

# FAREHAM

BOROUGH COUNCIL

## AGENDA PLANNING COMMITTEE

**Date:** Wednesday, 23 April 2014

**Time:** 2:30 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors  
B Bayford  
P J Davies  
K D Evans  
M J Ford, JP  
R H Price, JP  
D C S Swanbrow  
Mrs K K Trott

**Deputies:** T M Cartwright, MBE

J S Forrest

Mrs C L A Hockley

P W Whittle, JP



**1. Apologies for Absence**

**2. Minutes of Previous Meeting (Pages 1 - 12)**

To confirm as a correct record the minutes of the meeting of the Planning Committee held on 26 March 2014.

**3. Chairman's Announcements**

**4. Declarations of Interest**

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

**5. Deputations**

To receive any deputations of which notice has been lodged.

**6. Planning applications and Miscellaneous Matters including an update on Planning Appeals (Page 13)**

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

**ZONE 1 - WESTERN WARDS**

(1) **P/13/1054/FP - LAND AT HOOK PARK ROAD WARSASH (Pages 15 - 22)**

(2) **P/14/0125/FP - 1 MOSS COURT 20 LOCKS ROAD LOCKS HEATH (Pages 23 - 26)**

(3) **P/14/0141/TO - 269 WARSASH ROAD LOCKS HEATH (Pages 27 - 29)**

(4) **P/14/0144/TO - 10 BOTLEY ROAD PARK GATE (Pages 30 - 32)**

(5) **P/14/0195/FP - MOBILE PHONE MAST LOCKSWOOD ROAD LOCKS HEATH (Pages 33 - 36)**

**ZONE 2 - FAREHAM**

(6) **P/14/0059/RM - 138 FUNTLEY ROAD FAREHAM (Pages 38 - 43)**

(7) **P/14/0060/RM - LAND TO REAR OF 138 FUNTLEY ROAD FAREHAM (Pages 44 - 49)**

(8) **P/14/0171/CU - 6 HIGH STREET FAREHAM (Pages 50 - 55)**

(9) **P/14/0174/LB - 6 HIGH STREET FAREHAM (Pages 56 - 59)**

(10) **P/14/0203/FP - 23 THE AVENUE FAREHAM (Pages 60 - 71)**

(11) **P/14/0211/SU - MILL ROAD/GOSPORT ROAD FAREHAM (Pages 72 - 76)**

## **ZONE 3 - EASTERN WARDS**

(12) **P/14/0142/FP - 5 COTTES WAY EAST FAREHAM** (Pages 78 - 83)

(13) **P/14/0147/CU - PART OF UNIT B 41-45 STUBBINGTON GREEN FAREHAM** (Pages 84 - 88)

(14) **P/14/0210/FP - 3 HAVEN CRESCENT FAREHAM** (Pages 89 - 93)

(15) **P/14/0243/SU - TELECOMMUNICATIONS BASE LAND AT HIGH SLOPES COMMUNITY HALL CARLTON ROAD FAREHAM** (Pages 94 - 97)

(16) **Planning Appeals** (Pages 98 - 102)

### **7. Non Residential Parking Standards SPD** (Pages 103 - 104)

To consider a report by the Director of Planning and Development regarding proposed continued use of Hampshire County Council Non-Residential Parking Standards as the basis for guidance on developments in the Borough until such time as new parking standards can be issued.

### **8. Tree Preservation Orders**

To consider the confirmation of the following Fareham Tree Preservation Order(s), which have been made by officers under delegated powers and to which no formal objections have been received.

#### **(a) Fareham Tree Preservation Order No 687 (2014) - Fareham Borough Council Land north of Wallisdean Avenue and Wallisdean Junior School**

Order made on 24 February 2014 covering 11 individual trees and one group covering 28 trees.

It is recommended that that Fareham Tree Preservation Order No 687 be confirmed as made and served.

#### **(b) Fareham Tree Preservation Order No 688 (2014) - Fareham Borough Council Land West of Westley Grove**

Order made on 24 February 2014 covering 8 individual trees, one group covering 3 trees and one woodland.

It is recommended that that Fareham Tree Preservation Order No 688 be confirmed as made and served.

#### **(c) Fareham Tree Preservation Order No 690 (2014) - Fareham Borough Council Land at Fareham College Campus**

Order made on 24 February 2014 covering 25 individual trees and 11 groups covering 205 trees.

It is recommended that Fareham Tree Preservation Order No.690 be

confirmed with the following modification – the removal of all 5 trees in G3 and the removal of 4 trees in G4. The loss of the aforementioned trees was agreed on site with Tree Officers to facilitate the temporary construction of access. Suitable replacements will be replanted as part of the landscaping scheme.

P GRIMWOOD  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
11 April 2014

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

# FAREHAM

BOROUGH COUNCIL

## Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Wednesday, 26 March 2014

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

N J Walker (Chairman)

A Mandry (Vice-Chairman)

**Councillors:** B Bayford, P J Davies, K D Evans, M J Ford, JP, R H Price, JP,  
D C S Swanbrow and P W Whittle, JP (deputising for Mrs K K  
Trott)

**Also Present:** L Keeble ( Executive Member for Streetscene)



**1. APOLOGIES FOR ABSENCE**

An apology for absence was received from Councillor Mrs Trott.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meetings of the Planning Committee held on 24 February 2014 and 26 February 2014 be confirmed and signed as correct records.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements made at this meeting.

**4. DECLARATIONS OF INTEREST**

In accordance with Standing Orders and the Council's Code of Conduct the following members declared an interest in the items indicated:-

Name	Pecuniary/Non-Pecuniary Interest	Planning Application/Site Address	Minute Number
Councillor P J Davies	Non-Pecuniary	P/ 14/0116/FP – 45, Beaumont Rise, Fareham	6(5)
Councillor P W Whittle, JP	Non-Pecuniary	-ditto-	6(5)
Councillor B Bayford	Non-Pecuniary	P/14/001/FP – Innovation Centre, Daedalus, Hangars East, Lee on the Solent	6(8)
Councillor K D Evans	Non-Pecuniary	-ditto	-ditto
Councillor M J Ford, JP	Non-Pecuniary	-ditto	-ditto
Councillor A Mandry	Non-Pecuniary	-ditto	-ditto

**5. DEPUTATIONS**

The Committee received deputations from the following in respect of the applications indicated and were thanked accordingly.

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No
Mr R Edwards		40 Admirals Road, Park Gate – Erection of first floor and single storey rear extensions and insertion of first floor side window (resubmission of P/13/0748/FP)	<b>Opposing</b>	6 (1) P/14/0073/FP
Mr S Garnett (Agent)		Land to rear of Red Lion Hotel, Fareham – Construction of two, part 2 and part 3 storey buildings (with roof accommodation) comprising 55 dwellings with a mix of 27 x 1 bed units and 28 x 2 bedroom units with associated landscaping, parking, servicing and refuse areas	<b>Supporting</b>	6 (2) P/13/0408/FP
Mr T Reader		49-51 Crofton Lane, Fareham – Erection of two detached four bedroomed dwellings following demolition of existing classroom and garage buildings	<b>Opposing</b>	6 (7) P/13/1080/FP
Mr T Reader (speaking for Mr J Scott)		-ditto-	<b>-ditto-</b>	-ditto-
Mr J Tyrrell (Agent)		-ditto-	<b>Supporting</b>	-ditto-
Mr C Mitchell		Innovation Centre, Daedalus, Hangars East, Lee on the Solent –	<b>Supporting</b>	6 (8) P/14/0081/FP

		Construction of new purpose built innovation centre comprising two storey office block, single storey workshop blocks and associated external works		
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**6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS**

The Committee noted a report by the Director of Planning and Environment on development control applications and miscellaneous matters, including information on Planning Appeals. An Update Report was tabled at the meeting.

**(1) P/14/0073/FP - 40 ADMIRALS ROAD PARK GATE**

The Committee received the deputation referred to in minute 5 above.

A motion was proposed and seconded to approve the officer recommendation to grant planning permission, subject to a condition preventing the insertion of any windows in the side elevation at ground floor or first floor level without planning permission.

It was also recommended that by means of an informative, the applicant be reminded of their duties under the Party Wall Act 1996.

The motion was voted on and CARRIED.  
(Voting: 9 in favour; 0 against).

RESOLVED that subject to a condition preventing the insertion of any windows in the side elevation at ground floor or first floor level without planning permission, PLANNING PERMISSION be granted.

**(2) P/13/0408/FP - LAND TO REAR OF RED LION HOTEL FAREHAM**

The Committee received the deputation referred to in minute 5 above.

The Committee’s attention was drawn to the Update Report which provided the following information:- *Further comments of the Director of Community (Strategic Housing) - The applicant is offering 11 units all for affordable rent. These would be delivered as nine x one bed two person flats and two x two bed three person flats. This is acceptable to Strategic Housing. An additional condition is required to secure the affordable housing. Amend the recommendation as follows: -*

*Prior to the granting of planning permission, the applicant/owner 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 in respect of the following:-

- a) To secure the funding of a Traffic Regulation Order to prevent parking on the site access road and;
- b) Works and contributions to mitigate the impact of the development on the Solent Special Protection Area.

A further amendment to the recommendation was reported at the meeting. In relation to the Section 106 Agreement, point (a), it was proposed to add the words " .....and to secure improvements to the junction of Bath Lane and East Street".

Upon being proposed and seconded, the officer recommendation to grant planning permission subject to:-

- (i) the applicant/owner 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 in respect of the following:-
  - a) To secure the funding of a Traffic Regulation Order to prevent parking on the site access road and to secure improvements to the junction of Bath Lane and East Street;
  - b) Works and contributions to mitigate the impact of the development on the Solent Special Protection Area.
- (ii) an additional condition to secure the affordable housing ; and
- (iii) the conditions in the report

was voted on and CARRIED.  
(Voting: 8 in favour; 1 against).

RESOLVED that subject to:-

- (i) the applicant/owner 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 in respect of the following:-
  - (a) to secure the funding of a Traffic Regulation Order to prevent parking on the site access road and to secure improvements to the junction of Bath Lane and East Street;
  - (b) works and contributions to mitigate the impact of the development on the Solent Special Protection Area.
- (ii) an additional condition to secure the affordable housing ; and
- (iii) The conditions in the report ,

PLANNING PERMISSION be granted.

**(3) P/14/0025/FP - 68 HIGH STREET FAREHAM**

The Committee's was referred to the Update Report which provided the following information: *PARKING AND DESIGN: Since the drafting of the main agenda, and further to additional discussion with the Highway Officer, it is considered that the second reason for refusal should be amended and combined with the first reason to reflect the implications for the loss of the parking provision on the future viable uses for the listed building.*

*The reason for refusal is also expanded to include the impact that the design and size of the building has on the setting of the listed building and the character of the Conservation Area.*

*SOLENT DISTURBANCE MITIGATION PROJECT CONTRIBUTIONS: Recently gathered evidence demonstrates that new development can reduce the quality of the important bird habitat in the Solent Special Protection Areas (SPAs). Any development that would result in an increase in the local population may have an impact either alone or in combination with other developments upon the SPAs. Development can increase the population at the coast and thus increase the level of disturbance and the resultant effect on the SPA's conservation objectives.*

*In the absence of a legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project interim strategy, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas. A reason for refusal is added to this effect.*

**AMENDED RECOMMENDATION:**

*REFUSE for the reasons:*

*1) The proposed development is contrary to Policies DG4 of the Fareham Borough Local Plan Review, Policies CS5, CS6 and CS17 of the Adopted Fareham Borough Core Strategy and Policy DSP6 of the Local Plan Part 2: Development Site and Policies, in that: -*

*The siting of the development in this position will give rise to the severing and development of a historic burgage plot, which is integral to the setting of the Grade II\* Listed Building and the High Street Conservation Area. The erosion of this burgage plot plus the size, scale and design of the proposed dwelling would harm the setting of the Grade II\* Listed Building and would fail to preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposal fails to identify an adequate number of off-street vehicle car parking spaces to be retained in order to enable the established lawful restaurant use of No. 68 to continue or to make provision for an alternative viable use of the listed building. In the absence of adequate provision of car parking spaces the development fails to cater for both future and existing uses in the listed building.*

*2) In the absence of a legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent*

*Coastal Protection Areas. The development would therefore be contrary to Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the adopted Fareham Borough Core Strategy, Policy DSP14 (Recreational Disturbance on the Solent Special Protection Areas) of the emerging Local Plan Part 2: Development Sites and Policies and paragraph 118 of the National Planning Policy Framework*

Upon being proposed and seconded, the officer recommendation to refuse planning permission was voted on and CARRIED.  
(Voting: 9 in favour of refusal; 0 against refusal).

RESOLVED that planning permission be REFUSED.

Reasons for refusal:-

(1) The proposed development is contrary to Policies DG4 of the Fareham Borough Local Plan Review, Policies CS5, CS6 and CS17 of the Adopted Fareham Borough Core Strategy and Policy DSP6 of the Local Plan Part 2: Development Site and Policies, in that:-

The siting of the development in this position will give rise to the severing and development of a historic burgage plot, which is integral to the setting of the Grade II\* Listed Building and the High Street Conservation Area. The erosion of this burgage plot plus the size, scale and design of the proposed dwelling would harm the setting of the Grade II\* Listed Building and would fail to preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposal fails to identify an adequate number of off-street vehicle car parking spaces to be retained in order to enable the established lawful restaurant use of No. 68 to continue or to make provision for an alternative viable use of the listed building. In the absence of adequate provision of car parking spaces the development fails to cater for both future and existing uses in the listed building.

(2) In the absence of a legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas. The development would therefore be contrary to Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the adopted Fareham Borough Core Strategy, Policy DSP14 (Recreational Disturbance on the Solent Special Protection Areas) of the emerging Local Plan Part 2: Development Sites and Policies and paragraph 118 of the National Planning Policy Framework.

Policies: Approved Fareham Borough Core Strategy:- CS2 - Housing Provision; CS5 - Transport Strategy and Infrastructure; CS6 - The Development Strategy; CS7 - Development in Fareham; CS15 - Sustainable Development and Climate Change; CS16 - Natural Resources and Renewable Energy; CS17 - High Quality Design. Approved SPG/SPD RCPSPG - Residential Car Parking Guide (replaced 11/2009). Development Sites and Policies: DSP6 - Protecting and Enhancing the Historic Environment. Fareham Borough Local Plan Review: DG4 - Site Characteristics.

**(4) P/14/0056/CU - 68 HIGH STREET FAREHAM**

The Committee's was referred to the Update Report which provided the following information:- *SOLENT DISTURBANCE MITIGATION PROJECT CONTRIBUTIONS: Recently gathered evidence demonstrates that new development can reduce the quality of the important bird habitat in the Solent Special Protection Areas (SPAs). Any development that would result in an increase in the local population may have an impact either alone or in combination with other developments upon the SPAs. Development can increase the population at the coast and thus increase the level of disturbance and the resultant effect on the SPA's conservation objectives. In the absence of a legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project interim strategy, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas. A reason for refusal is added to this effect*

*AMENDED RECOMMENDATION: REFUSE for the reasons:*

*2) In the absence of a legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas. The development would therefore be contrary to Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the adopted Fareham Borough Core Strategy, Policy DSP14 (Recreational Disturbance on the Solent Special Protection Areas) of the emerging Local Plan Part 2: Development Sites and Policies and paragraph 118 of the National Planning Policy Framework.*

Upon being proposed and seconded, the officer recommendation to refuse permission for change was voted on and CARRIED.  
(Voting: 9 in favour of refusal; 0 against refusal).

RESOLVED that permission for change of use be REFUSED.

Reasons for refusal: The proposed development is contrary to Policy DG4 of the Fareham Borough Local Plan Review, Policies CS5, CS6 and CS17, of the adopted Fareham Borough Core Strategy and Policy DSP6 of the Local Plan Part 2: Development Site and Policies and is unacceptable in that:

(i) the proposed change of use would give rise to the severing of an historic burgage plot which is integral to the setting of the Grade II\* Listed Building and the High Street Conservation Area. The erosion of this burgage plot would harm the setting of the Grade II\* Listed Building and would fail to preserve or enhance the character and appearance of the Conservation Area;

(ii) the application plans fail to identify where the proposed 3 (No.) car parking spaces are to be provided. In the absence of such information it is considered that inadequate provision for the parking of cars has been made at the site in accordance the Council's adopted Residential Car and Cycle Parking Supplementary Planning Document (2009).

(iii) in the absence of a plan identifying the contrary, it is considered that the provision of car parking to comply with reason (ii) above would require such

provision being made within the application site resulting in further harm to the setting of the listed building.

(iv) in the absence of a legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas. The development would therefore be contrary to Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the adopted Fareham Borough Core Strategy, Policy DSP14 (Recreational Disturbance on the Solent Special Protection Areas) of the emerging Local Plan Part 2: Development Sites and Polices and paragraph 118 of the National Planning Policy Framework.

Policies: Approved Fareham Borough Core Strategy:- CS2 - Housing Provision; CS5 - Transport Strategy and Infrastructure;; CS7 - Development in Fareham;; CS17 - High Quality Design. Approved SPG/SPD RCPSPG - Residential Car Parking Guide (replaced 11/2009). Development Sites and Policies;: DSP6 - Protecting and Enhancing the Historic Environment.

**(5) P/14/0116/FP - 45 BEAUMONT RISE FAREHAM**

Councillor Davies and Councillor Whittle both declared a non-pecuniary interest in this matter on the grounds that the person objecting to the application is known to them.

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to:-

- (i) The receipt of amended plans showing a first floor window within the side elevation; and
- (ii) The conditions in the report

was voted on and CARRIED.  
(Voting: 7 in favour; 0 against; 2 abstentions).

RESOLVED that subject to:-

- (i) The receipt of amended plans showing a first floor window within the side elevation; and
- (ii) The conditions in the report

PLANNING PERMISSION be granted.

**(6) P/14/0126/TO - 14 CHALFORD GRANGE FAREHAM**

Upon being proposed and seconded, the officer recommendation to grant consent for the following works to one oak protected by Tree Preservation Order No 573:-

- 1) Tip reduce by 2 metres on east side of tree to provide 3 metres clearance from dwelling; maximum diameter of live pruning wounds < 75mm;
- 2) Crown raise to 3 metres above ground level by removing small diameter branches - maximum diameter of live pruning wounds < 50mm;
- 3) Removal of group of small diameter epicormic branches on east side of main stem.

was voted on and CARRIED.  
(Voting: 9 in favour; 0 against).

RESOLVED that CONSENT be granted for the following works to one oak protected by Tree Preservation Order No 573:-

- 1) Tip reduce by 2 metres on east side of tree to provide 3 metres clearance from dwelling; maximum diameter of live pruning wounds < 75mm;
- 2) Crown raise to 3 metres above ground level by removing small diameter branches - maximum diameter of live pruning wounds < 50mm;
- 3) Removal of group of small diameter epicormic branches on east side of main stem.

**(7) P/13/1080/FP - 49 - 51 CROFTON LANE, FAREHAM**

The Committee received the deputation referred to in minute 5 above.

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to:

(i) the applicant/owner entering into a planning obligation under Section 106 of the Town & Country Planning Act 1990 to secure a financial contribution towards strategic mitigation measures to offset the harm to nationally and internationally designated nature conservation sites by 23rd May 2014;

(ii) the conditions in the report; and

(iii) an additional condition requiring substantial boundary treatment along the western boundary of the site adjacent to 28 A and 2B Cottles Way, details to be agreed to the satisfaction of the planning authority

was voted on and CARRIED.  
(Voting: 9 for;0 against)

RESOLVED that subject to:-

(i) the applicant/owner entering into a planning obligation under Section 106 of the Town & Country Planning Act 1990 to secure a financial contribution towards strategic mitigation measures to offset the harm to nationally and internationally designated nature conservation sites by 23rd May 2014;and

(ii) the conditions in the report,

- (iii) an additional condition requiring substantial boundary treatment along the western boundary of the site adjacent to 28 A and 2B Cottis Way, details to be agreed to the satisfaction of the planning authority

PLANNING PERMISSION be granted.

