

**SUPPLEMENTARY AGENDA  
PLANNING COMMITTEE**

**Date:** Wednesday, 27 March 2013

**Time:** 2:30 pm

**Venue:** Collingwood Room - Civic Offices

**6. Planning applications and Miscellaneous Matters including an update on Planning Appeals**

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

P GRIMWOOD  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
19 March 2013

**For further information please contact:  
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Tel:01329 236100  
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## UPDATES

for Committee Meeting to be held on 27 March 2013

### ZONE 2 - FAREHAM

- (11) **P/13/0122/FP** **FAREHAM SOUTH**  
**33 FAIRFIELD AVENUE FAREHAM HAMPSHIRE PO14 1EH**

Amend Recommendation

Subject to:

i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.

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- (12) **P/13/0143/FP** **FAREHAM WEST**  
**67 THE AVENUE FAREHAM HAMPSHIRE PO14 1PE**

The application was withdrawn on 22 March 2013.

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- (13) **P/13/0168/FP** **FAREHAM NORTH-WEST**  
**66 WYNTON WAY FAREHAM HAMPSHIRE PO15 6NS**

Amend Recommendation

Subject to:

ii) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.

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- (14) **P/13/0187/VC** **FAREHAM NORTH**  
**260 WEST STREET FAREHAM HAMPSHIRE PO16 0HY**

Three further letters have been received in the public consultation period objecting to the application on the following grounds:

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- Additional noise and odour nuisance from business since it opened
- Increase in vandalism and litter since unit opened
- Parking problems since unit opened
- Highway safety issues from vehicles parked on double yellow lines
- Any extension should be for a full year (until December 2013)
- Financial implications on value of residential units in Delme Court

### **ZONE 3 - EASTERN WARDS**

- (15) **P/13/0083/FR** **PORTCHESTER WEST**  
**NYEWOOD AVENUE - LAND AT - PORTCHESTER FAREHAM HAMPSHIRE PO16 8DR**

Amend Recommendation

Subject to:

i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.

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- (16) **P/13/0105/FP** **PORTCHESTER EAST**  
**PORTSDOWN INN 1 LEITH AVENUE FAREHAM PO16 8HS**

Members are advised that the Officer recommendation included in the report should read as follows:

Subject to:

(i) the comments of the Director of Regulatory and Democratic Services (Contamination);

(ii) the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site open space facilities and highway infrastructure provided that the planning obligation is completed prior to the Community Infrastructure Levy charging schedule being brought into effect. In the event that the planning obligation is not completed by the date the charging schedule is brought into effect then planning permission be granted without the need for the obligation as the community infrastructure levy will apply.

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- (17) **P/13/0117/VC** **HILL HEAD**  
**18 HAVEN CRESCENT FAREHAM HANTS PO14 3JX**

Officers have discussed the suggested provision of a restrictor to the roof light with the applicant. The applicant has indicated they would not be willing to fit a 2.5cm opening restrictor to the roof light however they would be prepared to install one allowing the roof light to open to a maximum opening

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of 10cm.

In light of the discussions with the applicant Officers consider there is little prospect of any planning permission conditional on a 2.5cm restrictor being implemented. The applicant's suggested restriction to 10cm would not prevent overlooking of the neighbouring property to the rear. Officers therefore recommend that planning permission should be refused for the variation of this condition. Officers will be discussing the serving of a Breach of Condition Notice with Southampton Legal Department in order secure compliance with the original planning condition.

Recommendation:

REFUSE: roof light gives rise to the overlooking of neighbouring property (7 Old Street) harmful to the privacy of the occupants

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