

**SUPPLEMENTARY AGENDA
PLANNING COMMITTEE**

Date: Wednesday, 27 January 2016

Time: 2.30 pm

Venue: Collingwood Room - Civic Offices

8. Planning applications and Miscellaneous Matters including an update on Planning Appeals

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

(14) UPDATE REPORT (Pages 1 - 4)

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
27 January 2016

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



for Committee Meeting to be held on 27 January 2016

ZONE 1 - WESTERN WARDS

(2) **P/15/0268/LB**

TITCHFIELD

CARRON ROW FARM 15 SEGENSWORTH ROAD TITCHFIELD FAREHAM PO15 5DZ

Further amended plans have been received to:

- further revise the first floor south elevation of the Barn
- cross section details through the site and the barn
- typical window details for the barn
- Roof details

As a consequence of these plans being received they are considered to address the requirements of condition 04 and part of condition number 02. The recommendation is therefore amended to reflect these additional plans being received as follows:

LISTED BUILDING CONSENT subject to conditions:

01. The works hereby consented shall be begun within three years from the date of this decision.

Reason: To comply with the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

02. The works hereby consented shall be undertaken in accordance with the following approved plans:

- 1437 001 "Site Location Plan - Blue Line"
- 1437 002 "Site Block Plan"
- 1437 901 Rev O "Existing Plans"
- 1437 903 Rev O "Existing Elevations"
- 496 - 02 Rev C "Overall Landscape Proposals"
- 1437 SK01 Rev D "Plans as Proposed Revised Scheme"
- 1437 SK02 "Elevations as Proposed Revised Scheme"
- 1437 SK03 Rev D "Elevations as Proposed Revised Scheme"
- 1437 300 Rev A "Window Details"
- 1437 301 "Roof Details"
- 1437 004 Rev O "Barn Roof Plan and Sections as proposed"

Reason: To preserve the significance of the listed building.

03. No development shall take place until full details of all new joinery, including doors (internal and external), and other internal structures, shall be submitted to and approved in writing by the Local Planning Authority. These details shall include drawings at a scale of 1:10 (unless otherwise agreed in writing), of plans, elevations and sections. They should also include details of window (to complement the approved drawing 1437 300 Rev A "Window Details") and door furniture. The works shall be carried out in accordance with the approved details.

Reason: To preserve the significance of the listed building.

03. No development shall take place until details, including samples where required, of all the external materials to be used in the repair and conversion of the barn have been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

Reason: To preserve the significance of the listed building.

04. No development shall take place until details of the type, colour and pointing finish of the mortars to be used in the repair and conversion of the barn, to include samples provided on the site, have been approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

Reason: To preserve the significance of the listed building.

05. No development shall take place until a detailed schedule of works for the interior of the barn, specifying the methods and materials to be used, has been submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

Reason: To preserve the significance of the listed building.

(3) **P/15/0576/FP** **LOCKS HEATH**
100 LOCKS ROAD LOCKS HEATH FAREHAM SO31 6NR

The report heading should read: Demolition of existing building and redevelopment comprising vehicular access from Locks Road for 8 dwellings and associated works.

The description of the development also referred to unit no. 8 as having three bedrooms instead of four.

The objection submitted from the owner of no. 18 which raised concerns regarding the impact that the loss of the boundary hedge would have on his outlook and privacy has been formally withdrawn.

Conditions amended as follows:

2. The development shall be carried out in accordance with the following approved plans:

Car ports Drawing no. 10299-PL-11

Swept path analysis Drawing no. ATR-01

Plots 1,2,3 & 4 elevations Drawing no. 10299-PL-04 Rev B

Plot 5 elevations Drawing no. 10299-PL-06 Rev E

Plots 6 & 7 elevations Drawing no. 10299-PL-08 Rev F

Plot 8 elevations Drawing no. 10299-PL-10 Rev C

Plots 1,2,3 & 4 floor plans Drawing no. 10299-PL-03 Rev B

Plot 5 floor plans Drawing no. 10299-PL-05 Rev C

Plots 6 & 7 floor plans Drawing no. 10299-PL-07 Rev F

Plot 8 floor plans Drawing no. 10299-PL-09 Rev B

Site layout Drawing no. 10299-PL-02 Rev M

Location plan Car ports Drawing no. 10299-PL-11

Car ports Drawing no. 10299-PL-11

Site plan Drawing no. 10299-PL-01 Rev A

Design and access statement Dated February 2015

Chiropteran, barn owl and nesting bird survey ref HEA296a2015

Chiropteran monitoring survey ref HEA296b2015

Material samples report dated October 2015 Rev B and accompanying spreadsheet

Soft landscaping scheme drawing no. SOU19932 11 prepared by ACD

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

6. Prior to the implementation of the landscaping scheme pursuant to condition 05, a schedule of landscape maintenance for a minimum period of 10 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for

its implementation. Development shall be carried out in accordance with the approved schedule.
REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