**(8) P/14/0081/FP - DAEDALUS - INNOVATION CENTRE - HANGARS EAST LEE ON THE SOLENT**

Councillor Bayford and Councillor Evans declared a non-pecuniary interest in the application on the grounds that, as members of the Council's Executive, they had participated in approving the Daedalus Investment Project and as Executive members have overall responsibility for its completion. Councillor Ford declared a non-pecuniary interest in the application on the grounds that he is a member of the Daedalus Investment Project Member Working Group which was set up to act in an advisory role to the project team to oversee and guide delivery of the project. In consideration of the significant level of their interest in this matter, all of the above members left the room before the application was discussed and took no part in the debate or voting thereon.

Councillor Mandry also declared a non-pecuniary interest in the application as he is a member of Daedalus Strategy Group. He remained in the meeting.

The Committee received the deputation referred to in minute 5 above.

The Committee's attention was drawn to the Update Report which provided the following information: *Amended drawings have been submitted providing further details on vehicle tracking. This detail is now considered to be acceptable*

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to:-

- (i) the conditions in the report; and
- (ii) an additional condition requiring submission of a travel plan which meets with the satisfaction of the local planning authority.

was voted on and CARRIED.  
(Voting: 6 in favour; 0 against).

RESOLVED that subject to:-

- (i) the conditions in the report; and
- (ii) an additional condition requiring submission of a travel plan which meets with the satisfaction of the local planning authority.

PLANNING PERMISSION be granted.

**(9) Planning Appeals**

The Committee noted the information contained in the report.

**(10) Update Report**

The Update Report was tabled at the meeting and considered with the relevant agenda items.

(The meeting started at 2.30 pm  
and ended at 4.55 pm).



## **Report to Planning Committee**

**Date:** 23 April 2014

**Report of:** Director of Planning and Environment

**Subject:** PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS

### **SUMMARY**

This report recommends action on various planning applications and miscellaneous items

### **RECOMMENDATION**

The recommendations are detailed individually at the end of the report on each planning application.

### **AGENDA**

(1) Items relating to development in the Western Wards: Sarisbury, Warsash, Park Gate, Titchfield, Titchfield Common and Locks Heath and development in Fareham Town: Fareham South, Fareham North, Fareham North-West, Fareham East and Fareham West will be heard from 2.30pm.

(2) Items relating to development in Stubbington, Hill Head and Portchester will be heard no earlier than 4.00pm

# Agenda Annex

## ZONE 1 - WESTERN WARDS

Park Gate  
Titchfield  
Sarisbury  
Locks Heath  
Warsash  
Titchfield Common

Reference		Item No
<b>P/13/1054/FP</b> WARSASH	LAND AT HOOK PARK ROAD WARSASH SO31 9HE PROVISION OF STORAGE CONTAINER, PORTABLE TOILET AND SMALL RIDING ESTABLISHMENT	<b>1</b> <b>PERMISSION</b>
<b>P/14/0125/FP</b> LOCKS HEATH	1 MOSS COURT 20 LOCKS ROAD LOCKS HEATH SO31 6NT TWO AND SINGLE STOREY REAR EXTENSIONS	<b>2</b> <b>PERMISSION</b>
<b>P/14/0141/TO</b> WARSASH	269 WARSASH ROAD LOCKS HEATH SOUTHAMPTON SO31 9NU FELL ONE BLUE ATLAS CEDAR PROTECTED BY TPO 557	<b>3</b> <b>REFUSE</b>
<b>P/14/0144/TO</b> PARK GATE	10 BOTLEY ROAD PARK GATE SO31 1AJ FELL ONE OAK TREE PROTECTED BY TPO 436	<b>4</b> <b>CONSENT</b>
<b>P/14/0195/FP</b> PARK GATE	LOCKSWOOD ROAD - MOBILE PHONE MAST LOCKS HEATH SOUTHAMPTON HANTS REMOVE AND REPLACE THE EXISTING MAST WITH A NEW SHARED 17.5M POLE MAST AND INSTALL ASSOCIATED EQUIPMENT/CABINETS	<b>5</b> <b>PERMISSION</b>

# Agenda Item 6(1)

**P/13/1054/FP**

MS ROSALIND SNOWDEN

**WARSASH**

AGENT: MS ROSALIND  
SNOWDEN

PROVISION OF STORAGE CONTAINER, PORTABLE TOILET AND SMALL RIDING  
ESTABLISHMENT

LAND AT HOOK PARK ROAD WARSASH SO31 9HE

## ***Report By***

Mark Wyatt - x2412

## ***Introduction***

This application was previously considered by the Planning Committee at its meeting of 26th February. Members resolved to defer the application to allow for the submission of and consideration of a site access plan to detail exactly how the students will arrive at the site, together with written confirmation that the applicant has permission for use of the Nook and Cranny Car Park as a drop off point.

The applicant has since provided the following information:

LETTER FROM THE APPLICANT DATED 07/03/14:

- Contrary to the advice given to the Committee recently TLC for Horses has been running at Hook Park Road for 15 years and the applicant has been a tenant in the paddock in question for around 20 years.
- The container will be green and is for the secure storage of tack, feed and first aid equipment. It could be removed, or retained throughout the year resulting in fewer vehicle movements and allowing foliage to grow around it.
- The toilet is removed out of season for hygiene reasons.
- The horses are moved to different paddocks at certain times of the year to ensure the best grazing for them. This means that the riding school only operates at Hook Park Road between January and July. During the other months the enterprise operates from another site
- the opening hours are:
  - \* Tuesday and Thursday, 4pm - 6pm (light permitting)
  - \* Saturday, 9am - 3pm
  - \* Monday - Friday during school holidays, 9am- 3pm
- The activities include teaching children the principles of horse care and field management as well as riding. There are a maximum of 20 customers during the day and a maximum of 6 in the evening sessions. There are aspirations to raise these numbers
- TLC for Horses is fully licensed and insured. Outside the above hours there are workers who assist in the care of horses
- The applicant requests that all parents park locally in Church Road, Cowes Lane or the Nook and Cranny Car Park. This is something that has been practised for a number of

years and included are a number of pledges from parents confirming this to be the case.

- New customers are asked to park and walk so as to not add to vehicles on the road.
- The Nook and Cranny Restaurant is not open on a Saturday daytime and the owners have sent their written permission for customers to use the car park.
- also enclosed with the letter are testimonials from parents. These give support for the business.

LETTER FROM THE NOOK AND CRANNY RESTAURANT DATED 04/03/2014:

- We have always supported TLC for horses and they have always parked in the restaurant car park as we do not open during the day.
- it was a sad time when the applicant had to leave Hook. The children were well mannered and respectful.
- The applicant and her helpers are doing a great job and must have been doing so for over 12 years.

The applicant has since, expressed verbally to the Case Officer, that the restaurant car park has not actually been used by parents for the last two and half years.

LIST OF NAMES AND SIGNATURES OF PARENTS:

- detailing that they are happy to park and walk to the site.
- confirmation that the parking locations are Cowes Lane, Church Road and the Nook and Cranny Restaurant.
- there are a total of 30 names on the list

12 TESTIMONIAL LETTERS TO THE APPLICANT'S ENTERPRISE.

- within these letters 10 refer to the acceptance of parking and walking as a means of access to the riding school.
- the last two letters are from head teachers of Fairways School and Haselworth Primary School who have recently used TLC for horses.

### ***Site Description***

The application site is, for the purposes of planning policy, in the countryside. The proposals map of the Local Plan Review also locates the site within the Meon Strategic Gap. The site itself is principally laid to grass with a post and rail fence defining a menage within the field. The field is bounded on three sides by native vegetation and earth bunds, to the east the field shares a fence with the adjacent field. The site is generally flat with no significant change in levels. There are views of the site from Hook Park Cottages situated on higher ground to the south of the site.

### ***Description of Proposal***

Planning permission is sought for the provision of a storage container, portable toilet and a small riding establishment.

### ***Policies***

The following policies apply to this application:  
The National Planning Policy Framework (NPPF)

**Fareham Borough Local Plan Review**

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS17 - High Quality Design

CS22 - Development in Strategic Gaps

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Representations***

There have been 24 objections to the proposal which can be summarised under the following headings;

1)Landscape impact:

The container and portable toilet would be an eyesore;  
The proposal not in keeping with the rural environment;  
The site is prone to flooding;  
Obstruction to access of a public footpath running through the site;  
Loss of agricultural land.

2)Environmental impact:

The proposal would disturb native protected reptiles ,birds & mammals habitats;  
The site is a sensitive area of biodiversity and the proposal would be damaging to the biodiversity;  
Access to the site would potentially cause damage to ancient hedgerows;  
Noise and disturbance to local residents; the site has been in use from dawn to dusk seven days a week in previous years.

3)Highways:

Lack of parking;  
Hook Park Road is unsuitable for heavy vehicular traffic, the road is potholed and a single track lane;  
Highway obstruction and congestion created by persons visiting the site would impact on the amenities of local residents;  
Potential for accidents from the additional vehicular traffic.

4)Other material considerations:

The site does not conform with the Riding Establishment acts 1964-1970.

There have been fourteen letters of support.

The thrust of the support is that the grazing and riding of horses has taken place by the applicant in the area for over 20 years and that 'TLC' provides a valuable community activity

for young people who are respectful of the area. It is a charity looking after abandoned horses who are well cared for. It is also contended that the children are dropped off at suitable locations and approach the site on foot.

### **Consultations**

Director of Planning and Environment (Highways) - No objection subject to planning conditions

Director of Regulatory and Democratic Services (Environmental Health) - No objection.

Director of Regulatory and Democratic Services (Pollution) - No objection.

Director of Planning and Environment (Ecology) - No Objection.

### **Planning Considerations - Key Issues**

The main planning considerations are:

- 1) Principle of development
- 2) Landscape impact
- 3) Environmental impact
- 4) Highways
- 5) Other material considerations

#### Principle of development

The site is, for the purposes of planning policy, within the countryside. The site is not allocated for development in the currently saved policies of the Borough Local Plan Review or Core Strategy policies. Policy CS14 of the Fareham Borough Core Strategy seeks to restrict development in the countryside unless it has been demonstrated there is an essential need for the development, such as being essential to agriculture, or if it is a type of development appropriate for a countryside location. The applicant seeks permission for a small secure container and a portable toilet to enable local children to receive riding tuition at the site. Paragraph 5.146 of the small text of Policy CS14 supports countryside recreation. Officers are of the opinion that horse riding is appropriate in a countryside location and the principle of development is acceptable subject to consideration of the impacts below.

#### Landscape Impact

Policy CS22 of the Fareham Borough Core Strategy seeks to protect the Strategic Gaps within the Borough from inappropriate development that would affect "the integrity of the gap and physical and visual separation of settlements". The development proposed would in the opinion of officers not diminish the Strategic Gap. The siting of the container and portable toilet in the southeast corner of the field would give limited views of the development from outside of the site. The site is prone to seasonal winter flooding; this year it has been particularly severe, however the applicant only seeks permission to use the site in the drier months of the year. The use of the land for riding is considered acceptable in a rural location and this use would not diminish the strategic gap.

#### Environmental impact

Policy CS4 Green Infrastructure, Biodiversity and Geological Conservation states that

habitats important to the biodiversity of the Borough, including Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, areas of woodland and the coast and will be protected in accordance with nature conservation designations.

The Council's Ecologist has visited the site and has advised that the site does not appear to be of botanical interest, and the field centres themselves are unlikely to support any protected species due to their current condition and management (used by horses).

The boundary habitats may be of interest, but it is not anticipated that any impacts to boundary habitats will occur as a result of the proposals.

## Highways

Core Strategy policy CS5 seeks, among other things, to permit developments which do not adversely affect the safety and operation of the strategic and local road network, public transport operations or pedestrian and cycle routes.

Third parties have expressed concern at the condition of the road and the likely increase in traffic from the proposed use. The applicant has provided to the Local Planning Authority details on the method of arrival of riders, numbers of riders and the frequency of riding events. The applicant has set out in the application that the use of the site will take place for part of the year, specifically between January and July. Within this period, additional information has been received to advise that the enterprise operates on a Tuesday and Thursday (4pm - 6pm) with a maximum of 6 riders/children and Saturday (9am-3pm) with a maximum of 20 riders /children.

The applicant has set out that parents are asked not to park or drive and drop off children in the lane. Children are walked to the site with parents, with drop off points located at Church Road, Nook and Cranny Car Park and the junction of Cowes Lane and Hook Park Road. Hook Park Road is an unclassified byway open to all through traffic.

The Council's Highway Engineer is of the opinion that this level of activity is acceptable and raises no highway objection to the proposal subject to conditions securing the permission being personal to the applicant, permitting only a temporary permission for three years, removal of permitted development rights, control over operating hours, inclusion of the drop off locations within the application site, gate locations and onsite parking for at least three vehicles.

Advice on the use of planning conditions was previously provided in Circular 11/95. The circular was revoked with the publication of the Planning Practice Guidance (PPG) on 6th March 2014.

The PPG provides specific advice on the use of temporary permissions and the use of personal conditions. The PPG advises that "...Circumstances where a temporary permission may be appropriate include where a trial run is needed in order to assess the effect of the development on the area".

Given that the proposed use is small scale and given the representations regarding the suitability of the access, a three year temporary permission is considered appropriate, in order to enable the Local Planning Authority to assess the impact of the development on the area.



In this case the use of a personal condition would conflict with the PPG advice. The application site does not extend to include the drop off sites and the application must be considered on its merits as submitted, but the reason for the Committee deferral previously was to specifically address this matter rather than reserve it for future approval by details submitted pursuant to a planning condition.

It is considered that the use of conditions to control the months, hours, times of operation and number of riders/children would give the Local Planning Authority adequate control of the proposed development. The control over on site parking provision and gates is also acceptable and conditions are included as part of the recommendation.

This type of land use would not benefit from permitted development rights given the nature of the enterprise such that any further operational development would require an express permission such that a condition removing permitted development rights is unnecessary.

#### Other material considerations

Third parties have suggested that the site does not conform with the Riding Establishment acts 1964-1970.

Licences for premises under The Riding Establishment acts 1964-1970 are granted by the Council's Environmental Health Department in conjunction with a local vet. No application for a licence has been submitted in respect of this site, but in any event, this is not material to the consideration of this proposal.

In conclusion, the site is set away from public viewpoints and is a reasonable distance from adjacent residential properties. The land is appropriate for horse related uses.

#### ADDITIONAL CONSIDERATIONS IN LIGHT OF THE APPLICANT'S ADDITIONAL INFORMATION:

The testimonial letters in support of the applicant and her enterprise reflect the debate from the previous committee meeting where Members didn't take issue with the principle of the development or the riding school at this site, it was simply an assessment of the access that caused the Committee some concern.

The applicant has clarified, contrary to the submitted application form, that the enterprise has been running from the application site for a number of years. As such there is acceptance by the existing customers that the means of access is by 'park and walk'. These requirements of the enterprise are adhered to.

The applicant advises all new customers of the access arrangements and this is reflected in the positively framed petition from parents accepting that they are required to park and walk to the site.

The restaurateur at the Nook and Cranny has written in pledging support to the applicant and advising that the restaurant car park is available for use by parents to park. The applicant has since advised, however, that this car park has not actually been used for the last two and half years but the pledge from the restaurant for its use is a helpful 'back up' should there be no spaces at the other locations.

The applicant has indicated in the most recent letter that there are aspirations for the



business to grow and the number of riders at certain sessions to increase. The projected increase in attendance levels do not form part of the current application and is not a proposal before the Committee. The current operational particulars are set out in the report above. As such should the enterprise grow in the manner anticipated the applicant would be required to apply to seek a variation to the relevant planning condition restricting the session times and rider numbers. Any application in this context would be considered on its own merits.

With reference to the applicants commentary that the container be left in situ to avoid a further vehicle movement along Hook Park Road; it is considered more appropriate to seek the removal of the container out of season given that the autumnal and winter months will allow filtered views into the site and the container. The preference of Officers would be to seek the removal of the container at the times the enterprise is not operational at the site. Should Members take a different approach however, a condition requiring the removal of the container would still be required to co-incide with the end of any temporary planning condition.

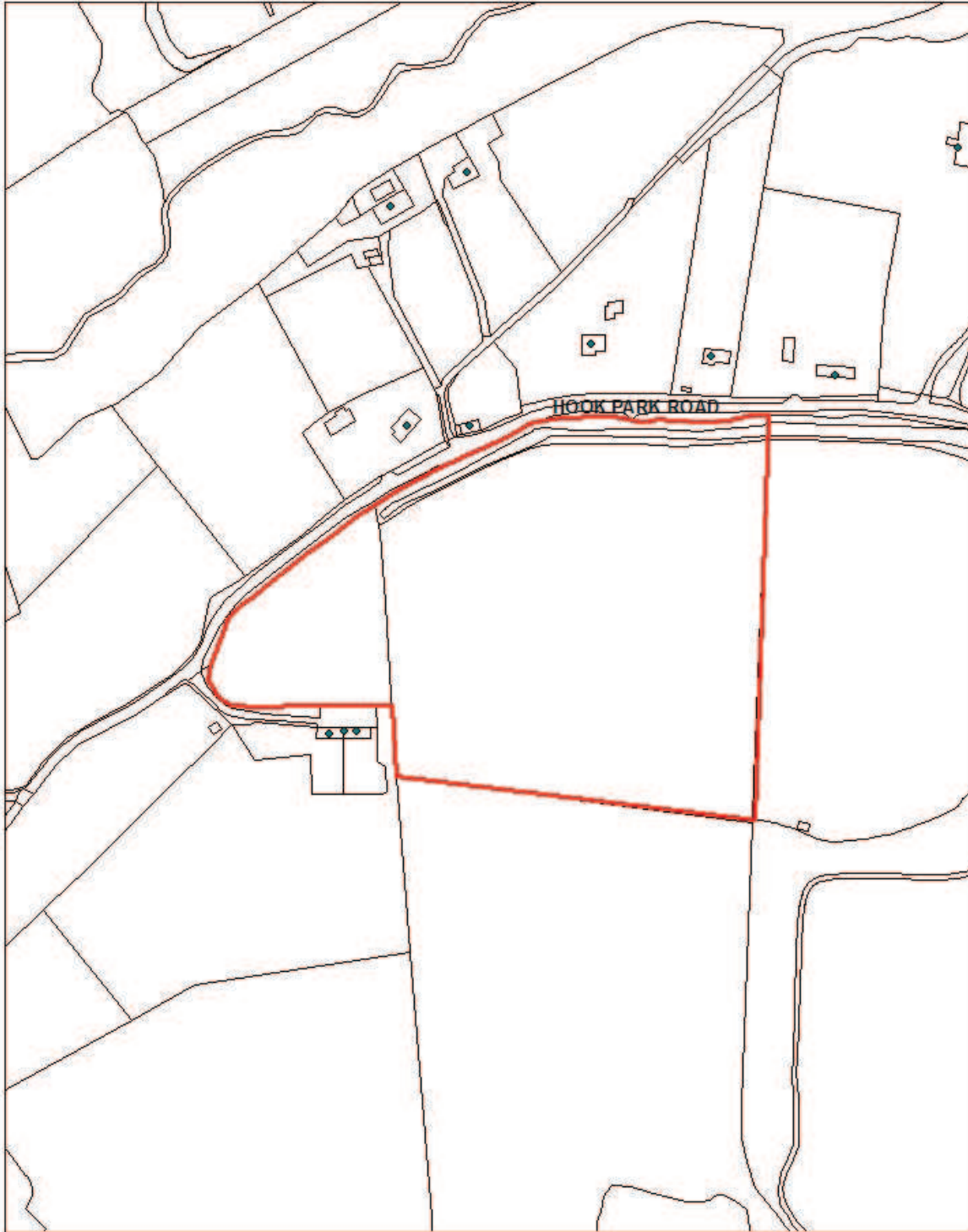
It is considered that the additional information from the applicant is acceptable in addressing the highway issues for both existing and new customers to the application site. The Nook and Cranny restaurant has confirmed that the car park is available for use and therefore the proposal is considered to be acceptable and the reason for the committee's deferral of this application from the February meeting is addressed.

***Recommendation***

PERMISSION: Temporary for three years; Seasonal; Hours/days/number of riders; Removal of the container and portable toilet outside of the season; position of field gates in relation to the road; Parking on site restricted to 3 vehicles.

