

**SUPPLEMENTARY AGENDA
PLANNING COMMITTEE**

Date: Wednesday, 24 April 2013

Time: 2:30 pm

Venue: Collingwood Room - Civic Offices

6. Development Control - Planning Applications and Miscellaneous Matters including an update on Planning Appeals.

To consider a report by the Director of Planning and Environment on development control matters, including information regarding new planning appeals and decisions.

(20) UPDATE REPORT (Pages 1 - 4)

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
24 April 2013

**For further information please contact:
Democratic Services, Civic Offices, Fareham, PO16 7AZ
Tel:01329 236100
democraticservices@fareham.gov.uk**



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UPDATES

for Committee Meeting to be held on 24 April 2013

ZONE 1 - WESTERN WARDS

- (1) **P/12/0717/FP** **LOCKS HEATH**
PETERS ROAD - LAND TO THE SOUTH OF - LOCKS HEATH

Since the preparation of the agenda, further discussions have taken place relating to the legal agreement; specifically levels of contributions that are to be provided and in turn, the level of affordable housing which is to be put forward.

Officers have assessed the viability reports and in consultation with Housing Officers have viewed the proposed mix and types of affordable housing proposed for both the 23% and 27% offers that were made. Officers are of the view that that the amount of affordable housing which should be provided with this development is 27% and consequently a contribution of £500,000 is therefore offered.

Drafting of the Section 106 Legal Agreement is taking place, and a clause has been added which states that if after 48 months of signing the legal agreement the development is not completed, requesting that a revised viability report be submitted to the Council, to take into account any changes in market conditions and economic conditions which prevail at that time. If the Updated Economic Viability Assessment does not show an increase in the Development as reported profitability at that time there will not be an obligation to pay further contributions at that time. There is also a requirement that an updated viability report be submitted annually every twelve months until the completion of the development.

- (8) **P/13/0238/FP** **SARISBURY**
45 BURRIDGE ROAD BURRIDGE SO31 1BY

Director of Planning & Environment (Arborist) - No objection

Director of Planning and Environment (Ecologist) - The report addresses previously raised points. Dormice are not reasonably likely to be present and impacted by the proposals. The outbuildings have been found to be unsuitable for use by bats, but some reptile potential (for low numbers of animals) has been identified within the habitats to be impacted by the proposals. The report suggests various measures relating to clearance of the site including scrub habitat, and it is recommended that these, along with the proposed enhancement measures, are secured through condition of any consent.

Additional condition: Works shall be carried out in accordance with the ecological mitigation and enhancement measures set out within the recommendations and enhancements sections of the Updated Phase 1 Survey (Ecosupport, April 2013) unless otherwise approved in writing by the LPA. Reason: in order to secure adequate ecological mitigation and enhancements.

ZONE 3 - EASTERN WARDS

- (16) **P/13/0228/FP** **PORTCHESTER WEST**

53 THE RIDGEWAY FAREHAM HAMPSHIRE PO16 8RE

This application has been withdrawn by email dated 18th April 2013.

(18) **P/13/0297/FP** **PORTCHESTER EAST**
LAND ADJACENT TO THE WICOR MILL WHITE HART LANE PORTCHESTER
FAREHAM PO16 9AR

An amended plan has been amended to show pedestrian access to the site to the satisfaction of the Council's Highways Engineer.

Five further letters (six in total) have been received raising the following additional concerns;

- We are not aware that there has been consultation with local people as is suggested within the submission;
- Vehicles will be parked on Foxbury Grove for convenience rather than using the car park
- The area is primarily residential;
- Deliveries early and late in the day will cause problems to neighbours;
- The driveway is almost opposite the drive of 1 Foxbury Grove but not neighbour notified;
- Which store is applying for planning permission?
- Object most strongly;
- Yellow line will cause inconvenience to neighbours;
- Location of bin store would impact on amenity of 1 Foxbury Grove;
- Acoustic fence along southern boundary would impact on amenity of 1 Foxbury Grove and would limit highway visibility;
- There has not been enough publicity.

Director of Planning and Environment (Planning Policy) - The proposal accords with the relevant local plan policies and national guidance contained in the National Planning Policy Framework 2012 and the emerging Local Plan Part 2: Development Sites and Policies. There is no planning strategy objection.

Director of Planning and Environment (Urban Design) - Subject to a condition requiring the submission of materials and sections, the proposed building form and scale are broadly appropriate to the character of the locality. It is predominantly brick with a hipped tiled roof, which is typical of this area. It would have benefitted from additional height or a two storey construction but it is understood that there were value and operational constraints to implementation.

The elevational treatment therefore is the where the design can lift quality and create a visually interesting and expressive impact. The design is brick with some projecting piers and a coloured 'Trespa' cladding band under the eaves. It is important that there is a good depth of detailing so that it is not a flat façade, and quality materials are used. It is unfortunate that greater levels of glazing has not been provided to help create a lighter structure and visual interest to the blank elevations and bring better natural daylight to the interior, though the internal operational requirements and safety concerns of supermarkets is recognised. There is glazing to White Hart Lane and Foxbury Grove which should be sufficient to create natural surveillance and an active frontage.

It is pleasing to see the retention of the hedgerow and additional complimentary soft planting to Foxbury Grove which will help to visually soften the car parking.

Additional Condition: Sections of Elevations to be provided; no deliveries outside of store opening hours

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