(4) **P/15/0947/FP** **WARSASH**
LAND TO THE REAR OF 20 CHURCH ROAD WARSASH FAREHAM SO31 9GD

Condition 15 of the recommendation is updated to reflect the correct plot number (from 3 to 4)

15. The staircase window proposed to be inserted into the south elevation of plot 4 shall be glazed with obscure glass and be of a non opening design and construction to a height of 1.7 metres above internal finished floor level of the first floor landing 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.

ZONE 3 - EASTERN WARDS

(11) **P/15/1085/FP** **HILL HEAD**
89 HILL HEAD ROAD FAREHAM HAMPSHIRE PO14 3JP

six further letters of support for the proposal have been received from:
40 Hill Head Road; 15 Viking Close;, 35, 56a Crofton Lane; 2a Carisbrooke Avenue and one by email with no address specified.

The matters raised reflect those summarized in the main agenda and the following points:

- This building has no impact what so ever to Hillhead.
- You have to look very carefully to know the building is even there!
- We see no problem with this at all.
- The application is only for a bit of decking and some windows, nothing else.
- up until now I have not even been aware of the building and decking. This clearly shows that consideration was taken during its construction.
- Not all residents agree with the Hill Head Residents Association.

One further letter of objection has been received from 4 Cliff Road:

- I attended the last committee meeting and experienced a very biased presentation from the Officer and a counter case by Councillor Mandry.
 - The content of this second presentation seemed to be supported by the whole Planning Committee in attendance.
 - The decision on this application seemed to have been made before the Legal representation suggested this deferment on the Grounds that a future appeal may reverse any decision.
 - Surely, the elected councillors on this Committee should make the 'Right' Decision as they see it and then stand by it, leaving the same 'Legal Resource' to worry about any 'Appeal'.
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(12) **P/15/1093/FP** **PORTCHESTER EAST**

UNITS 1-4& 18-19 CASTLE TRADING ESTATE FAREHAM PO16 9SF

The Applicant has requested that condition 22 be amended. As currently drafted the condition reflects that imposed on the permitted scheme and it restricts bank holiday opening hours to the same as Sunday opening hours.

The Applicant has confirmed that Sunday trading laws are not applicable to bank and public holidays and it is requested therefore that the store be able to open 7am to 10pm as normal on bank holidays as is the case, the applicant suggests, with other retailers.

In considering this request it is noted that the warehouse is at ground floor level such that delivery vehicles will off-load within a dock at floor level directly into the warehouse area. The delivery bay for the store is at the southern end of the building and is essentially sheltered by the building itself. Neighbouring dwellings to the east in Hamilton Road are over 30m away.

The general activity with the store being open is likely to be focused on the entrance area to the north west of the building and the car parking to the west and south. The operations are generally well away from neighboring properties such that the requested change is not considered to result in any significant identifiable demonstrable harm.

The extended car parking at the south of the building does bring the activity on site closer to number 16a Hamilton Road, which is hard up against the application site in the south eastern corner. However, this building is a workshop/office and not a dwelling such that the activity associated with the store in this location is not considered to be demonstrably harmful on bank and public holidays.

The applicant's request to amend Condition 22 is acceptable and is amended as follows:

22. The use hereby permitted shall not be open to customers outside of the following times:

- Monday - Saturday: 0700 - 2200; and
- Sunday: 1000 - 1700

REASON: To ensure that the store operations do not have a detrimental impact upon the environment and amenities in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

Additionally it is noted that the buildings on the application site have, since the submission of this application, been demolished. As such the requirements of condition 06 (asbestos survey for the existing building and a demolition method statement) in the main agenda is no longer considered to be necessary. Condition 06 is therefore deleted from the recommendation and the remaining conditions thereafter will be re-numbered accordingly as a result of this deletion.