# FAREHAM

BOROUGH COUNCIL



Land at Hook Park Road  
Scale 1:2500



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# Agenda Item 6(2)

**P/14/0125/FP**

MR & MRS R DEXTER

**LOCKS HEATH**

AGENT: P M G BUILDING  
DESIGN & CONS LTD

TWO AND SINGLE STOREY REAR EXTENSIONS

1 MOSS COURT 20 LOCKS ROAD LOCKS HEATH SO31 6NT

## ***Report By***

Graham Pretty (Ext.2526)

## ***Introduction***

This application is brought before committee under the adopted scheme of delegation following the receipt of letters of objection.

## ***Site Description***

Moss Court is a small development of 4 detached, two-storey dwellings on the east side of Locks Road, a short distance to the south of Lawn Drive. No.1 is located at the eastern end of the development bounded to the east by No.3 Lawn Drive, to the north by Nos. 1 and 2 Lawn Drive and No 22 Locks Road and to the south by No.2 Moss Court. The property has an attached single storey garage on the south side, a two storey projection to the rear situated approximately centrally within the rear elevation and a single storey addition in the northeast corner projection a short distance beyond the rearmost part of the two storey structure.

## ***Description of Proposal***

The proposals incorporate both two storey and single storey elements. The existing central two storey rear projection of the dwelling is proposed to be extended by 2.025m; the two storey building to the south of this projection is proposed to be extended by 3.037m but would remain 0.678m shorter than the central projection; the two storey extensions would be drawn together at ground floor level by a single storey extension the full width of the existing two storey building and extending 2.635m beyond the deepest part of the proposed two storey extension.

## ***Policies***

The following policies apply to this application:

National Planning Policy Framework (NPPF)  
Planning Practice Guidance

## **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

## **Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

## ***Representations***

One letter has been received from the occupants of 1 Lawn Drive to the north raising no objection to the proposed ground floor extension but objecting to the proposed two storey

extension for the following reasons:

- Overbearing bulk
- Loss of natural daylight to house and garden
- Loss of views from existing bedroom windows

### ***Planning Considerations - Key Issues***

The key issues concern

- the design and appearance of the proposed development
- the impact upon the character and appearance of the surrounding area
- the impact of the proposed development upon the amenities of the occupiers of adjacent residential properties

The design and appearance of the proposed development -

The proposed extensions are designed with fully hipped roofs to blend with the existing building and it is proposed to use matching brickwork and tiles. The design is in character with the existing dwelling so that the proposal will comply with Policy CS17 of the Core Strategy and DSP2 of the draft Local Plan Part 2.

The impact upon the character and appearance of the surrounding area -

Moss Court itself is accessed via a private drive so that the application site itself is not open to public view. The proposed extensions are wholly to the rear of the property and will not be visible from visitors to Moss Court. To the rear, the application site slopes gently down to a small group of three properties on Lawn Drive, served off of a private drive; the proposed extension will be visible from the east however this will be seen against the backdrop and form of the existing dwelling. As such there is no demonstrable impact to the character and appearance of the area.

The impact of the proposed development upon the amenities of the occupiers of adjacent residential properties -

The application property is set within a good sized plot. The adjacent property to the south (No.2 Moss Court) is set approximately 7.5m away from the closest part of the proposed extension; being on the south side there will be no loss of sunlight or daylight and, by virtue of the separation distance there will be no adverse impact upon outlook from that property.

The proposed two storey extension would principally face to the east towards No.3 Lawn Drive. Due to the relative positioning of the two dwellings the proposed extension would outlook over the front garden and access way and at a distance of approximately 14m. The impact upon the residents of No.3 Lawn Drive is not considered to be significantly harmful to the level of amenity enjoyed at that property.

To the north the boundary with Nos. 1 and 2 Lawn Drive is lined by a 3m high evergreen hedge. The owner of No.1 Lawn Drive has objected on the grounds of the impact of the two storey building's bulk and loss of light. However, the proposed two storey extension is located 16m from the rear elevation of No.1 Lawn Drive and is only 2m deep. Although the extension is on the south side of No.1 Lawn Drive it is considered that the level of impact given the boundary treatment, depth of extension and separation distance, is not significantly harmful to the amenity of the neighbouring property. The residents have also referred to a loss of view but this is not a planning consideration.

Conclusion -

The proposed extensions are well designed and in keeping with the existing dwelling, will not be harmful to the character and appearance of the area and will not be significantly harmful to the residential amenities of neighbours. It is therefore recommended that permission be granted subject to conditions and notes as follows:

***PERMISSION***

Matching materials.

***Notes for Information***

You are advised that should you wish to insert any first floor side windows in the future these would be subject to condition A.3(b) of the Town and Country Planning (General Permitted Development)(Amendment)(No.2) (England) Order 2008 which requires such windows to be obscure glazed and fixed to a height of 1.7m above internal floor level.

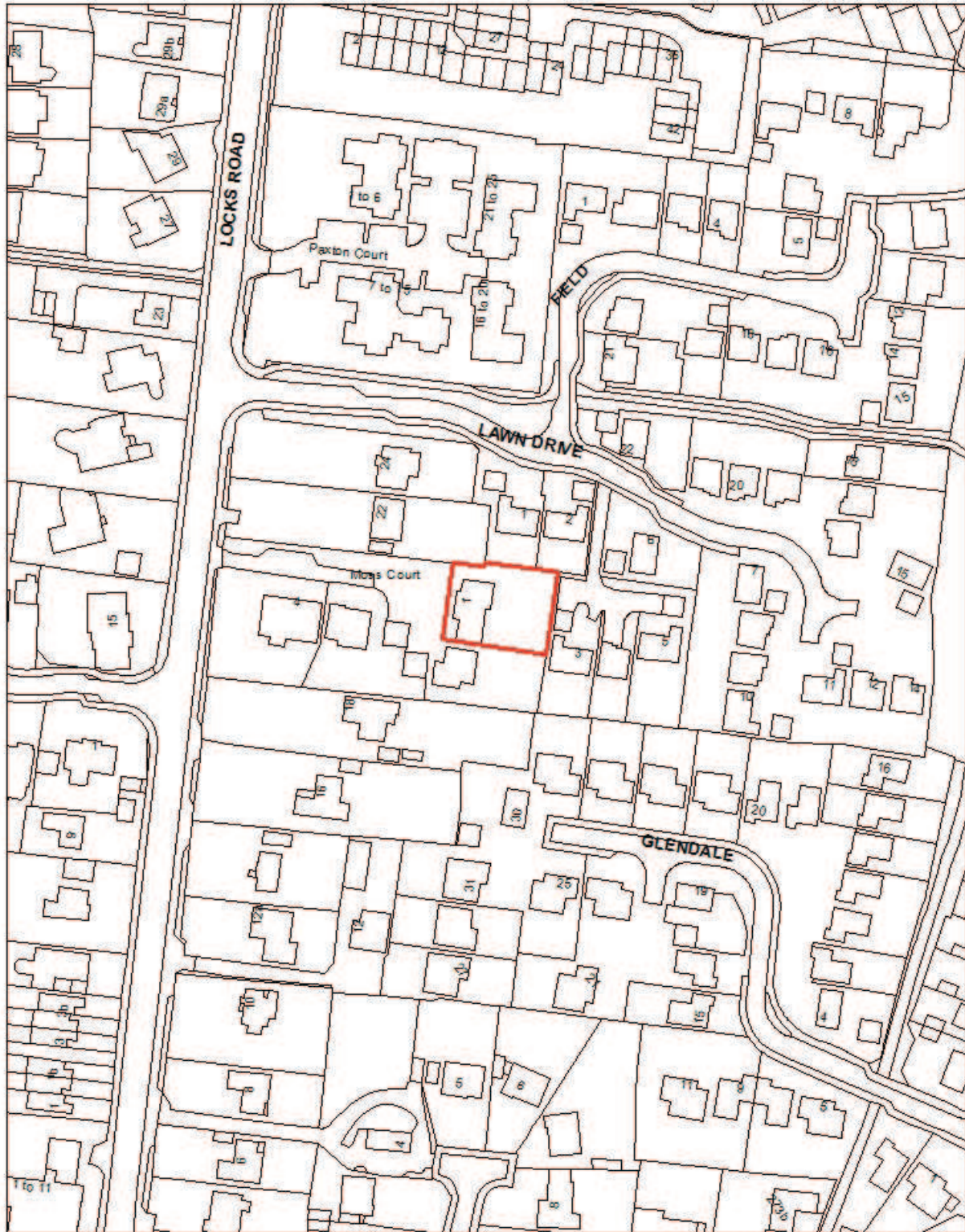
***Background Papers***

P/14/0125/FP



# FAREHAM

BOROUGH COUNCIL



1 Moss Court  
20 Locks Road  
Scale 1:1,250



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# Agenda Item 6(3)

P/14/0141/TO

WARSASH

MR STUART JORDAN

AGENT: MR STUART JORDAN

FELL ONE BLUE ATLAS CEDAR PROTECTED BY TPO 557

269 WARSASH ROAD LOCKS HEATH SOUTHAMPTON SO31 9NU

## ***Report By***

Paul Johnston - extn.4451

## ***Site Description***

This application relates to a tree in the rear garden of a detached property situated on the west side of Jesmond Grove and north of Warsash Road.

## ***Description of Proposal***

Consent is sought to fell one blue atlas cedar protected by TPO 557.

## ***Policies***

The following policies apply to this application:

### **Approved Fareham Borough Core Strategy**

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

## ***Representations***

One representation has been received objecting to the works on the basis that the tree is still worthy of protection notwithstanding the ongoing maintenance it will require.

## ***Planning Considerations - Key Issues***

The application cedar tree is situated in the southwest corner of the rear garden of 2 Jesmond Grove approximately 10 metres to the west of the dwelling. There are two other properties adjacent to the cedar - the applicant's property 269 Warsash Road where the dwelling is approximately 8 metres to the south of the tree and 2 Locks Road approximately 6 metres to the west of the cedar. The development context comprises large detached dwellings within spacious plots surrounded by mature trees, which predate the development by a significant margin and are protected by a tree preservation order.

The existing tree cover is very prominent in the landscape and makes a significant contribution to the verdant character of the area. The application tree is visible from several public vantage points: Jesmond Grove to the east, Warsash Road to the south and Locks Road to the west and makes a significant contribution to local public amenity.

During the exceptionally stormy winter of 2013/14 the cedar shed numerous large branches during separate storm events. Some of these branches were significant in terms of their size and were up to 5 metres long and 200mm in diameter. Several of the branches landed on a shed and garage causing some minor damage to the structures, though no damage occurred to any dwellings or vehicles and no one was injured as a result. The applicant is concerned that the tree is inherently unsafe, unsuitable for its position and it's only a matter of time before some is injured by a falling branch.

The atlas cedar is a large mature specimen approximately 25 metres in height and positioned close to the dwellings that were constructed around the tree during the early 1960s. The close proximity of the adjacent dwellings to such a large tree species is unusual and if current standards were applied the tree would be given significantly more space with dwellings positioned at a far greater distance from the tree itself.

The frequency and intensity of severe gales this winter has been unprecedented and has led to significant damage to many trees and in some cases complete failure. The mechanism and type of branch failure on this cedar is not unexpected given the severity of the wind and the size of tree. There is nothing to suggest that the branch failures were in some way foreseeable as the tree is healthy and in good overall condition. Notwithstanding the damage to the tree in the last three months it remains in good condition, with a relatively well balanced crown and a normal form and appearance, which can be compared with photographs taken before this winter's storms. Therefore in terms of the cedar's health and condition the tree poses no undue level of risk and in officers opinion remains an important and prominent tree that makes a significant contribution to the public amenity and character of the area.

Tree preservation orders seek to protect trees in the interest of public amenity, therefore it follows that the removal of a protected tree should only be sanctioned where its public amenity value is outweighed by other considerations. I acknowledge that the succession of severe storms during this winter have left many residents feeling anxious and worried about their safety, particularly in cases like this where large branches have failed.

However, all trees pose some degree of risk, but in this case there is nothing to suggest that the subject tree poses any undue level of risk following the storms. There are no guarantees of absolute safety in the event of severe adverse weather conditions, since all assessments should be undertaken for normal conditions and not try to speculate about what might happen in the event of severe or abnormal weather events.

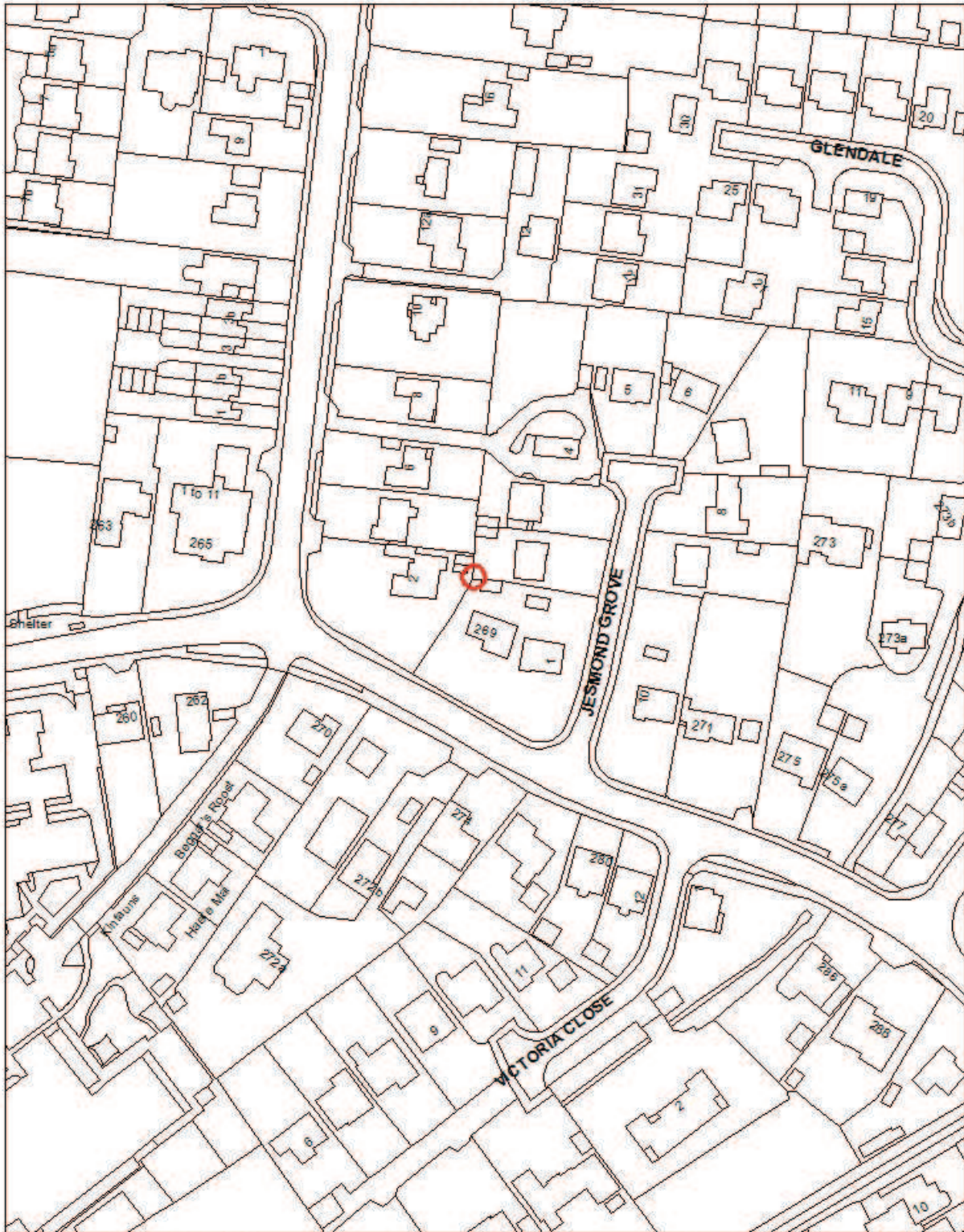
To conclude, the reasons given for felling the cedar are not sufficient to justify its removal. Therefore in the absence of such justification the felling of this tree would be harmful to the visual amenities and the character of the area and contrary to Policy DG4 of the Fareham Borough Local Plan Review and CS4 of the adopted Fareham Borough Core Strategy.

***Recommendation***

REFUSE: Insufficient arboricultural evidence, harmful to visual amenities and character of the area.



# FAREHAM BOROUGH COUNCIL



269 Warsash Road  
Scale 1:1,250



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# Agenda Item 6(4)

P/14/0144/TO

PARK GATE

MR MICHAEL DEANS

AGENT: LYONS DAVIDSON

FELL ONE OAK TREE PROTECTED BY TPO 436

10 BOTLEY ROAD PARK GATE SO31 1AJ

## ***Report By***

Paul Johnston - extn.4451

## ***Site Description***

This application relates to a tree situated in the front garden of a semi-detached property situated on the north side of Botley Road and south west of Badgers Copse.

## ***Description of Proposal***

Consent is sought to fell one oak tree protected by TPO 436.

## ***Policies***

The following policies apply to this application:

### **Approved Fareham Borough Core Strategy**

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

## ***Relevant Planning History***

The following planning history is relevant:

**P/05/0353/TO**

**Crown Raise to 6 Metres By Removing Overhanging Branch from Oak Tree covered by F.T.P.O.436**

CONSENT                      28/04/2005

## ***Representations***

Three representations were received objecting to the works on the grounds that the felling may cause ground heave and the removal of the tree will also affect the appearance of the area.

## ***Planning Considerations - Key Issues***

Consent is sought to remove a mature oak tree situated on the front boundary of 10 Botley Road on the grounds that it is a material cause of subsidence affecting 12 Botley Road and therefore needs to be removed to abate the nuisance in law. Site investigations have been undertaken including boreholes, trial pit excavations and 12 months level monitoring on the building. Roots have been recovered from a trial hole along the left hand flank wall (NW side of the dwelling) and positively identified as oak; and given the distance from the subject oak the roots have potentially extended below the footprint of the house.

The building is founded on clay, which has been identified as having an extremely high plasticity -it is subject to significant volumetric change between drying and wetting. Level monitoring has confirmed cyclical movement, which coincides with the growth phase of the oak and the seasonal drying patterns of the soil. The maximum displacement to the main

building has been recorded as 20mm of downward foundation movement.

The potential repairs to the superstructure with the tree removed are estimated to be £1500. The potential additional cost of foundation stabilisation if the tree remains are estimated to be £75,000.

There are precedents in law for subsidence cases involving protected trees where local authorities have resisted the removal of a tree implicated in a subsidence event where site investigations demonstrate that on the balance of probabilities the tree is a material cause. Tree roots from the TPO oak at 10 Botley Road have entered the soil beneath the foundations of the neighbouring property 12 Botley Road, changed the load bearing properties of that soil by moisture abstraction, which has resulted in damage to the building and subsidence.

Officers are satisfied that sufficient investigations have been undertaken to demonstrate the influence the oak is having on the neighbouring property and therefore that it is the probable cause. Having carefully reviewed all the submitted information officers conclude that regrettably consent should be given to remove the subject oak to avoid potential claims against the Council, which could run into tens of thousands of pounds.

The Principal Tree Officer is of the view that subject to a condition seeking a replacement tree the application is acceptable and complies with the Fareham Borough Council Local Plan Review.

***Recommendation***

CONSENT: Works to be undertaken within 2 years, replacement tree and work to accord with BS3998.

***Notes for Information***

Notice of work commencement; Right to carry out work over property other than applicant's own; Replacement tree; Terms as BS3998 and work in accordance with recent arboricultural research; Care to wildlife and bat protection.

***Background Papers***

Please see planning history above.



# FAREHAM

BOROUGH COUNCIL



10 Botley Road  
Scale 1:1,250



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# Agenda Item 6(5)

**P/14/0195/FP**

**PARK GATE**

CAIP LTD

AGENT: CAIP LTD

REMOVE AND REPLACE THE EXISTING MAST WITH A NEW SHARED 17.5M POLE  
MAST AND INSTALL ASSOCIATED EQUIPMENT/CABINETS

LOCKSWOOD ROAD - MOBILE PHONE MAST LOCKS HEATH SOUTHAMPTON HANTS

## ***Report By***

Emma Marks Extn.2677

## ***Site Description***

The site is located to the south west of the roundabout at the junction of Lockswood Road and Peters Road;

The replacement mast is proposed to be positioned on the west side of the road on the highway verge;

An allocated housing site (land south of Peters Road) lies to the west separated by a dense mature tree screen;

The nearest residential property is 25 metres to the south east.

