

## SUPPLEMENTARY AGENDA PLANNING COMMITTEE

**Date:** Wednesday, 11 September 2024

**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.

**(12) UPDATE REPORT (Pages 1 - 3)**



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10 September 2024

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## UPDATES

**for Committee Meeting to be held on 11/09/2024**

### **ZONE 1 – WESTERN WARDS**

(1) P/23/0175/RM – Titchfield Ward

Land South of Bellfield, Titchfield

Since the publication of the committee report, five additional third party comments have been received, including a response from The Fareham Society. The concerns raised relate to the following matters:

- Building line too close to Posbrook Lane
- Overlooking
- Loss of light
- No details on boundary treatment

These issues have been addressed in the Committee Report, although the matter regarding the building line and its proximity to Posbrook Lane has not been set out. However, the location of the properties along this line accord with the Parameters Plan approved by the Appeal Inspector at outline stage.

The updated Landscape and Ecological Management Plan (LEMP), which includes an updated Ecology Design Plan has been submitted for consideration. A consultation to the Council's Ecologist has been issued and their comments are awaited. The scheme includes the provision of 40 integrated bat boxes, 40 integrated swift bricks, 7 x log piles in the landscape belt to the south and east of the site, and 2 x reptile hibernacula.

The updated LEMP sets out that protected species such as dormice, reptiles and badgers will be protected during the development works. Additionally the updated LEMP ensures the details within the proposed landscaping and ecological works marry up with the proposed on-site Biodiversity Net Gain measures.

Finally, earlier this week an objection to the updated layout has been received from Countryside Services at Hampshire County Council regarding the revised layout of the proposed diverted Public Right of Way through the site, having previously raised no objection. Those objections relate to the safety concerns given the severance of footpath by roads and driveways, the surfacing treatment, lack of signage/road markings. Officers have compared the two proposals and consider that the current scheme represents a significant improvement from the earlier layout and routing of the footpath through the site. Officers do not consider the proposal to be detrimental

to highway safety for users of the footpath, and the design of the path, within a landscaped urban environment appropriate for this location.

(2) P/23/0791/FP - Titchfield Ward

44 Common Lane, Titchfield

One additional planning condition has been imposed which is detailed as follows:

20) No development hereby permitted shall commence until details of the means of surface and foul water drainage from the site have been submitted to and approved by the local planning authority in writing. 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 satisfactory disposal of foul water. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid adverse impacts of inadequate drainage.

(3) P/23/1583/OA - Sarisbury and Whiteley

35 Holly Hill Lane, Sarisbury Green, Southampton, SO31 7AB

Since the publication of the committee report, one additional third- party comment has been received raising concerns regarding increased pressure on the mains sewage system. No new material planning considerations have been raised and have been addressed within the Committee Report.

Condition 4 has been amended to reference the amended revised Site and Location Plan which have been amended to ensure adequate turning space can be provided on the site. The condition would now read as follows;

The development hereby permitted shall be constructed in accordance with the following approved documents:

- i. Location and Block Plan 6204-WLA-ZZ-XX-DR-A-0002 **Rev B**;
- ii Proposed Site Plan **Rev G**

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

(7) P/24/0866/FP – Titchfield Common Ward

1 Nutash, Titchfield Common

One further objection received raising no additional material planning considerations.

## **ZONE 2 – FAREHAM**

### **(9) P/23/1544/RM – Uplands and Funtley Ward**

Land South of Funtley Road, Funtley

Consultation response from the Housing Development Officer received raising no objections regarding the provision or placement of the affordable units on the site.

Additional condition:

10. The installation of the swale within the Ancient Woodland buffer shall be undertaken with ecological supervision and details of construction methods to prevent ground compaction submitted to and approved in writing prior to the commencement of its installation. The works shall thereafter take place in accordance with the approved details.

REASON: In the interests of protecting the Ancient Woodland from damage during construction.

### **(10) P/23/1549/OA – Wallington & Downend**

Land East of North Wallington

Three further representations received raising no additional material planning considerations.

Consultation response received from Natural England –

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of the named designated sites in the Solent region. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

The development is in close proximity to Solent designated sites. Without best practice working methods and mitigation there is risk during the construction phase of the development that pollution from machinery, equipment or materials may enter into the water via the River Wallington. Natural England recommends that a Construction Environment Management Plan (CEMP) is produced prior to start of the works and submitted and approved in writing by your authority.