timing of the delivery of the affordable housing to be amended at the discretion of Officers.”

ZONE 2 – FAREHAM

(no.) [Reference] [Ward]

[Location]

[Update Notes]

ZONE 3 – EASTERN WARDS

(6 (4)) P/22/0841/RM (Stubbington Ward)

Land East of Newgate Lane East, Fareham

The Site Layout Plans have all be updated to reflect minor changes requested by the Highway Authority – manoeuvring space outside Plot 32:

- a) Site Layout (Drawing: SL.01 Rev S-T)
- b) Parking Strategy Layout (Drawing: PSL.01 Rev H-J)
- c) Boundary Materials Layout (Drawing: BML.01 Rev H-J)
- d) Dwelling Materials Layout (Drawing: DML.01 Rev H-J)
- llll) General Arrangement – Overview (Drawing: 2373-TFC-XX-00-DR-L-1001 Rev P07-P08)
- mmmm) General Arrangement - 1 of 5 (Drawing: 2373-TFC-XX-00-DR-L-1002 Rev P03-P04)
- nnnn) General Arrangement – 2 of 5 (Drawing: 2373-TFC-XX-00-DR-L-1003 Rev P03-P04)
- oooo) General Arrangement – 3 of 3 (Drawing: 2373-TFC-XX-00-DR-L-1004 Rev P03-P04)
- pppp) General Arrangement – 4 of 5 (Drawing: 2373-TFC-XX-00-DR-L-1005 Rev P03-P04)
- qqqq) General Arrangement – 5 of 5 (Drawing: 2373-TFC-XX-00-DR-L-1006 Rev P03-P04)
- rrrr) Proposed Levels Layout Plan Whole Site (Drawing: 1300 Rev D-E)
- ssss) Proposed Levels Layout Plan Sheet 1 of 4 (Drawing: 1301 Rev D-E)
- tttt) Proposed Levels Layout Plan Sheet 2 of 4 (Drawing: 1302 Rev D-E)
- uuuu) Proposed Levels Layout Plan Sheet 3 of 4 (Drawing: 1303 Rev D-E)
- vvvv) Proposed Levels Layout Plan Sheet 4 of 4 (Drawing: 1304 Rev D-E)

Further comments have also been received from the Highway Authority (Hampshire County Council). No objections to the proposals have now been raised.