## ***Description of Proposal***

Full planning permission is sought to replace an existing 14.8 metre high mast with a 17.5 metre high mast and three new cabinets.

## ***Policies***

The following policies apply to this application:

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance (PPG)

## **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

## **Development Sites and Policies**

DSP2 - Design

DSP55 - Telecommunications

## **Fareham Borough Local Plan Review**

FS7 - Telecommunications

DG4 - Site Characteristics

## ***Relevant Planning History***

The following planning history is relevant:

**P/05/0748/SU**

**Installation of 12 metre High Telecommunications Mast with Three Shrouded Antennas with One Equipment Cabinet**

PRIOR APPR NOT 18/07/2005

REQ'D

P/10/0854/SU

**REMOVE AND REPLACE THE EXISTING VODAFONE POLE WITH A NEW SHARED 14.8 METRE POLE AND ONE ADDITIONAL CABINET AT LOCKSWOOD ROAD AND JUNCTION WITH UPPER BROOK DRIVE**

PRIOR APPR NOT 27/10/2010

REQ'D

### ***Representations***

One letter of representation has been received objecting on the following grounds:-

- The current eyesore will be replaced by an even bigger eyesore
- Not suitable to have it so close to a residential area
- Companies make such request for purely financial return

### ***Consultations***

Director of Planning & Development (Highways):- No objection

### ***Planning Considerations - Key Issues***

The proposal involves replacing the existing 14.8m monopole with a 17.5m monopole including two 300mm transmission dishes and three cabinets. The replacement monopole and equipment is an upgrade of the existing telecommunications base station. The difference would result in a mast 2.7 metres higher than the existing and one additional cabinet.

Vodafone has recently entered into an agreement with Telefonica pursuant to which the two companies plan to jointly operate and manage a "single network grid" across the UK. The installation of the replacement equipment with the increase in height and associated equipment is to ensure that adequate 4G coverage is provided within this area.

Saved Policy FS7 of the Borough Local Plan Review permits telecommunications developments providing it is located such that it will have a minimal visual impact, sharing of facilities is explored by the applicant, landscape mitigation is provided when appropriate and that the equipment is removed and land restored when no longer needed.

The site is located on a grass verge adjacent to a busy road and surrounded by various street furniture. There is also a row of tall trees to the north-west of the mast which contributes to the visual blending of the equipment within the street scene.

A certificate has been submitted with the application confirming that the installation would not exceed the ICNIRP (International Commission on Non-Ionising Radiation) for public exposure as expressed in EU recommendation of July 1999. The certificate takes into account the cumulative effect of the emissions from the proposed and all other radio base stations nearby.

Officers consider in light of the size design, siting and proximity of the mast to residential properties the proposal would have a minimal visual impact and is therefore considered acceptable.

### ***Recommendation***

Permission

***Background Papers***

P/05/0748/SU and P/10/0854/SU



# FAREHAM

BOROUGH COUNCIL



Lockwood Road  
Scale 1:1,250



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**ZONE 2 - FAREHAM**

Fareham North-West  
 Fareham West  
 Fareham North  
 Fareham East  
 Fareham South

Reference		Item No
<b>P/14/0059/RM</b> FAREHAM NORTH	138 FUNTLEY ROAD FAREHAM PO15 6DL DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO 4-BED DWELLINGS (RESERVED MATTERS APPLICATION FOR APPROVAL OF APPEARANCE, LANDSCAPE & SCALE FOLLOWING OUTLINE APPROVAL P/13/0161/OA)	6 <b>APPROVE</b>
<b>P/14/0060/RM</b> FAREHAM NORTH	138 FUNTLEY ROAD - LAND TO REAR - FAREHAM PO15 6DL PROPOSED 3-BEDROOMED BUNGLOW TO REPLACE EXISTING (RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING AND SCALE FOLLOWING OUTLINE APPROVAL P/13/0947/OA)	7 <b>APPROVE</b>
<b>P/14/0171/CU</b> FAREHAM EAST	6 HIGH STREET FAREHAM HAMPSHIRE PO16 7AN CHANGE OF USE TO D1 EDUCATIONAL INCLUDING ALTERATIONS TO THE LISTED BUILDING	8 <b>PERMISSION</b>
<b>P/14/0174/LB</b> FAREHAM EAST	6 HIGH STREET FAREHAM HAMPSHIRE PO16 7AN INTERNAL ALTERATIONS TO GROUND FLOOR INCLUDING A NEW INTERNAL PARTITION TO FORM A BATHROOM	9 <b>LISTED BUILDING CONSENT</b>
<b>P/14/0203/FP</b> FAREHAM SOUTH	23 THE AVENUE FAREHAM PO14 1NT ERECTION OF TWO 4-BED HOUSES WITH ASSOCIATED ACCESS AND CAR PARKING	10 <b>REFUSE</b>
<b>P/14/0211/SU</b> FAREHAM SOUTH	MILL ROAD/GOSPORT ROAD FAREHAM HANTS REPLACEMENT OF EXISTING 12.5M MONOPOLE AND 2 CABINETS WITH A 15M MONOPOLE AND 3 CABINETS	11 <b>PRIOR APPR NOT REQRD</b>

# Agenda Item 6(6)

P/14/0059/RM

MR K HOARE

FAREHAM NORTH

AGENT: ROBERT TUTTON  
TOWN PLANNING CONS LTD

DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO 4-BED DWELLINGS (RESERVED MATTERS APPLICATION FOR APPROVAL OF APPEARANCE, LANDSCAPE & SCALE FOLLOWING OUTLINE APPROVAL P/13/0161/OA)

138 FUNTLEY ROAD FAREHAM PO15 6DL

## ***Report By***

Mark Wyatt - x2412

## ***Amendments***

- Landscape drawings were submitted for consideration on 6th March 2014
- Amended site plan layout drawing submitted for consideration on 25th March 2014.

## ***Introduction***

This application is presented to the Planning Committee in accordance with the Council's Scheme of Delegation.

## ***Site Description***

138 Funtley Road is located on the north side of the lane due west of the railway line. The site is served from a service road which also serves the neighbouring dwellings 130 - 136 Funtley Road. The site accommodates an existing bungalow set centrally within the plot with generous rear and front gardens. To the rear of the dwelling, along the western boundary are a number of existing outbuildings consisting of a flat roof garage, store and green house. Beyond the north eastern boundary is the railway embankment and railway line. Two storey properties sit either side of the site to the east and west.

## ***Description of Proposal***

This application seeks the approval of the Reserved Matters of 'Appearance', 'Landscaping' and 'Scale' for the erection of two, detached, four bedroom dwellings following the demolition of the existing bungalow.

This Reserved Matter submission follows the granting of an Outline Planning Permission, reference P/13/0161/OA, which specifically dealt with the principle of additional housing development in the countryside plus the matters of 'Access' and 'Layout'

## ***Policies***

The following policies apply to this application:  
The National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)

## **Approved Fareham Borough Core Strategy**

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

CS6 - The Development Strategy

## **Fareham Borough Local Plan Review**

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

## **Development Sites and Policies**

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP7 - New Residential Development Outside of the Defined Urban Settlement Boundaries

## **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

H14 - Frontage Infill in the Countryside

## ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/13/0947/OA</u></b>	<b>PROPOSED THREE-BEDROOMED BUNGALOW TO REPLACE EXISTING (OUTLINE APPLICATION FOR ACCESS AND LAYOUT). APPROVE 24/12/2013</b>
<b><u>P/13/0161/OA</u></b>	<b>DEMOLISH THE EXISTING DWELLING AND ERECTION OF TWO FOUR-BEDROOMED HOUSES (OUTLINE) APPROVE 26/04/2013</b>
<b><u>P/14/0060/RM</u></b>	<b>PROPOSED 3-BEDROOMED BUNGLOW TO REPLACE EXISTING (RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING AND SCALE FOLLOWING OUTLINE APPROVAL P/13/0947/OA)</b>

## ***Representations***

One Letter of Objection from 53 Stag Way

\* We have never had any problems with flooding in the 7 years we have lived here. Concern that with three dwellings rather than the one, with 'mass-filled' footings would force rainwater towards our garden as we are at a much lower level.

\* The site had two large ponds which have recently been filled in. These used to take up rainwater. I would like assurances that adequate drainage and soakaways will be employed by the developer and a suitable landscape scheme enforced.

\* The locations of soakaways are not shown on the plans

\* There is a service strip between number 51, 53 and 59 Stag Way and 138 Funtley Road marked by a chainlink fence and concrete posts. This strip is owned by our developers and shown on our property plans. This must be maintained for us to get access to our fence.

\* We note that the developers drawings do not take this into account and in places the plans breach this strip such as the proposed shed. I would like assurance that the service strip will not be breached.

\* The double car port is proposed next to a single car port where my garden adjoins the site. I am concerned that there will be a problem of nuisance, noise and fumes. Would it not be more aesthetically pleasing to position the bungalows car port on the other boundary? This would stop it looking like a garage block.

\* There is no allocation for visitor parking and any overspill would likely impinge on our road which is already has limited parking.

One letter from the Applicant's Agent in response to the the third party letter:

\* Close inspection confirms that the red lines shown on the submitted Site Plans represent the actual surveyed boundaries of the holding (rather than the boundaries of the Land Registry entry). The submitted/approved Location Plans do however accurately reflect the extent of our client's ownership and no third parties are required to be notified of either submission.

\* It is not a material planning matter but we would advise that paragraph 1 of the Land Registry entry for No.53 Stag Way records that 'A strip of land 0.1524 metres wide on the inside of the South Eastern boundary is excluded from the title.' ie that strip is not within the applicant's ownership, as indicated in a red line on the submitted/approved Location Plans.

\* In light of the concern expressed by the occupants of No.53 Stag Way, however, the cycle shed proposed in the rear garden of Plot 1 has been repositioned to the southeast, to align with the Car Port. Revised Site Plans are enclosed to that effect.

### ***Consultations***

Director of Planning & Development (Arboriculture):- No objection subject to conditions

Director of Planning & Development (Landscape):- No objection; it is noted that frontage trees are being retained

Director of Planning & Development (Urban Design):- Comments:

- In the context of urban design advice, the key element is to ensure the retention and strengthening of structural planting to enhance assimilation of the development within its landscape setting. In this regard the scheme is successful and it is pleasing to see the establishment of beech hedging to the boundaries.

### ***Planning Considerations - Key Issues***

The key considerations in the determination of this application are:

- The principle of development
- Appearance
- Scale
- Landscaping
- Parking
- Drainage
- Trees
- Other matters

### **THE PRINCIPLE OF DEVELOPMENT:**

Outline planning permission P/13/0161/OA establishes the principle for the re-development of this site. Providing the submitted Reserved Matters follow and accord with the details permitted by the Outline Planning permission the principle for the development is

acceptable.

#### APPEARANCE:

The proposed two dwellings are drawn as two storey properties. The architecture reflects the adjoining more recent development of Stag Way through the replication of details such as feature gables and porch detailing. The fenestration is to sit on brick cill's and brick arches are proposed over the windows. The roofs are drawn with a generous overhang to the eaves such that this provides for some variety in the elevational treatment. The two houses include a ground floor bay window to the dining room. The roofscape includes chimneys which are present on the easterly neighbours; 132-136 Funtley Road.

The outline planning permission included an indicative street scene drawing to show these two properties. Whilst the architecture has altered slightly the general appearance continues to be acceptable without demonstrable harm to the visual amenities of the area.

In terms of the western most of the two dwellings the first floor side windows are annotated to be fixed shut and obscurely glazed up to a height of 1.7m above the finished floor level. These windows serve bathrooms. There are two windows in the side elevation of number 59 Stag Way. One of these is obscurely glazed and the other clear glazed, but according to the submitted plans, serves a landing area. The separation distance is 3m building to building. This relationship, when considered against the layout accepted at the outline permission stage and the indicative street scene details, is considered to be acceptable without significant demonstrable harm to the amenities of the neighbouring property.

The application does introduce new first floor rear facing bedroom windows in the direction of number 53 Stag Way, however these views are splayed, across a distance of at least 10m to a garden area where some degree of overlooking is a common feature. Given the relative infrequency with which residents would usually stand looking out of bedroom windows and the fact that the proposed window is of a fairly typical size for a bedroom, the presence of this new window is not a feature that gives rise to significant demonstrable harm that would justify a reason for refusal of the scheme.

The eastern most dwelling of those proposed will sit adjacent to number 136 Funtley Road. The proposed dwelling will sit on lower ground to the neighbour and has been designed to sit slightly further forward in the plot than the neighbouring dwelling. The separation distance at the closest point is approximately 6m and is ever increasing given the skewed siting of number 136 to the application site. Given the set back of the neighbouring property and the change in levels between the sites, the proposed second dwelling is not considered to result in demonstrable harm to the amenity of the neighbouring dwelling. As with the western of the two properties all first floor side windows are marked to be fixed and obscurely glazed up to a height of 1.7m above the finished floor level and the siting of number 136 itself restricts any direct views to its private amenity space from the eastern most of the proposed dwellings.

Representation from the third party refers to the location of the proposed car ports at the rear of number 53 Stag Way. The siting of these features is consistent with the detailed layout considered as part of the outline planning permission. The outline application would have been the appropriate opportunity to raise the issue of parking standards and amenity from vehicle movements.

#### SCALE:

The western most of the two dwellings sits adjacent to number 59 Stag Way. The span of

the building in terms of its depth is a little greater than that of number 59, but the overall scale is considered to be commensurate with the adjacent development and the outline planning permission.

The eastern most of the two dwellings has changed slightly in terms of the scale from the indicative street scene drawing submitted under the outline planning permission. The now detailed proposal, however, is considered to sit comfortably within the site and appropriately in the context of the adjoining development.

**LANDSCAPE:**

The applicant submitted the detailed landscaping scheme as part of the submission. This primarily addresses the matter of domestic gardens. The important trees that form the southern site boundary are all marked on the landscape scheme to be retained. The Reserved Matter of landscaping is considered to be acceptable.

**PARKING:**

Concern has been raised at the potential for overspill parking from the development as a result of there being no visitor parking proposed. The matter of access was assessed as a matter during the consideration of the Outline Planning Permission. In this case the proposal provides parking provision in accordance with the Council's adopted parking standards.

**DRAINAGE:**

In this case the outline planning permission set out that foul drainage will be via a connection to the mains sewer network and that surface water drainage would be dealt with via soakaways. The final detailed location and specification of the soakaway is to be addressed as a matter under the Building Regulations.

**TREES:**

Condition 09 of the Outline Planning Permission requires the submission of a scheme for tree protection measures. As such the condition recommended by the Arboricultural Officer is not required as this matter has been addressed by the outline planning permission.

**OTHER MATTERS:**

The third party representation raises the matter of a service strip along the western site boundary. The applicant has provided amended site location plans to re-site slightly the proposed shed that was within this strip despite the title for number 53 indicating that the service strip in question is in fact on the inside of the boundary to number 53 and not on the application site. The submitted red edge is consistent with the red edge submitted for the outline planning permission. Any future maintenance issue between the application site and the neighbouring properties remains a civil issue between the parties involved.

***Recommendation***

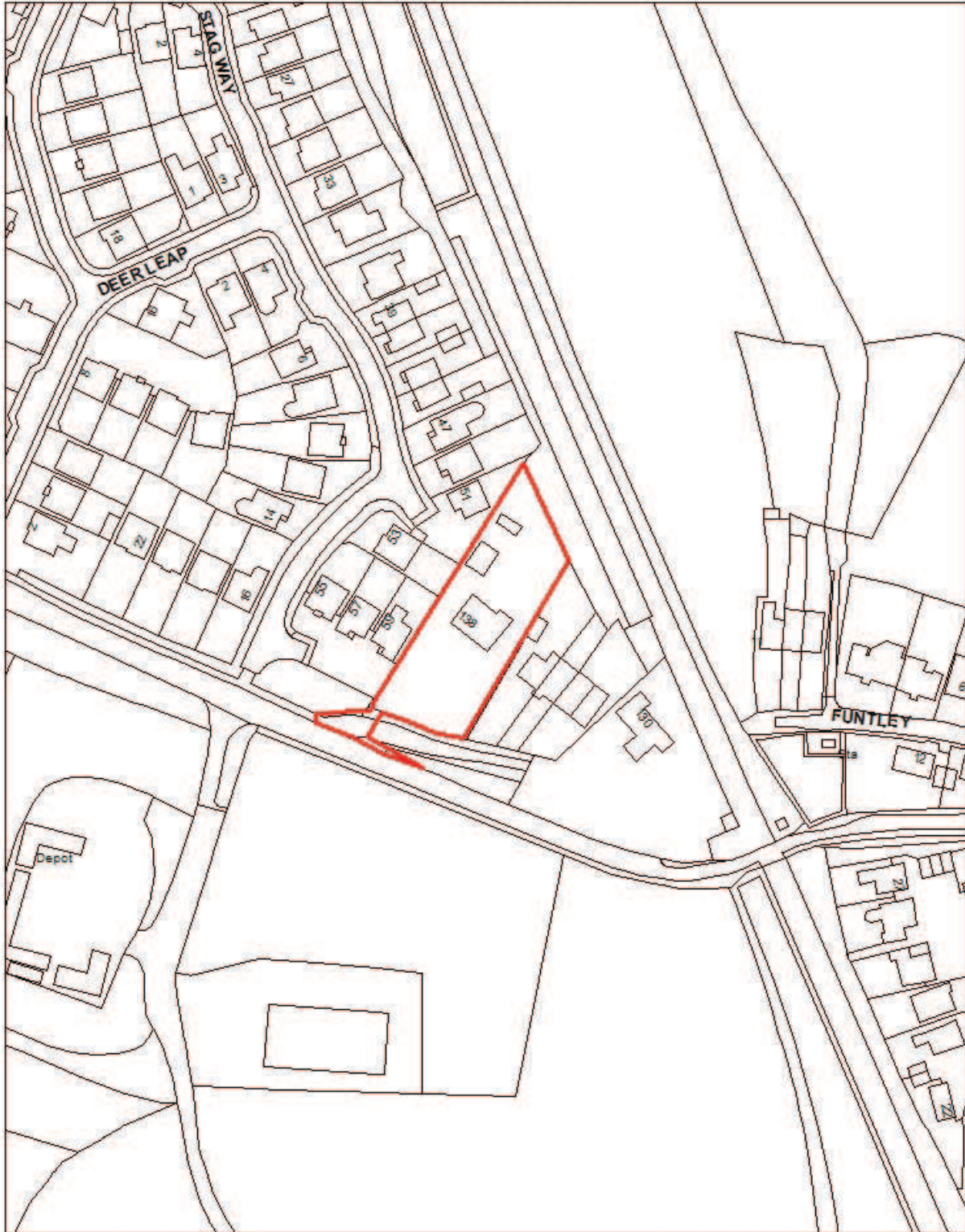
APPROVAL of Reserved Matters subject to conditions: List of approved plans

***Background Papers***

P/13/0947/OA ,P/13/0161/OA, P/14/0060/RM



# FAREHAM BOROUGH COUNCIL



138 Funtley Road  
Scale 1:1,250



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# Agenda Item 6(7)

P/14/0060/RM

MR K. HOARE

FAREHAM NORTH

AGENT: ROBERT TUTTON  
TOWN PLANNING CO

PROPOSED 3-BEDROOMED BUNGLOW TO REPLACE EXISTING (RESERVED MATTERS APPLICATION FOR APPEARANCE, LANDSCAPING AND SCALE FOLLOWING OUTLINE APPROVAL P/13/0947/OA)

138 FUNTLEY ROAD - LAND TO REAR - FAREHAM PO15 6DL

## ***Report By***

Mark Wyatt - x2412

## ***Amendments***

- Landscape drawings were submitted for consideration on 6th March 2014
- Amended site plan layout drawing submitted for consideration on 25th March 2014.

## ***Introduction***

This application is presented to the Planning Committee in accordance with the Council's Scheme of Delegation.

## ***Site Description***

138 Funtley Road is located on the north side of the lane due west of the railway line. The site is served from a service road which also serves the neighbouring dwellings 130 - 136 Funtley Road. The site accommodates an existing bungalow set centrally within the plot with generous rear and front gardens. To the rear of the dwelling, along the western boundary are a number of existing outbuildings consisting of a flat roof garage, store and green house. Beyond the north eastern boundary is the railway embankment and railway line. Two storey properties sit either side of the site to the east and west.

## ***Description of Proposal***

This application seeks the approval of the Reserved Matters of 'Appearance', 'Landscaping' and 'Scale' for the erection of one, three bedroom bungalow following the demolition of the existing bungalow.

This Reserved Matter submission follows the granting of an Outline Planning Permission, reference P/13/0947/OA, which specifically dealt with the the replacement dwelling in the countryside plus the matters of 'Access' and 'Layout'

## ***Policies***

The following policies apply to this application:  
The National Planning Policy Framework (NPPF)  
Planning Practice Guidance (PPG)

## **Approved Fareham Borough Core Strategy**

CS6 - The Development Strategy

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design



## **Fareham Borough Local Plan Review**

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

## **Development Sites and Policies**

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP7 - New Residential Development Outside of the Defined Urban Settlement Boundaries

## **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

H14 - Frontage Infill in the Countryside

## ***Relevant Planning History***

The following planning history is relevant:

**P/14/0059/RM**      **DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF TWO 4-BED DWELLINGS (RESERVED MATTERS APPLICATION FOR APPROVAL OF APPEARANCE, LANDSCAPE & SCALE FOLLOWING OUTLINE APPROVAL P/13/0161/OA)**

**P/13/0947/OA**      **PROPOSED THREE-BEDROOMED BUNGALOW TO REPLACE EXISTING (OUTLINE APPLICATION FOR ACCESS AND LAYOUT).**  
APPROVE                      24/12/2013

**P/13/0161/OA**      **DEMOLISH THE EXISTING DWELLING AND ERECTION OF TWO FOUR-BEDROOMED HOUSES (OUTLINE)**  
APPROVE                      26/04/2013

## ***Representations***

One Letter of Objection from 53 Stag Way:

\* We have never had any problems with flooding in the 7 years we have lived here. Concern that with three dwellings rather than the one, with 'mass-filled' footings would force rainwater towards our garden as we are at a much lower level.

\* The site had two large ponds which have recently been filled in. These used to take up rainwater. I would like assurances that adequate drainage and soakaways will be employed by the developer and a suitable landscape scheme enforced.

\* The locations of soakaways are not shown on the plans

\* There is a service strip between number 51, 53 and 59 Stag Way and 138 Funtley Road marked by a chainlink fence and concrete posts. This strip is owned by our developers and shown on our property plans. This must be maintained for us to get access to our fence.

\* We note that the developers drawings do not take this into account and in places the plans breach this strip such as the proposed shed. I would like assurance that the service strip will not be breached.

\* The double car port is proposed next to a single car port where my garden adjoins the site. I am concerned that there will be a problem of nuisance, noise and fumes. Would it not be more aesthetically pleasing to position the bungalows car port on the other boundary? This would stop it looking like a garage block.

\* There is no allocation for visitor parking and any overspill would likely impinge on our road which is already has limited parking.

One letter from the Applicant's Agent in response to the the third party letter:

\* Close inspection confirms that the red lines shown on the submitted Site Plans represent the actual surveyed boundaries of the holding (rather than the boundaries of the Land Registry entry). The submitted/approved Location Plans do however accurately reflect the extent of our client's ownership and no third parties are required to be notified of either submission.

\* It is not a material planning matter but we would advise that the Land Registry entry for No.53 Stag Way records that 'A strip of land 0.1524 metres wide on the inside of the South Eastern boundary is excluded from the title.' ie that strip is not within the applicant's ownership, as indicated in a red line on the submitted/approved Location Plans.

\* In light of the concern expressed by the occupants of No.53 Stag Way, however, the cycle shed proposed in the rear garden of Plot 1 has been repositioned to the southeast, to align with the Car Port. Revised Site Plans are enclosed to that effect.

### ***Consultations***

Director of Planning & Development (Arboriculture):- No objection subject to conditions

Director of Planning & Development (Landscape):- No objection; frontage trees are being retained

Director of Planning & Development (Urban Design):- Comments:

- In the context of urban design advice, the key element is to ensure the retention and strengthening of structural planting to enhance assimilation of the development within its landscape setting. In this regard the scheme is successful and it is pleasing to see the establishment of beech hedging to the boundaries.

### ***Planning Considerations - Key Issues***

The key considerations in the determination of this application are:

- The principle of development
- Appearance
- Scale
- Landscaping
- Parking
- Drainage
- Trees
- Other matters

### **THE PRINCIPLE OF DEVELOPMENT:**

Outline planning permission P/13/0947/OA establishes the principle for the re-development of this site including the provision of a replacement bungalow in this back land location. Providing the submitted Reserved Matters follow and accord with the details permitted by

the Outline Planning permission the principle for the development is acceptable.

#### APPEARANCE:

The Outline Planning Permission was granted for a replacement bungalow, to facilitate the site for the two dwellings at the front of the site - P/13/0161/OA and P/14/0059/RM refer.

The architecture reflects the adjoining more recent development of Stag Way. The fenestration is to sit on brick cill's and brick arches are proposed over the windows. The roof is fully hipped but drawn with a generous overhang to the eaves such that this provides for some variety in the elevational treatment. The roofscape includes a chimney which are present on the easterly neighbours; 132-136 Funtley Road.

Whilst the appearance of the dwelling proposed reflects the surroundings and some of the features proposed on the two dwellings permitted further forward in the site, the actual appearance of the dwelling will not be readily visible in its entirety from the public realm. There is no demonstrable harm as a result of the design solution proposed. The appearance of the bungalow is considered to be acceptable.

#### SCALE:

The outline planning permission accepts that this dwelling will be a bungalow and the siting reflects that previously permitted. The proposal is offset from the boundary with number 51 Stag Way by 3.5m and 5m from the boundary with number 136 Funtley Road. Given the hipped roof design, single storey nature of the proposal and relationship of the building to the boundaries, the scale of the proposal is considered to be acceptable.

#### LANDSCAPE:

The applicant submitted the detailed landscaping scheme as part of the submission. This primarily addresses the matter of domestic gardens. The important trees that form the southern site boundary are marked on the landscape scheme to be retained. The Reserved Matter of landscaping is considered to be acceptable.

#### PARKING:

Concern has been raised at the potential for overspill parking from the development as a result of there being no visitor parking proposed. The matter of access was assessed as a matter during the consideration of the Outline Planning Permission. In this case the proposal provides parking provision in accordance with the Council's adopted parking standards.

#### DRAINAGE:

In this case the outline planning permission set out that foul drainage will be via a connection to the mains sewer network and that surface water drainage would be dealt with via soakaways. The final detailed location and specification of the soakaway is to be addressed as a matter under the Building Regulations.

#### TREES:

Condition 09 of the Outline Planning Permission requires the submission of a scheme for tree protection measures. As such the condition recommended by the Arboricultural Officer is not required as this matter has been addressed by the outline planning permission.

#### OTHER MATTERS:

The third party representation raises the matter of a service strip along the western site boundary. The applicant has provided amended site location plans to re-site slightly the

proposed shed that was within this strip despite the title for number 53 indicating that the service strip in question is in fact on the inside of the boundary to number 53 and not on the application site. The submitted red edge is consistent with the red edge submitted for the outline planning permission. Any future maintenance issue between the application site and the neighbouring properties remains a civil issue between the parties involved.

***Recommendation***

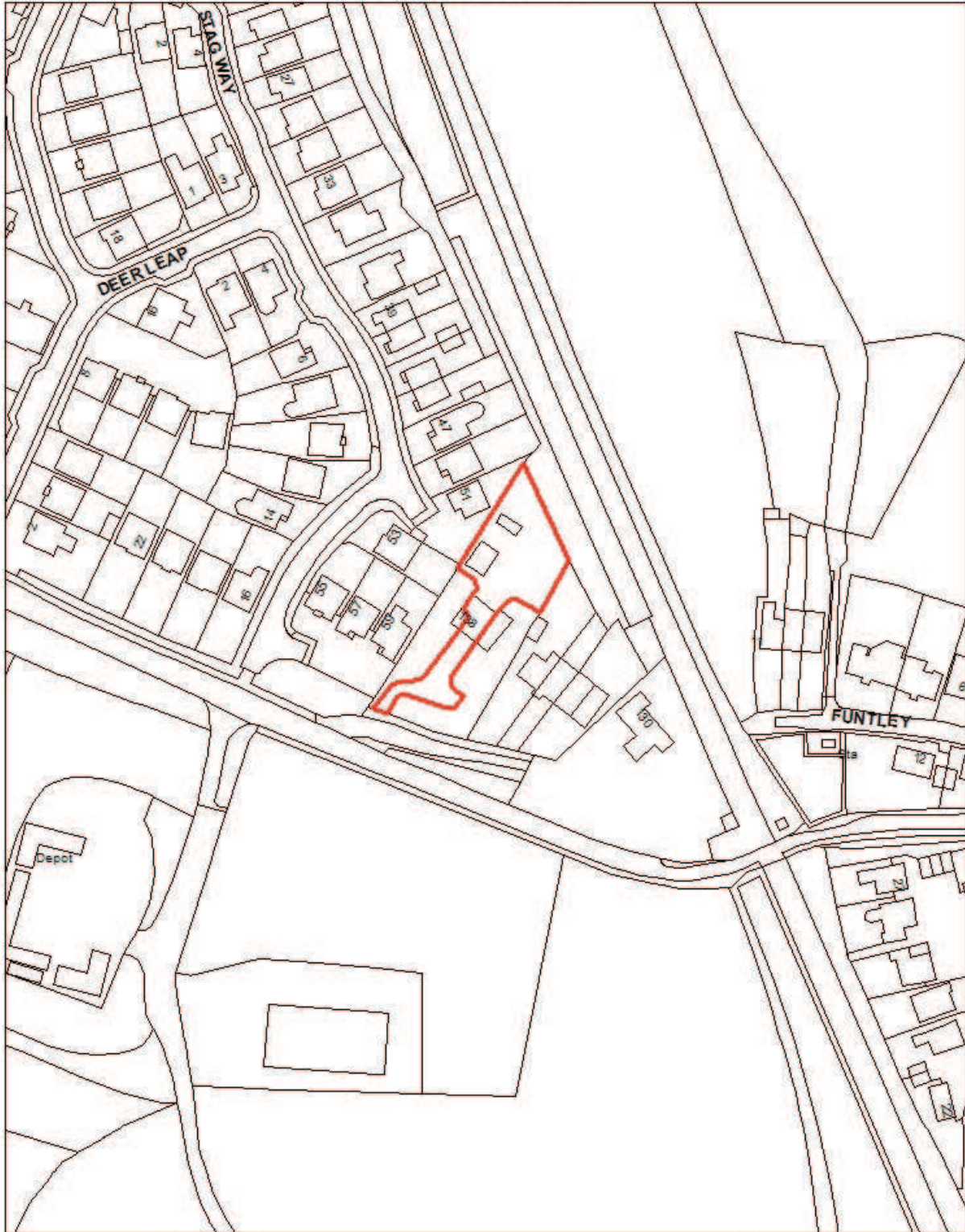
APPROVAL of Reserved Matters subject to conditions: List of approved plans

***Background Papers***

P/13/0947/OA ,P/13/0161/OA, P/14/0050/RM



# FAREHAM BOROUGH COUNCIL



138 Funtley Road  
Scale 1:1,250



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# Agenda Item 6(8)

P/14/0171/CU

FAREHAM EAST

WYKEHAM HOUSE SCHOOL

AGENT: DESIGN DRAWN LTD

CHANGE OF USE TO D1 EDUCATIONAL INCLUDING ALTERATIONS TO THE LISTED BUILDING

6 HIGH STREET FAREHAM HAMPSHIRE PO16 7AN

## ***Report By***

Graham Pretty (Ext.2526)

## ***Introduction***

This application is presented to committee in accordance with the adopted scheme of delegation following the receipt of letters of objection. A separate application for listed building consent for internal works is set out elsewhere on the Committee Agenda.

## ***Site Description***

The application site is a detached Grade II listed building located on the west side of High Street a short distance north of the junction with West Street and within the High Street Conservation Area. Vehicular access is available to the north side of the building to three car parking spaces available to the building. The access further serves a commercial premises and 14 residential properties in Croad Court. There is a small service yard area to the rear of the property.

## ***Description of Proposal***

The last use of the building was for offices and a dentist and the proposal is to change the use of the whole building to Class D1(educational) use. This school use would form part of Wykeham House School and would form a separate boys school associated with that educational establishment. The submitted Design and Heritage Statement states that the school would be for 16 pupils.

## ***Policies***

The following Planning Guidance and policies apply to this application:

National Planning Policy Framework (NPPF)  
Planning Practice Guidance

## **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design  
CS3 - Vitality and Viability of Centres  
CS8 - Fareham Town Centre Development Location  
CS5 - Transport Strategy and Infrastructure  
CS6 - The Development Strategy  
CS7 - Development in Fareham

## **Development Sites and Policies**

DPS1 - Sustainable Development  
DSP3 - Environmental Impact

HE5 - Change of Use in Fareham High Street Conservation

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

HE5 - Change of Use in Fareham High Street Conservation

***Relevant Planning History***

The following planning history is relevant:

- |                              |  |
|------------------------------|--|
| <b><u>P/14/0174/LB</u></b>   | <b>INTERNAL ALTERATIONS TO GROUND FLOOR INCLUDING A NEW INTERNAL PARTITION TO FORM A BATHROOM</b>  |
| <b><u>P/13/0543/LB</u></b>   | <b>INTERNAL ALTERATIONS TO FORM FIRST FLOOR BATHROOM<br/>APPROVE 08/08/2013</b>  |
| <b><u>P/13/0210/DP/A</u></b> | <b>CHANGE OF USE FROM B1 AND C1 COMMERCIAL TO C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING AND REPLACEMENT BRICK REAR GARDEN WALL : DETAILS PURSUANT - CONDITION 3 (BOILER, EXTRACTS AND VENT DETAILS, CEILINGS, CORNICE AND FREIZE METHOD STATEMENT, SKIRTING ARCHITRAVE AND CORNICE DETAILS, EXTERNAL MATERIALS, WINDOW, INTERNAL/EXTERNAL DOORWAY AND DOOR SCHEDULE AND DETAILS AND GARDEN GATE DETAIL)<br/>APPROVE 09/08/2013</b> |
| <b><u>P/13/0211/LB</u></b>   | <b>LISTED BUILDING APPLICATION FOR CHANGE OF USE FROM B1 AND D1 COMMERCIAL TO A C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING, NEW EXTERNAL OPENINGS AND NEW BRICK GARDEN WALL<br/>APPROVE 26/04/2013</b>  |
| <b><u>P/13/0210/FP</u></b>   | <b>CHANGE OF USE FROM B1 AND D1 COMMERCIAL TO C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING AND REPLACEMENT BRICK REAR GARDEN WALL<br/>APPROVE 26/04/2013</b>  |
| <b><u>P/07/0880/DP/B</u></b> | <b>CARRY OUT EXTERNAL MAINTENANCE &amp; REPAIR WORKS TO LISTED BUILDING WITHIN TITCHFIELD CONSERVATION AREA: DETAILS PURSUANT - CONDITION 4 (SCHEDULE OF WINDOW REPAIRS) CONDITION 7 (HIP/SPROCKET JUNCTION)<br/>DETAIL 10/09/2008<br/>APPROVAL</b>  |
| <b><u>P/07/1621/LB</u></b>   | <b>INSTALLATION OF THREE CHIMNEY POTS TO REAR CHIMNEY<br/>CONSENT 31/01/2008</b>   |
| <b><u>P/07/0880/LB</u></b>   | <b>CARRY OUT EXTERNAL MAINTENANCE &amp; REPAIR WORKS TO LISTED BUILDING WITHIN TITCHFIELD CONSERVATION AREA<br/>CONSENT 24/08/2007</b>   |

**P/07/0880/DP/A Carry out External Maintenance & Repair Works to Listed Building within Titchfield Conservation Area: Details Pursuant - Condition 3 (Brick and Bond Details)**

DETAIL 18/03/2008  
APPROVAL

**P/06/0646/LB Cut Aperture in Rear and Side Elevation to accommodate Flue, Reduce Door Opening from Kitchen to Dining Room and Create New Doorway in Rear Bedroom**

CONSENT 20/06/2006

***Representations***

One representation has been received raising the following issues:

- Changes to the building will harm its heritage value
- Disturbance
- High Street is a busy Road
- Insufficient outside space so that children will have to be moved to East Street for recreation
- Moving children from site to site will be a safety issue

***Consultations***

Director of Community (Environmental Health - Pollution and Stability) -

Noise can be an issue with day nurseries or creches and it is not clear as to the type of educational establishment proposed. If the proposal were to include these uses further information would be required to determine if there would potential complaint.

Director of Regulatory Services (Contamination) -

No objection

Director of Planning and Development (Conservation) -

No objection

Director of Planning and Development (Transport) -

Provided that the school is operated in the manner set out in the Design and Heritage Statement, in particular with regard to drop of and pick up of pupils, no objection is raised.

The small number of additional pupils that the change of use at 6 High Street will generate and being dropped off and picked up at the main school, will not materially affect the highway and access interests of the main school use, notwithstanding that the capacity is significantly greater than the present use.

***Planning Considerations - Key Issues***

The Key Issues in this case are:

- The Principle of the Use
- Impact upon Heritage Assets



- Impact upon Neighbouring Properties
- Highways

#### The Principle of the Use -

The site is located within Fareham Town Centre but is not within either the primary or secondary retail areas. The proposed educational use is supported by Policy HE5 of the Fareham Borough Local Plan Review provided that it would not prejudice the mixed character of the Conservation Area or the retail character of the town centre. In this case the site has been recently used for commercial purposes but has not been in retail use. Given the lawful use of the site it is considered that the proposed use is acceptable in principle.

#### Impact upon Heritage Assets -

The Listed Building has been the subject of recent renovation works. The only proposed change is an alteration to the partitioning in the rear wing to provide a toilet. Notwithstanding the third party comments it is the view of the Director of Planning and Development (Conservation) that these works would not harm the architectural or historic interest of the building. Similarly there would be no change to the external appearance of the building such that the character of the Conservation Area would be preserved.

#### Impact upon Neighbouring Properties -

A number of residential properties are located to the rear of the application site and reached via the same access. These properties are located some 25m to the rear of the application site which has only a small courtyard outside which has limited scope for outdoor recreation. Highways matters are explored below but it is of relevance that the site has only 3 car spaces and that parents would be expected not to drop off or pick up children at the site. The Director of Regulatory Services would have concern if the use were to include day nursery or creche facilities since these could cause disturbance. However the proposals do not include such uses so that there is not considered to be an issue. If permission is granted it is suggested that these uses be excluded by condition.

#### Highways -

It has been raised in the representation that the site is located on a busy highway and that moving children from the main school to this site and back could be hazardous. The location of the site on a busy thoroughfare is understood, however, the applicant has indicated the intention to require daily registration of children at the main school on East Street. The aim of this is to prevent the dropping off and picking up of children on High Street, however there are double yellow lines in front of the site to control traffic in any event. In view of the low level of on site parking and the level of businesses operating on High Street the Director of Planning and Development (Transport) is keen to ensure that drop off and pick up does not occur at the site. The applicant has stipulated this in their Design and Heritage Statement and if permission is granted it is suggested that adherence to the principles set out in that document be subject of a planning condition. It is considered that the small number of additional pupils proposed when viewed in the light of the capacity of the main school would not materially affect the highway and access arrangements of the main school access at East Street.

With regard to the safety of the children, this will be a matter for the school and the

Education Authority and is not a justification to refuse to grant planning permission.

Conclusion -

The proposed use would be in line with Local Plan Policy and would not be harmful to the heritage interests of the Listed Building and will preserve the character of the Conservation Area. In this town centre site, notwithstanding the residential properties to the rear it is not considered that the use would be harmful to the residential amenity of nearby residents. Finally, it is considered that the use of the building and the commitment from the applicant with regards to student drop off and collection, that the use would not be harmful to highway safety interests.

***PERMISSION***

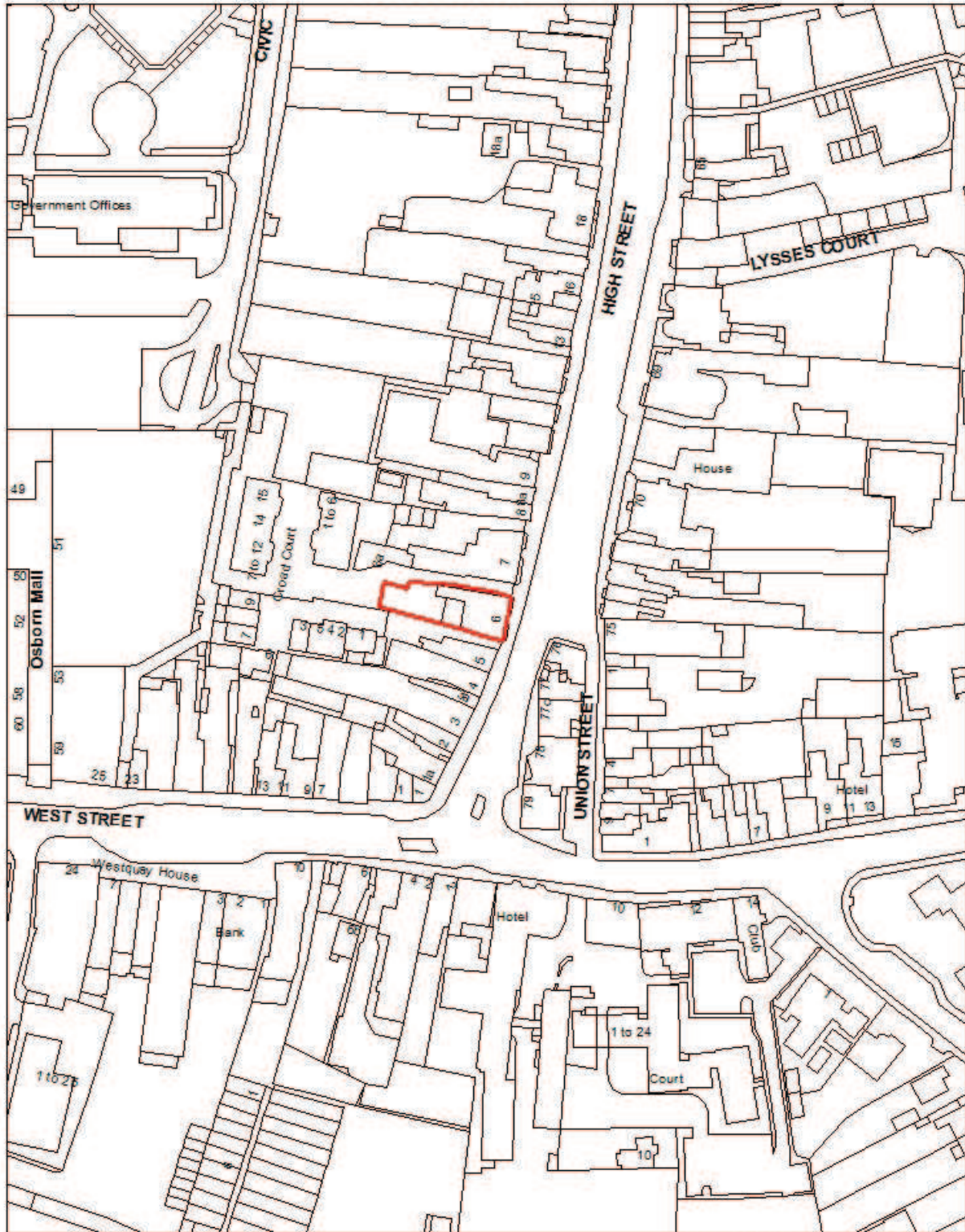
No nursery or creche use; Number of Pupils restricted to 16; No pick up or drop off of pupils at the site in accordance with submitted Design and Heritage Statement.

***Background Papers***

P/14/0171/CU

# FAREHAM

BOROUGH COUNCIL



6 High Street  
Fareham  
Scale 1:1,250



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# Agenda Item 6(9)

**P/14/0174/LB**

**FAREHAM EAST**

WYKEHAM HOUSE SCHOOL

AGENT: DESIGN DRAWN LTD

INTERNAL ALTERATIONS TO GROUND FLOOR INCLUDING A NEW INTERNAL PARTITION TO FORM A BATHROOM

6 HIGH STREET FAREHAM HAMPSHIRE PO16 7AN

## ***Report By***

Graham Pretty (Ext.2526)

## ***Introduction***

This application is presented to committee in accordance with the adopted scheme of delegation following the receipt of letters of objection. A separate application for a change of use of the building to Class D1(School)is set out elsewhere on the Committee Agenda.

## ***Site Description***

The application site is a detached Grade II listed building located on the west side of High Street a short distance north of the junction with West Street and within the High Street Conservation Area. Vehicular access is available to the north side of the building to three car parking spaces available to the building. The access further serves a commercial premises and 14 residential properties in Croad Court. There is a small service yard area to the rear of the property.

## ***Description of Proposal***

The proposal is for minor internal alteration to partitioning in the rear wing of the building to provide a toilet.

## ***Policies***

The following Planning Guidance applies to this application:

National Planning Policy Framework (NPPF)  
Planning Practice Guidance

## ***Relevant Planning History***

The following planning history is relevant:

**P/14/0171/CU CHANGE OF USE TO D1(C) EDUCATIONAL INCLUDING ALTERATIONS TO THE LISTED BUILDING**

**P/13/0543/LB INTERNAL ALTERATIONS TO FORM FIRST FLOOR BATHROOM  
APPROVE 08/08/2013**

**P/13/0210/DP/A CHANGE OF USE FROM B1 AND C1 COMMERCIAL TO C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING AND REPLACEMENT BRICK REAR GARDEN WALL : DETAILS PURSUANT - CONDITION 3 (BOILER, EXTRACTS AND VENT DETAILS, CEILINGS, CORNICE AND FREIZE METHOD STATEMENT,SKIRTING ARCHITRAVE AND CORNICE DETAILS, EXTERNAL MATERIALS, WINDOW, INTERNAL/EXTERNAL**



**DOORWAY AND DOOR SCHEDULE AND DETAILS AND GARDEN GATE DETAIL)**

APPROVE 09/08/2013

**P/13/0211/LB** LISTED BUILDING APPLICATION FOR CHANGE OF USE FROM B1 AND D1 COMMERCIAL TO A C3 DWELLING HOUSE WITH ASSOCIATED WORKS TO BUILDING, NEW EXTERNAL OPENINGS AND NEW BRICK GARDEN WALL

APPROVE 26/04/2013

**P/07/0880/DP/B** CARRY OUT EXTERNAL MAINTENANCE & REPAIR WORKS TO LISTED BUILDING WITHIN TITCHFIELD CONSERVATION AREA: DETAILS PURSUANT - CONDITION 4 (SCHEDULE OF WINDOW REPAIRS) CONDITION 7 (HIP/SPROCKET JUNCTION)

DETAIL 10/09/2008

APPROVAL

**P/07/1621/LB** INSTALLATION OF THREE CHIMNEY POTS TO REAR CHIMNEY

CONSENT 31/01/2008

**P/07/0880/LB** CARRY OUT EXTERNAL MAINTENANCE & REPAIR WORKS TO LISTED BUILDING WITHIN TITCHFIELD CONSERVATION AREA

CONSENT 24/08/2007

**P/07/0880/DP/A** Carry out External Maintenance & Repair Works to Listed Building within Titchfield Conservation Area: Details Pursuant - Condition 3 (Brick and Bond Details)

DETAIL 18/03/2008

APPROVAL

**P/06/0646/LB** Cut Aperture in Rear and Side Elevation to accommodate Flue, Reduce Door Opening from Kitchen to Dining Room and Create New Doorway in Rear Bedroom

CONSENT 20/06/2006

***Representations***

One representation has been received raising the following issues:

- Changes to the building will harm its heritage value
- Disturbance
- High Street is a busy Road
- Insufficient outside space so that children will have to be moved to East Street for recreation
- Moving children from site to site will be a safety issue

***Consultations***

Director of Planning and Development (Conservation) -

No objection

***Planning Considerations - Key Issues***

The Key Issue in this case is:

- The impact upon the character and fabric of the Listed Building.

The Listed building has been the subject of recent renovation works. The proposed change is an alteration to the partitioning in the rear wing to provide a toilet. Notwithstanding the view expressed by the objector, it is the view of the Director of Planning and Development (Conservation) that these works would not harm the architectural or historic interest of the building.

Recommend:

CONSENT

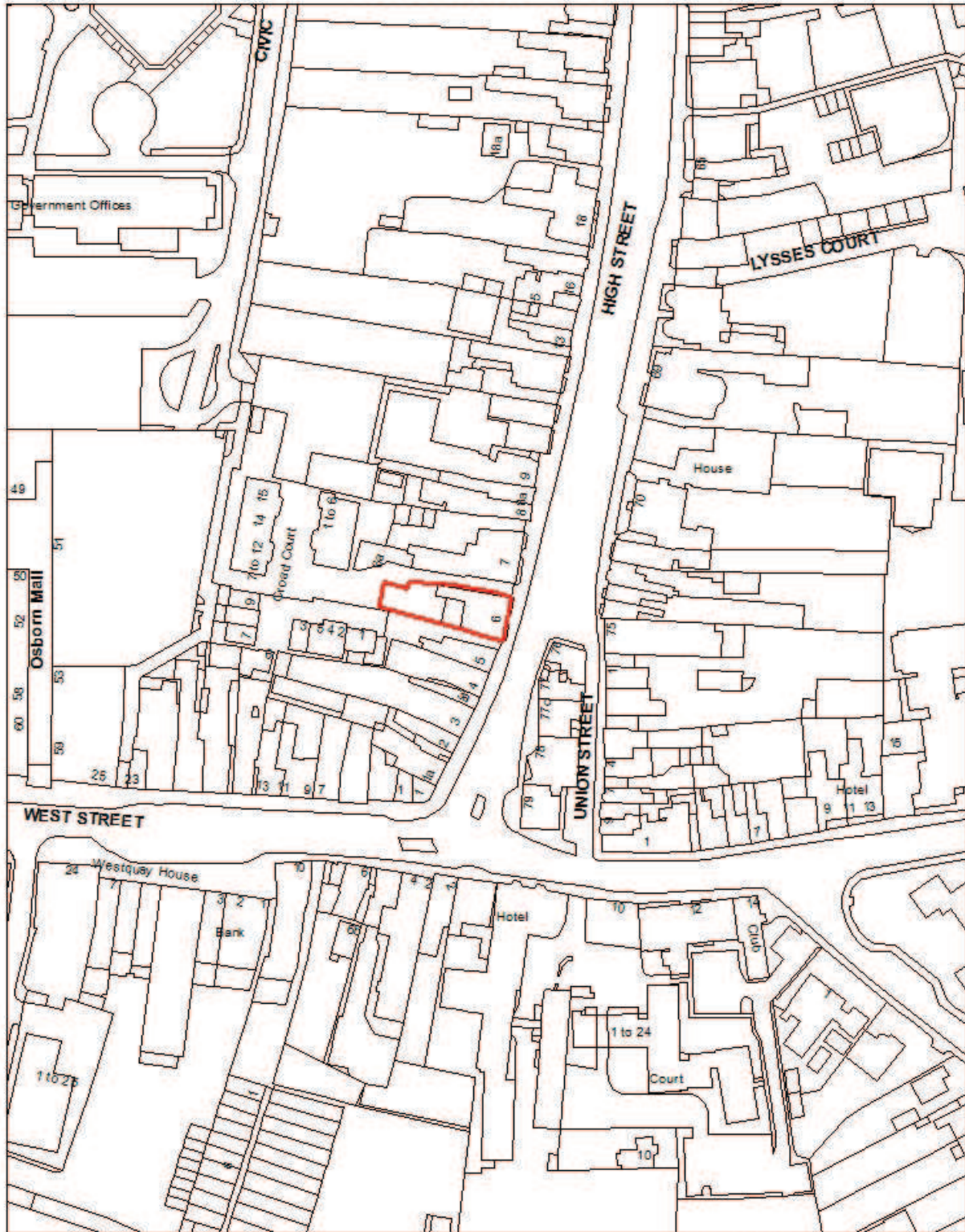
***Background Papers***

P/14/0174/LB



# FAREHAM

BOROUGH COUNCIL



6 High Street  
Fareham  
Scale 1:1,250



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# Agenda Item 6(10)

**P/14/0203/FP**

MR & MRS MARK SEDGELEY

**FAREHAM SOUTH**

AGENT: CHIVERS  
ARCHITECTURE & PLANNING  
LTD

ERECTION OF TWO 4-BED HOUSES WITH ASSOCIATED ACCESS AND CAR  
PARKING

23 THE AVENUE FAREHAM PO14 1NT

## ***Report By***

Graham Pretty (Ext. 2526)

## ***Introduction***

This site was the subject of a recent planning application for the development of 4 dwellings (P/13/0891/FP) which was refused at committee on 29th January 2014 for the following reasons:

"The proposed development would be contrary to the guidance set out in the National Planning Policy Framework, to Policies CS6 and CS17 of the Fareham Borough Core Strategy and Policies DG4, C18 and HE10 of the Fareham Borough Local Plan Review and is unacceptable in that:

(i) by reason of the number, form of layout, bulk and design of the proposed dwellings, the development would result in the loss of an unacceptably large portion of the historic garden to new development not associated with this grade II\* listed building and would be harmful to its important setting;

(ii) the development would result in additional dwellings and therefore additional recreational pressure upon the nationally and internationally designated nature conservation sites including the Portsmouth Harbour Site Site of Special Scientific Interest (SSSI), the Portsmouth Harbour Special Protection Area (SPA) and RAMSAR site. In the absence of an appropriate assessment to ascertain that there will not be an adverse effect on the integrity of these designated sites or mitigation measures it is considered that the proposed development would result in significant harm to the nature conservation interests of these important sites.

(iii) insufficient information has been provided to demonstrate that any protected species that may be present on the site will not be harmed or that adequate mitigation will be provided if necessary."

This application is for a reduced level of development being for 2 dwellings with associated carport/store buildings and access drive.

## ***Site Description***

Blackbrook Grove (Formerly Bishopswood) is situated on the south side of the Avenue on the corner of Redlands Lane and is a grade II\* listed building, a designation which places it in the top 5.5% of listed buildings nationally and makes it a particularly important building of more than special interest. The house is an example of a thatched early C19 picturesque ornate cottage that sits within extensive grounds. Historically these comprised a number of elements which are described in a chronological history of the site compiled by Hampshire

Gardens Trust in 2009. They were a formal garden (that included inner and outer circuit walks and a woodland path leading south to the site of a raised viewing mound), a kitchen garden subdivided by paths into four beds, and an orchard.

### ***Description of Proposal***

The proposals involve the construction of two four bedroomed, detached dwellings with access to the east onto Redlands Lane. A detached carport/store is proposed to the east of the dwelling on Plot1 and to the northwest corner of Plot 2. Access is proposed via an existing driveway leading to Redlands Lane. The access on to Redlands Lane would be altered with improved visibility splays, a bin store and gates set back into the site by between 40 and 45m.

### ***Policies***

The following Planning Guidance and policies apply to this application:

National Planning Policy Framework (NPPF)  
Planning Practice Guidance

### **Approved Fareham Borough Core Strategy**

CS15 - Sustainable Development and Climate Change  
CS16 - Natural Resources and Renewable Energy  
CS17 - High Quality Design  
CS2 - Housing Provision  
CS20 - Infrastructure and Development Contributions  
CS5 - Transport Strategy and Infrastructure  
CS6 - The Development Strategy  
CS7 - Development in Fareham

### **Development Sites and Policies**

DSP13 - Nature Conservation  
DSP15 - Recreational Disturbance on the Solent Special Protection Areas  
DSP2 - Design  
DSP6 - Protecting and Enhancing the Historic Environment

### **Fareham Borough Local Plan Review**

C18 - Protected Species  
DG4 - Site Characteristics

### ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/13/0891/FP</u></b>	<b>DEVELOPMENT TO LAND TO THE REAR OF BLACKBROOK GROVE WITH FOUR DETACHED FOUR AND FIVE BEDROOM HOUSES AND ACCESS DRIVE AND ANCILLARY PARKING AND AMENITY SPACE</b>
	REFUSE                      30/01/2014
<b><u>P/95/1170/OA</u></b>	<b>ERECTION OF FIVE DETACHED HOUSES AND GARAGES AND</b>



## **PROVISION OF ACCESS ROAD**

NON DETERMINE 09/12/1996

**P/91/0099/LB**

## **PART DEMOLITION OF GREENHOUSE AND ERECTION OF NEW GREENHOUSE**

CONSENT 10/06/1991

### ***Representations***

One letter has been received in support of the application for the following reasons:

- The proposed houses are in keeping with the houses in the area
- The architectural style is good

One letter has been received objecting to the application for the following reasons:

- The proposed housing makes no contribution to the shortfall of affordable housing
- Use of the little used drive could result in damage to the roots of trees
- Impact of the development on the adjoining woodland environment
- Design of dwellings not in keeping with the listed status of the main building
- Highways hazard by increased use of access on to busy Redlands Lane

### ***Consultations***

Director of Planning and Development (Arboriculture) - No objection subject to conditions.

Director of Community (Environmental Health - Pollution and Suitability) - No objection.

Director of Planning and Development (Transport) - It is considered that the proposed junction works with Redlands Lane are excessive in regard to width and sight lines. A 6m wide access is the maximum acceptable whilst there is no requirement to set back the front boundary fence as the existing visibility splays are considered adequate. There needs to be clarification on the location of the proposed bin store as it is shown both at the initial site access and again adjacent to the replacement gates within the site. Bin stores should be no more than 25m from Redlands Lane. No highway objection is raised to the application, subject to the above aspects being incorporated.

Natural England - An increase in the number of dwellings (within the 5.6km zone as defined by the SDMP) would be likely to have a significant effect upon ecological significance of the coastal Special Protection Areas. Interim measures have been put in place whereby development proposals such as this can proceed.

Hampshire Gardens Trust - The application follows on from a previous planning application for four houses on this walled garden area which was refused. This amended application has taken on board the essential comments that identified the detrimental aspects of the previous design. Namely, maintaining a critical distance from the listed house and its surrounding garden by maintaining an open space at the northern part of the walled garden in the form of a paddock/or garden space and so preserve its setting. The new location of any new development is now correctly confined to the south part of the walled garden and follows naturally from the existing driveway through the woodland from Redlands Lane.

This is a much improved design for the site. Two dwellings situated just off the existing southern driveway is right in principle for this setting. However, it is important that the

proposed 'open space'/paddock is maintained and safeguarded for the future. It is also important that the scale and design of the houses is appropriate for this setting. Subject to this and the normal planning conditions in respect of appropriate materials, there is no objection in principle.

English Heritage -

Blackbrook Grove (listed as Bishopwood) was built in the early part of the 19th century in the romantic cottage ornee style, which was popular at that time. It is an attractive example of the style with many of the key features such as the thatched roof, Gothick windows and rustic veranda still intact. It is now a large house, having been much extended over time, and sits within extensive grounds which are on the local Parks and Gardens Register.

This proposal is for the erection of two dwellings to the south west of the main house in an area which was formerly an orchard. This proposal will not have a direct impact on the listed building and therefore it is the setting of the house which must be considered.

The gardens comprise several character areas. Nearest to the house are formal lawns and mature trees. There is a former walled garden area to the west, a woodland area to the south and the former orchard to the south-west. The current setting of the house has already been affected by modern development and activity. There is a busy road to the north and new development to the west. These new houses are glimpsed in views from the house (largely because the current owners have established a 4 metre high hedge to screen the new development). However, when looking out from the house to east, west and south the setting is largely free from the intrusions of modern development because the garden is well stocked with trees, hedges and shrubs.

The gardens would have been laid out at the time the house was built. They were romantic and picturesque in style (as is the house) with woodland walks and a key vista down to a viewing platform which afforded views of the sea beyond. The key axial walkway still survives within the Blackbrook grounds (although I understand that the viewing mound, which is beyond this property boundary no longer exists). There was and is a strong association in historical design terms between the house and its gardens, they were constructed for use and enjoyment together (as the axial walkway illustrates) and therefore it can be concluded that the setting of the listed building contributes to its significance. In this case the gardens are not the incidental surroundings to the house; they were conceived as a whole.

In the English Heritage guidance The Setting of Heritage Assets under key principles for understanding setting there is a definition of setting given:

"Setting is the surroundings in which an asset is experienced. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral."

The Guidance also explains that "Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset."

Having visited the site I would conclude that the gardens to Blackbrook Grove make a positive contribution to the significance of the listed building and therefore a development which harms the setting would harm the significance of the listed building.

The orchard area is much diminished in terms of its historic interest and the contribution it makes to the significance of the house or the garden. Nevertheless it does retain some significance by being a surviving part of the former layout and it is still a green, undeveloped and open space. It would also be very easy to restore this area of the garden if so desired.

The proposed development is for two substantial houses (2 storeys and attics), surmounted by railed 'roof decks'. The design is vaguely Edwardian in style but is more an incoherent conglomeration of features rather than a concept which employs a style consistently and with understanding. The design also fails to respond to the context of the proposal both in terms of style but also character. If development is to be successful in this location it must relate to the setting (the orchard and the wider garden) and the main house. This is a point I raised in previous comments but has not been addressed in this amended scheme. Although the scale of the development is reduced overall the individual houses are still large (in particular they are high) and are not clearly subservient to the principle house.

In a garden to a large historic house such as Blackbrook Grove it is not unusual to find ancillary buildings which relate to the maintenance of the garden (potting sheds, glass houses etc) or, in some cases, smaller domestic buildings which may have, in the past, housed outside staff such as a gardener. However, in these instances the garden residence would be obviously subservient to the main house and would have been no more than a cottage. It is this idea and relationship which this development needs to respond to. So although I have no in principle objection to one or perhaps two small dwellings in this location they should be smaller and less grandiose. The two buildings proposed would still be visible from the main house as glimpsed views, mainly because of their height (accentuated by the roof-top viewing deck) meaning one would be conscious of the existence of development in an area currently perceived as an open space. This could be overcome by a much lower design and the use of materials such as natural timber.

The area which would be taken up by this new development is still a significant portion of the garden area. There is no screening or subdivision shown within the orchard area to contain the impact of this development in this part of the garden (or to indicate how ownership might be subdivided). As a consequence the development on the southern part of the orchard site has an unnecessarily high impact on the area as a whole. This is compounded by a generous and extensive lay out of driveways and garaging. The layout could be much more compact and better landscaped to reduce the impact on the site and the setting of the listed house.

The development of houses in this form in the former orchard would mean that this section of the garden could no longer be considered to be part of the setting of the listed building. In this regard the setting would be much reduced and (as stated above) the enjoyment of the house and the rest of the gardens would also be impinged upon by this intrusive development.

Taking the extent, scale and design of development into account along with the loss of garden area and the visibility of the houses from the listed building I would conclude that this development would harm the setting of the Blackbrook Grove.

The National Planning Policy Framework (NPPF) requires that 'great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require a clear and convincing justification.' (Para. 132).



This is a grade II\* listed building and therefore a proposal which would affect its setting must be given especially careful consideration. As set out above I conclude that the proposal would cause harm to the setting and therefore, as required by the NPPF, this harm must be weighed against the public benefits of the proposal.

The benefits of the proposal would be the erection of two houses. Unless there is a need for such houses in the Fareham district and that this is reflected in your housing policies I would suggest that this would be a private benefit, not a public one. This is a matter for the planning authority to consider and weigh up.

My pre application comments suggested that there may be the opportunity to build some houses within the orchard site, but there were several key considerations:

- the number of units be reduced to say one or two
- the development be confined to the southern half of the site, furthest from the house
- the screening between the listed house and any new development be thickened
- the northern part of the orchard could be restored to enhance the setting of the house
- the access road required little change to the existing gravelled drive

The current proposal is a significant improvement on the earlier application and that also proposed initially at pre application stage. The two key points raised above have been satisfied but my last letter stated the need for the houses to be clearly subservient to the main house and questioned the design. These aspects have not been addressed. This proposal does not address bullet points 3 and 4 above; but I acknowledge that if necessary this could be addressed through condition.

#### Recommendation

I consider that the current proposal would cause a less than substantial level of harm to the setting of the grade II\* listed building. This degree of harm should, therefore, be outweighed by some public benefit to meet the requirements of the NPPF, but I see no public benefit in this proposal and therefore I would recommend that this application be refused. I still maintain that development could be accommodated within the orchard, if sensitively designed, which would have a negligible adverse impact on the setting of the listed building. Such a negligible impact might be outweighed by restoration of the remaining part of the orchard.

Director of Planning and Development (Conservation) - Blackbrook Grove is a grade II\* listed building, a designation which places it in the top 5.5% of listed buildings nationally and makes it a particularly important building of more than special interest. The house is an example of a thatched early C19 picturesque cottage ornee that sits within extensive grounds. Historically the grounds of the house comprised a number of parts. A formal picturesque garden, including inner and outer circuit walks with a woodland path leading south to the site of a raised viewing mound, a kitchen garden subdivided by paths into four beds, and an orchard. The house surviving with its picturesque garden is uncommon and adds to its significance.

The different parts of the grounds have remained largely intact although the avenue walk and the site of the former viewing mound are now in separate ownership. The house and grounds are included on the Hampshire List of Historic Parks and Gardens and are a local designation in the Fareham Borough Local Plan Review (2000); the local plan boundary includes the house, its formal picturesque garden, and the former kitchen garden and orchard. The former orchard has remained open and undeveloped, it survives as such as part of the former grounds of the house, and in that respect in my view its character

contributes to the wider setting of the listed house and grounds.

The National Planning Policy Framework advises that as an irreplaceable resource heritage assets, including listed buildings, should be conserved in a manner appropriate to their significance and that great weight should be given to their conservation; the more important the asset the greater that weight should be. It also advises that the significance of a heritage asset can be harmed by development within its setting and that if any such harm is to be considered acceptable it must require clear and convincing justification in the form of public benefit. Policy CS17 of Fareham Borough Council Core Strategy (2011) expects development to respond positively to and be respectful of heritage assets. Saved policy HE10 of the Fareham Borough Local Plan Review is also relevant and resists development that would harm a local historic park and garden or its setting. The English Heritage Historic Environment Planning Practice Guide (March 2010) and the Guidance document -The Setting of Heritage Assets (2011)- both define setting as 'the surroundings in which an asset is experienced'. They advise that when assessing the impact of development on the setting of a heritage asset views, spatial associations and the historic relationship between places should all be considered. In my view, in considering this proposal it is important to recognise that the established character of the grounds of Blackbrook Grove as a whole provide the surroundings and setting in which it is experienced. As a substantial part of the undeveloped grounds, and one of a number of distinct areas that comprise its gardens, the existing character of the orchard is significant to the integrity and history of the site and the wider setting of the listed house.

This application follows refusal of a recent application for 4 substantial 4 & 5 bedroomed detached houses P/13/0891/FP within the Orchard. This revised application for 2 houses partially overcomes those objections. The prospect of some form of residential development within the Orchard site has not been ruled out either by Hampshire Garden's Trust or English Heritage subject to resolving appropriate layout and design and I would agree with this view. However, although reduced in number and confined to the southern part of the orchard the formal mock Victorian/ Edwardian design does not in my view respond well to the historic context of the site and wider setting of the listed house. English Heritage advice expects new buildings in a historic context to be carefully designed and in my view a successful residential scheme in this location needs to respond better to its historic context, be recessive in size, design and material within the historic garden and grounds and subservient to the scale and architecture of the principle listed building in these respects. Retention and conservation of the character of the northern part of the orchard needs to be ensured.

Proposed changes to the existing access onto Redlands lane would result in a formal access arrangement with kerbs, radii and realigned fencing for sightlines, a more informal approach would be appropriate. The proposed gates which have moved into the site in my view are unnecessarily ornate for the character of the informal driveway through the grounds; retaining the informal low key character of the entrance and driveway is important.

Although reduced from the previous application in my view there is still harm to the setting of the grade II\* house and the character of the historic park and garden designated in the local plan which is not outweighed by any public benefit, a view that is supported by English Heritage, and the application should be refused.

Director of Planning and Development (Ecology) - Previous comments remain valid. The following comments were raised in respect of the previous application for 4 dwellings.

"Further clarification of ecological impacts is required, principally:

A habitat map is not included in the ecological report and therefore the areas and extents of habitats discussed are not completely clear.

Historic aerial photography suggests the site was previously a mosaic of rough grassland, scrub and trees. It seems to have been at least historically highly suitable for reptiles, and therefore the potential for low numbers of reptiles to be present, especially at margins, should be considered in the context of historic, current, and future management.

I understand there to be remaining orchard trees. Consideration should be given as to whether the site or any part of the site meets the criteria of priority habitat - traditional orchards. It is not clear to what extent tree removal will be necessary.

It is not clear whether works to the existing access track are proposed. Impacts to the woodland should be considered, including in the context of dormice. It should be confirmed that the inspection for badger evidence extended throughout and beyond the site boundaries including the wooded area.

I understand that it is intended to retain the boundary hedgerow, however any application should discuss boundary treatments during construction and operation, and thus the construction and operational impacts on these features, including in the context of potential for dormice. Ecological enhancements should be demonstrated in any application and the recommendations set out within the report are welcomed. Any application should make clear what measures will form part of the proposals.

The report highlights that a proposal for four dwellings is not considered to pose a significant threat to the designated sites of Portsmouth Harbour. However, the site is within the area where additional residential units are considered to contribute, at least in combination, to likely significant effects on the Solent European Marine sites. As this proposal will result in net residential increase within the area within which it is considered that new development, at least in combination with other schemes, will result in a likely significant effect on the Solent European designated sites, I would recommend that Natural England are consulted on this scheme for advice, should they not already have been. The schemes may need to secure measures coming forward through the Solent Disturbance Mitigation Project."

### ***Planning Considerations - Key Issues***

The key issues in this case are:

- The principle of development
- The impact on the setting of the grade II\* listed building
- Access
- Nature Conservation
- Trees

#### 1. The Principle of the Development -

The site is located within the urban area where residential infilling, redevelopment and development on neglected and underused land may be permitted, provided it does not adversely affect the character of the surrounding area or amenity of existing residents.

The site consists of garden land which is no longer identified as previously developed land. Whilst this in itself is not reason to resist development, proposals on residential garden sites must be considered against Policy CS17 of the Fareham Borough Core Strategy. This policy requires that all development responds positively to and is respectful of the key characteristics of the area including scale, form and spaciousness.

## 2. The impact on the setting of the grade II\* listed building -

The National Planning Policy Framework (NPPF) in relation to "Conserving and enhancing the historic environment" states that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting .... Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

The relevant statutory bodies have been consulted on the application. The applicant has provided no information with the application to provide justification for the development proposal but in respect of the previously refused proposal for 4 dwellings raised the following matters with Officers on site and it is assumed that these matters remain pertinent to the current application:

- Security - the orchard is set a significant distance from the dwelling and is adjacent to land owned by Fareham College. There have been trespasses arising and it would be easy for damage to be caused to the listed building, not least, fire, given its thatched roof.

- Setting - The setting of the listed building is already compromised more significantly by the visual incursion of Romyns Court (which was constructed on land previously part of the grounds of the listed building), flats off Redlands Lane to the southeast and not least the College.

- The axial way - this continues beyond the site to the south and is in a poor state where it is within the grounds of the College. The impact of the proposed development on this is therefore overstated.

- Maintenance - the scale of the grounds is disproportionate to the dwelling and are a burden that make the upkeep of this important building difficult. Development of the orchard would assist in securing the future of the listed building.

- Design - the design and detail of the proposed dwellings has been carefully considered and the scale is considered appropriate to the scale of the site. The scale and bulk of the buildings is no greater than that already permitted in Romyns Court.

- Condition of Orchard - many of the orchard trees have been lost and it the site is no longer suitable for this use leaving a stark and underused area.

Both English Heritage and the Director of Planning and Development (Conservation) continue to raise objection to the proposed development although those objections have

been refined to take account of the reduced amount of proposed development.

In summary, the concerns raised continue to be in respect of the impact of the development on the setting of the Grade II\* Listed Building. Whilst it is acknowledged that the reduction in dwelling numbers represents an improvement over the previous application nonetheless it is considered that the form and layout of the development and the scale and design of the proposed dwellings remain harmful to the setting of the Listed Building with no identified public benefit. In particular English Heritage have drawn attention to the extensive form of the driveway in front of the proposed dwellings; the lack of any enhanced planting to add to the screening of the development but most significantly to the scale and design. English Heritage have indicated how large dwellings such as Blackbrook Grove might have seen ancillary buildings and possibly dwellings in their grounds associated, perhaps, with staff but that these would not have been of the scale of the proposed dwellings. They have indicated that if development of the site is to be permitted then the development will need to in some way reflect the scale and design of dwellings that might otherwise be seen in this setting. The proposed development does not achieve this element of harmony with its surroundings.

Furthermore the Council can demonstrate at least a 5.25 year supply of housing as required by paragraph 47 of the NPPF such that there is no identified 'need' to allow the dwellings as proposed contrary to the advice of English Heritage and third party comments regarding affordable housing.

### 3. Access -

It is considered that the principle of accessing the site in the manner proposed via an existing access on to Redlands Lane is acceptable. Although the Director of Planning and Development (Transport) has raised concern over extent of the junction works, the access point is existing as is the drive and proposed improvements previously put forward as part of the refused application were not objected to. The proposed gates have been set further into the site than on the previous proposal where they were located close to the road frontage. The Director of Planning and Development (Transport) did not raise issue with the form of the access as submitted with the previous application and, with the exception of the repositioning of the gates, this has not changed.

The Director of Planning and Development (Conservation) has suggested that the proposed access might best be more informal (including the gates), however, the gates are now set within the wooded area of the site and would not be visible from either the public highway or from the Listed Building. No reason for refusal was included with the previous application which proposed gates on the frontage with Redlands Lane. English Heritage have not raised objection to this element of the proposals.

### 4. Nature Conservation -

Natural England have concluded that all new residential development within 5.6km of the coastal Special Protection Areas will have a significant impact upon the nature conservation interests of those sites. Consequently, in the absence of an appropriate assessment to ascertain that there will not be an adverse effect on the integrity of the designated sites or mitigation measures then the proposed development would not be acceptable.

It is also considered that the level of ecological information provided with the application is insufficient to ascertain whether or not there would be harm arising to protected species on the site itself. A Phase 1 Ecological Survey, which was considered deficient in certain areas,



was submitted with the previously refused application but has not been submitted with the current application.

## 5. Trees

The third party objection has raised concern that the increase in the use of the drive would adversely affect the health of adjacent trees. The Director of Planning and Development (Arboriculture) has been consulted and has raised no objection to the development.

### Conclusion

It is the view of Officers that the application site does have potential for a small scale residential development, however, the layout and design of the proposed dwellings has little changed from the previously refused development in that (with minor alterations to the drive, position of carports, and the elevational orientation of the dwellings) the proposals effectively involve simply the removal of the northern two plots. Whilst the impact of the proposed development upon the setting of this important Grade II\* Listed Building is lessened over that of the previously refused proposals, nonetheless it is still considered that the development would be sufficiently harmful to that setting, with no recognised public benefit, to still justify refusal of permission. The applicant has offered no further justification in support of the application.

### **REFUSE**

The proposed development would be contrary to the guidance set out in the National Planning Policy Framework, to Policies CS6 and CS17 of the Fareham Borough Core Strategy, Policies DG4, C18 and HE10 of the Fareham Borough Local Plan Review and Policies DSP2, DSP6, DSP13 and DSP15 of the draft Fareham Borough Local Plan Part 2: Development Sites and Policies and is otherwise unacceptable in that:

(i) by reason of the form of layout and the bulk and design of the proposed dwellings, the development would be harmful to the setting of this important Grade II\* Listed Building;

(ii) the development would result in additional dwellings and therefore additional recreational pressure upon the nationally and internationally designated nature conservation sites including the Portsmouth Harbour Site of Special Scientific Interest (SSSI), the Portsmouth Harbour Special Protection Area (SPA) and RAMSAR site. In the absence of an appropriate assessment to ascertain that there will not be an adverse effect on the integrity of these designated sites or mitigation measures it is considered that the proposed development would result in significant harm to the nature conservation interests of these important sites.

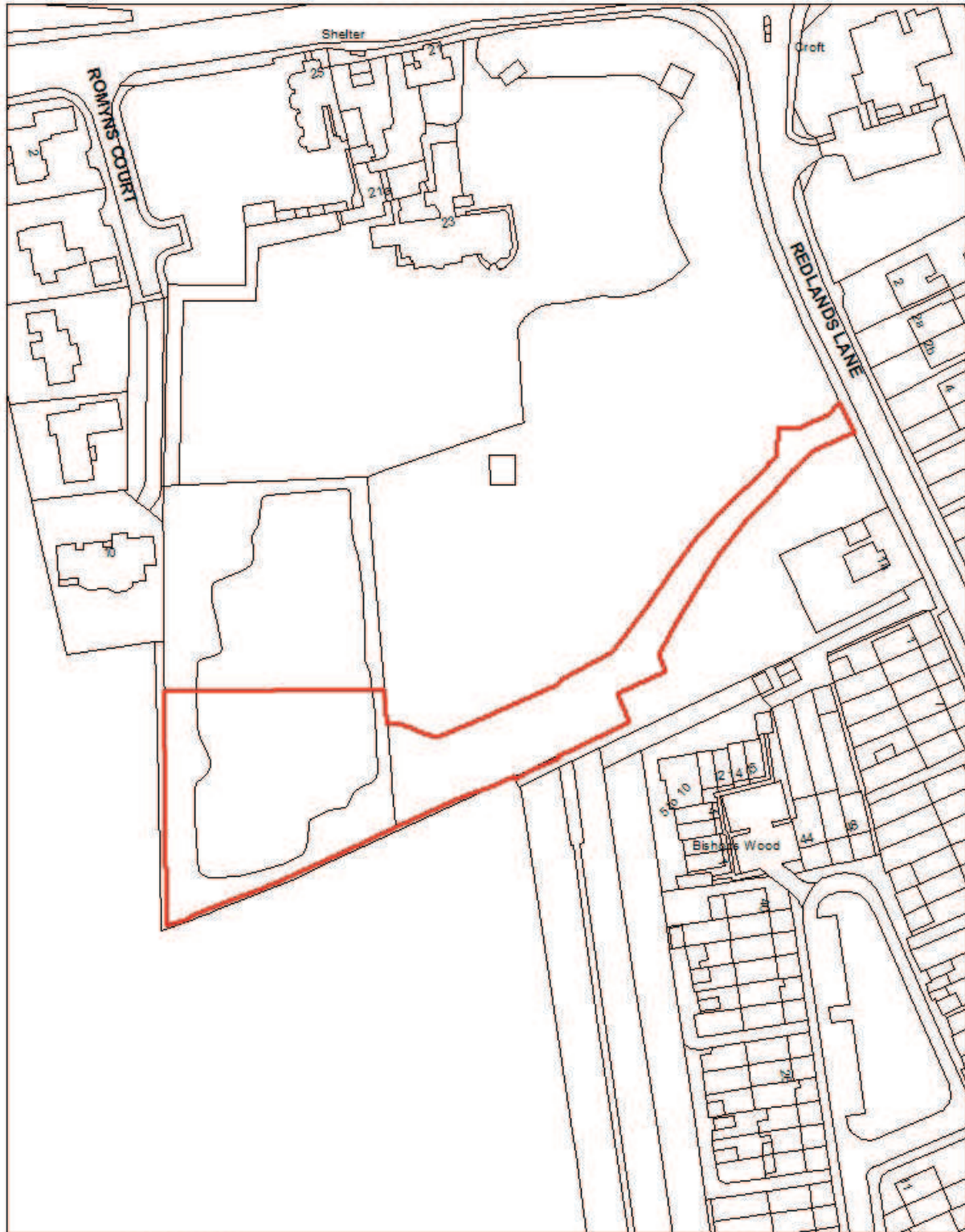
(iii) insufficient information has been provided to demonstrate that any protected species that may be present on the site will not be harmed or that adequate mitigation will be provided if necessary.

### **Background Papers**

P/13/0891/FP; P/14/0203/FP



# FAREHAM BOROUGH COUNCIL



23 The Avenue  
Scale 1:1,250



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# Agenda Item 6(11)

P/14/0211/SU

FAREHAM SOUTH

CAIP LTD

AGENT: CAIP LTD

REPLACEMENT OF EXISTING 12.5M MONOPOLE AND 2 CABINETS WITH A 15M MONOPOLE AND 3 CABINETS

MILL ROAD/GOSPORT ROAD FAREHAM HANTS

## ***Report By***

Mark Wyatt x.2412

## ***Introduction***

This application is presented to the Planning Committee in accordance with the Council's scheme of delegation.

## ***Site Description***

The application site is located on the western side of the Gosport Road heading south out of Fareham town at the junction with Mill Road. The site is on a grassed verge set back from the main carriageway and the northwards approach to the roundabout. The verge is dissected by a footpath adjacent to which is the proposed application site.

## ***Description of Proposal***

This application seeks confirmation that "Prior Approval is Not Required" for the replacement and installation of new telecommunications apparatus.

The application is made pursuant to Schedule 2, Part 24, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended. This part of the Order requires the applicant to apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required to the Siting and Appearance of the development only.

In this case the site already accommodates a 12.5m monopole antenna with a single dark green coloured cabinet at ground level. The existing mast is a simple cylindrical shape in a dark brown colour, not dissimilar in appearance, although higher, to a telegraph pole.

This proposal seeks to replace the 12.5m high mast with a new 15m high mast, a difference in height of 2.5m. At ground level it is proposed to install three new equipment cabinets and retain the existing one.

The application proposes that the proposed mast will also be of brown coated steel and the equipment housing will be of green coated steel. The existing cabinet is retained given that it provides the power supply. Two of the proposed cabinets will be for each of the two operators (one each) and a third new cabinet is for the BT connection.

The application drawings are supported with:

- supporting statement
- panoramic views at 12.5m and 15m
- background information for telecommunications development
- ICNIRP certificate

## ***Policies***

The following policies apply to this application:  
The National Planning Policy Framework (NPPF)  
The Planning Practice Guidance (PPG)

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP2 - Design

DSP55 - Telecommunications

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

FS7 - Telecommunications

***Relevant Planning History***

The following planning history is relevant:

**P/09/0072/SU**      **INSTALLATION OF 12.5 METRE TELECOMMUNICATIONS COLUMN TO RESEMBLE TELEGRAPH POLE, EQUIPMENT CABINET AND ANCILLARY DEVELOPMENT**  
PRIOR APPR NOT 19/03/2009  
REQ'D

**P/09/0073/SU**      **INSTALLATION OF 12.5 METRE TELECOMMUNICATIONS COLUMN, EQUIPMENT CABINET AND ANCILLARY WORKS**  
REFUSE                      19/03/2009

***Representations***

None

***Consultations***

Director of Planning & Development(Highways):- No objection

Director of Planning & Development(Conservation):- No objection

***Planning Considerations - Key Issues***

The key considerations for consideration are:

- The principle of development
- Siting
- Appearance
- Other matters

**THE PRINCIPLE FOR DEVELOPMENT:**

Decision P/09/0072/SU facilitated the installation of the existing mast and ground cabinet on the site.

As a result of a joint operation agreement between Vodafone and Telefonica UK this site has been identified to support the antenna for both operators. As such Vodafone Limited, as the applicant, is seeking to effectively replace the existing mast and share the structure with the existing operator on this site. The installation of the additional antenna for the

applicant is what essentially requires the increase in height of the mast. The new structure will also ensure that adequate 4G coverage is provided to this part of the Borough.

Saved Policy FS7 of the Borough Local Plan Review permits telecommunications developments providing it is located such that it will have a minimal visual impact, sharing of facilities is explored by the applicant, landscape mitigation is provided when appropriate and that the equipment is removed and land restored when no longer needed.

The NPPF advises Local Planning Authorities that the number of masts and base stations should be kept to a minimum (para 43). As such the option of two operators sharing an existing location is considered acceptable in principle in order to prevent the need for a new additional mast to be sited elsewhere in the borough.

## SITING

As described above, Part 24 of the General Permitted Development Order only facilitates the ability to consider 'siting' and 'appearance'. In this case the siting of the mast is in a location which already benefits from a telecoms installation. As such the siting of communications equipment in this location has already been considered as acceptable.

The site is an urban location with a busy thoroughfare for traffic heading south out of Fareham towards Gosport running adjacent to the site. The proposed siting is back from the highway and the cabinets are set against the boundary wall to number 99 Gosport Road. The mast is in a similar location to the existing such that the mast and cabinet location continues to be acceptable.

## APPEARANCE:

Being sited on a verge adjacent to a busy roundabout there is a lot of street furniture that contributes to the visual amenities of the area. Lighting columns are present as are telegraph poles. Traffic signs, road markings, bus stops and litter bins are also all near to the application site. As such the provision of additional base cabinets, hard up against the boundary wall of number 99 are such that their appearance are not considered to be demonstrably harmful to the character of the area.

The existing mast with its brown, almost timber like, appearance follows a previous refusal for a 12.5m mast. this refusal was due to the impact of the more industrial appearance of a mast on the character and appearance and visual amenities of the area.

The applicant is mindful of the planning history for the site such that the scheme proposes the same brown finish to the proposed mast as the existing. The dark colour of the proposed mast will help it integrate with the two mature trees that sit within the grounds of number 99, the highest of which is a similar height to the proposed mast. Whilst the proposal will be visible in views along Gosport Road, the additional height in combination with the mast being of a dark colour, is on balance, considered to be acceptable.

Number 99 is a listed building and as such the appearance of the mast and its additional height could have an impact upon its setting. As a result of the applicants submission that the mast is proposed to be coloured a dark colour the proposal is not considered to result in any demonstrable harm to the amenity of the area or the setting of the listed building and as such the proposed installation does not require the submission of further details for consideration by the Local Planning Authority.

Were the siting to be unacceptable the operator would seek to secure an alternative site

which could lead to further installations and impact upon the visual amenities of the town. This would clearly conflict with the aims of the NPPF and the saved policy FS7.

**OTHER MATTERS:**

It is noted that the application has completed, as part of the submission, the declaration that the installation will be in compliance with the guidelines of the International Commission on Non-Ionising Radiation (ICNIRP).

***Recommendation***

Prior Approval not Required.

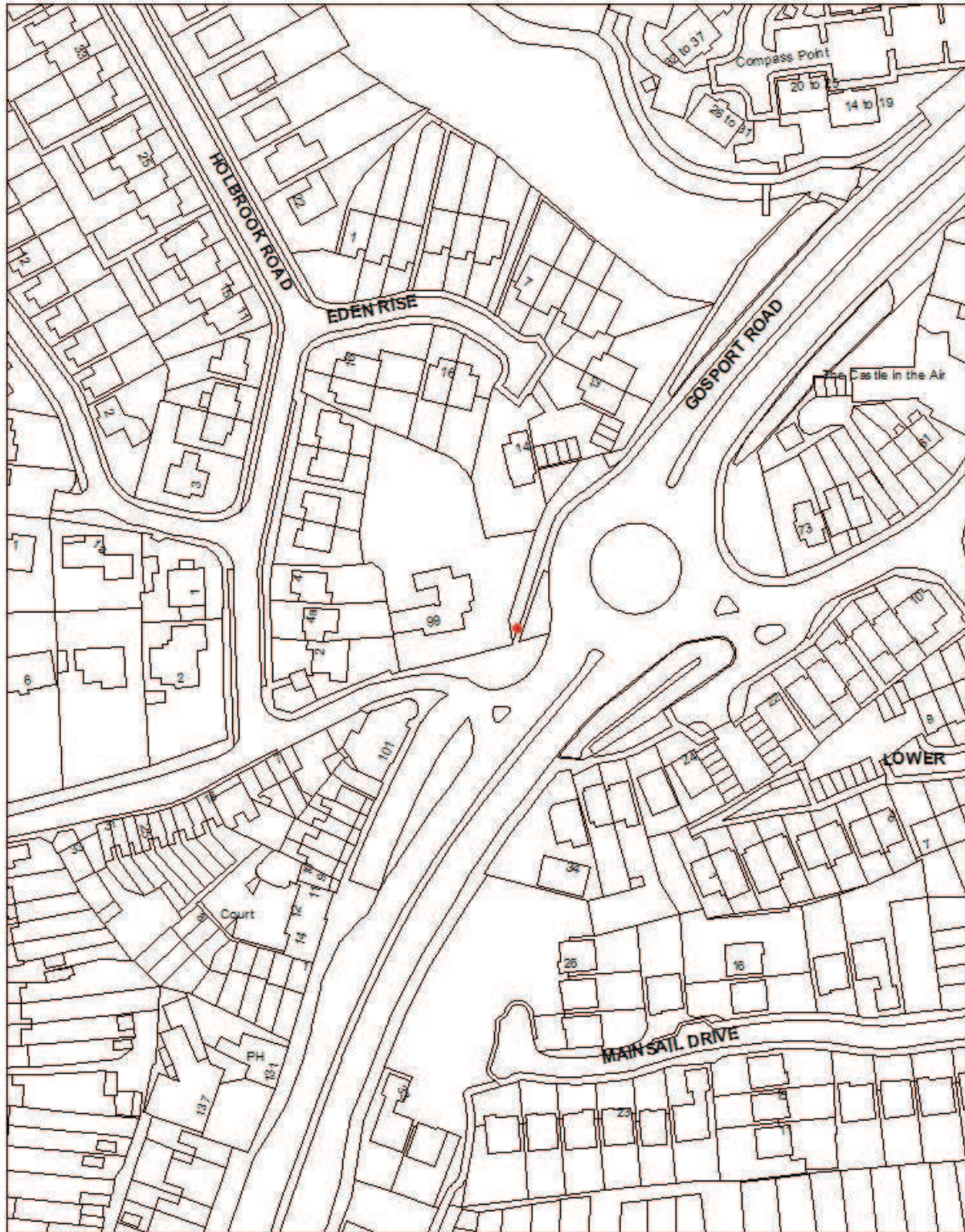
***Background Papers***

P/09/0072/SU, P/09/0073/SU



# FAREHAM

BOROUGH COUNCIL



Mill Road/Gosport Road  
Scale 1:1,250



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**ZONE 3 - EASTERN WARDS**

Portchester West  
 Hill Head  
 Stubbington  
 Portchester East

Reference		Item No
<b>P/14/0142/FP</b> HILL HEAD	5 COTTES WAY EAST FAREHAM PO14 3NG ERECTION OF EXTENSION AND SUB-DIVISION OF EXISTING DWELLING TO CREATE AN ADDITIONAL SEMI-DETACHED DWELLING WITH ASSOCIATED PARKING PROVISION & DETACHED GARAGE FOR EXISTING DWELLING	<b>12</b> <b>PERMISSION</b>
<b>P/14/0147/CU</b> STUBBINGTON	41-45 STUBBINGTON GREEN - UNIT B - PART OF - FAREHAM PO14 2LE CHANGE OF USE OF PART OF 41-45 STUBBINGTON GREEN TO A MIXED A1/A3 COFFEE SHOP WITH OUTSIDE SEATING	<b>13</b> <b>PERMISSION</b>
<b>P/14/0210/FP</b> HILL HEAD	3 HAVEN CRESCENT FAREHAM HAMPSHIRE PO14 3JX ALTERATIONS AND EXTENSIONS TO DWELLING INCLUDING GROUND FLOOR REAR (NORTH) AND SIDE (WESTERN)EXTENSIONS; FIRST FLOOR EXTENSION INCLUDING NEW ROOF; PROVISION OF FIRST FLOOR BALCONIES AND COVERED VERANDA AND NEW GARAGE TO REPLACE EXISTING AND VEHICULAR ACCESS FROM NORTH-EAST FRONTAGE OF SITE	<b>14</b> <b>PERMISSION</b>
<b>P/14/0243/SU</b> PORTCHESTER EAST	CARLTON ROAD - TELECOMMUNICATIONS BASE - LAND AT HIGH SLOPES COMMUNITY HALL - FAREHAM PO16 8JH REPLACE EXISTING 12.5M HIGH MONOPOLE MAST WITH 15M HIGH MONOPOLE MAST WITH 2 NO. 300MM DISH ANTENNAE TOGETHER WITH ONE GROUND BASED CABINET	<b>15</b> <b>PRIOR APPR</b> <b>NOT REQRD</b>

# Agenda Item 6(12)

P/14/0142/FP

MR & MRS BAGLEY

HILL HEAD

AGENT: ROSENTHAL DESIGN  
SERVICES LTD

ERECTION OF EXTENSION AND SUB-DIVISION OF EXISTING DWELLING TO CREATE AN ADDITIONAL SEMI-DETACHED DWELLING WITH ASSOCIATED PARKING PROVISION & DETACHED GARAGE FOR EXISTING DWELLING

5 COTTES WAY EAST FAREHAM PO14 3NG

## ***Report By***

Graham Pretty (Ext.2526)

## ***Introduction***

This application is brought before committee under the adopted scheme of delegation following the receipt of letters of objection.

## ***Site Description***

This application relates to a site within the urban area of Hill Head on the corner of Cottes Way East and Cottes Way. The site is occupied by a detached chalet bungalow. The dwelling has an attached garage to the eastern side which has a flat roof.

## ***Description of Proposal***

Planning permission is sought for extensions to the dwelling and conversion to form a pair of semi-detached dwellings. The proposed extensions would be to the eastern side of the existing dwelling bringing the front elevation of this part of the building forwards in line with the western side. A new roof would be provided to the eastern side of the dwelling to increase the amount of first floor accommodation. The new roof would extend over the position of the current flat roofed garage which would be rebuilt to become habitable accommodation.

Two car parking spaces would be provided on the frontage of Cottes Way East for the resultant new dwelling. A detached garage is proposed to the west side of the existing dwelling with two car parking spaces on a new driveway with access on to Cottes Way.

The existing garden would be divided to provide each dwelling with an amenity space.

## ***Policies***

The following policies apply to this application:

National Planning Policy Framework (NPPF)  
Planning Practice Guidance

## **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

CS11 - Development in Portchester, Stubbington and Hill Head

CS2 - Housing Provision

CS6 - The Development Strategy

CS5 - Transport Strategy and Infrastructure



## **Fareham Borough Local Plan Review**

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

## **Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

## **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

## ***Relevant Planning History***

The following planning history is relevant:

<b><u>P/13/0182/FP</u></b>	<b>ERECTION OF EXTENSION AND SUB-DIVISION OF EXISTING DWELLING TO CREATE AN ADDITIONAL SEMI-DETACHED DWELLING</b>
	REFUSE                      22/05/2013

## ***Representations***

Two letters have been received objecting on the following grounds:

- Semi-detached properties are out of keeping with the prevailing character of development
- The modern design is not in keeping with the established character of dwellings in the area
- Overdevelopment of the site
- The proposed tandem car parking spaces accessing Cottess Way will as a result of the tandem spaces proposed, result in parking on street which will make access to existing properties, opposite, difficult

## ***Consultations***

Director of Community (Environmental Health) - No objection

Director of Planning and Development (Transport) - No objection subject to conditions

## ***Planning Considerations - Key Issues***

The key issues in this case are:

- The Planning History of the site
- The Principle of the Development
- The Impact on the Character of the Area/Visual Merit of the Streetscene
- Impact on Neighbouring Properties
- Residential Amenity
- Highways
- Ecology

## ***Planning History***

Planning application P/13/0182/FP for the same development as currently proposed was refused under delegated powers on 22nd May 2013. The refusal was solely on the grounds

of the proximity of the revised car parking and access for the existing dwelling being too close to the junction of Cottes Way and Cottes Way East where reversing on to the highway would be considered hazardous. The reason for refusal was as follows:

"The proposed development would be contrary to Policies CS5 and CS17 of the Fareham Borough Core Strategy and is unacceptable in that; the proposal would not make adequate provision within the site to enable a vehicle to turn and so enter and leave the site in a forward gear. In the absence of a turning facility on site vehicles would either enter or leave the site in reverse gear. Given the proximity of the proposed vehicular crossover to the road junction of Cottes Way East and Cottes Way it is considered that this would be detrimental to highway safety."

#### Principle of Development

The site is located within the urban area where residential infilling, redevelopment and development on neglected and underused land may be permitted, providing it does not adversely affect the character of the surrounding area or amenity of existing residents.

The proposal would result in the intensification in use of a single residential plot and thereby results in the development of garden land. Whilst this would not be identified as previously developed land this in itself is not reason to resist development. Proposals on residential garden sites must be considered, in the context of the character of the area as required under paragraph 53 of the NPPF and against Policy CS17 of the Fareham Borough Core Strategy. This policy requires that all development responds positively to and is respectful of the key characteristics of the area including scale, form and spaciousness. Subject to these considerations the principle of the development is considered acceptable.

#### Impact on Character of the Area/ Visual Amenity of the Streetscene

The existing dwelling sits on a corner plot which is relatively wide in comparison to those within the surrounding area.

Cottes Way East consists largely of bungalows a number of which have first floor accommodation within the roof space. There are however chalet bungalows with dormer windows visible to the east of the application site closer to Crofton Lane and full two storey height properties immediately to the west along Cottes Way. The proposal would not actually raise the height of the roof of the existing dwelling but it would introduce further first floor accommodation and increase the bulk of the roof whilst retaining a chalet style appearance. The proposal would result in the formation of a second gable end to the front elevation to mirror an existing feature. Glazing panels would be used on the gable end at both ground and first floor level giving a more modern appearance. Whilst this design approach may be different to the more traditional appearance of neighbouring properties this does not make it unacceptable and in paragraph 65 the NPPF warns Planning Authorities away from rejecting development simply because it differs from the existing if it is not in fact harmful to the prevailing character. Officers consider that the proposal with its single storey scale and gabled design would be sympathetic to the character of Cottes Way East and would not be detrimental to the visual amenity of the streetscene. No reason relating to the character of the area was put forward against the previous application.

#### Impact on Neighbouring Properties

The neighbouring property to the east has a secondary lounge window within the side



elevation sited towards the rear of the dwelling. There is currently approx 3.5m between the two dwellings with the neighbour's window facing towards the flat roofed garage of the application property. Whilst this separation distance would not be reduced the new extension would replace the garage in the same position. There is some vegetation on the boundary which is within the control of the neighbouring property. At the time of the officers site inspection this vegetation obscured any outlook from the lounge window and had a direct impact on the light available to this room. In this respect officers do not consider that the proposal would have any detrimental impact in terms of further loss of light or outlook than the existing vegetation which the objector has chosen to retain and in any event a 2m high means of enclosing the boundary could be constructed without the need for express planning permission. Again, no reason relating to the impact upon neighbours was put forward on the previous application.

### Residential Amenity

It is considered that the subdivision of the plot would provide adequate amenity space to serve both the proposed dwellings, providing a 12m by 7m rear garden for the new plot and a 10m by 21m rear garden for the existing. This would not be detrimental to the character of the area.

### Highways

The eastern dwelling would utilise the existing access on to Cottess Way East with two car parking spaces provided side by side on the property frontage. These arrangements are considered acceptable as the existing dwelling currently has no on-site turning available.

The current application addresses the previous reason for refusal by separating the accesses for the two dwellings and providing the existing dwelling with an access on to Cottess Way. Although representation has been received on the grounds that tandem spaces would result in manoeuvring on the highway and/or parking on street, causing issue for existing residents on the opposite side of Cottess Way, the use of tandem car parking spaces is not unusual within residential areas and there is no highways objection to the proposals.

### Ecology

Recently gathered evidence demonstrates that new development can reduce the quality of the important bird habitat in the Solent Special Protection Areas (SPAs). Any development that would result in an increase in the local population may have an impact either alone or in combination with other developments upon the SPAs. Development can increase the population at the coast and thus increase the level of disturbance and the resultant effect on the SPA's conservation objectives.

A legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project interim strategy, represents an agreed approach to mitigation.

### Conclusion

The application is for a new dwelling within the urban area. The principle of such development is acceptable in policy terms and a previous application was refused only on highway grounds. The application remains the same as previously submitted with the exception of the provision of a garage and rearranged car parking and access which now

overcome the previous objection.

***PERMISSION***

Subject to the completion of a Planning Obligation under S106 of the Town and Country Planning Act 1990 to the satisfaction of the Head of the Southampton and Fareham Legal Services Partnership to secure a financial contribution towards off site ecological mitigation measures by 31 July 2014 and to conditions and notes as follows:

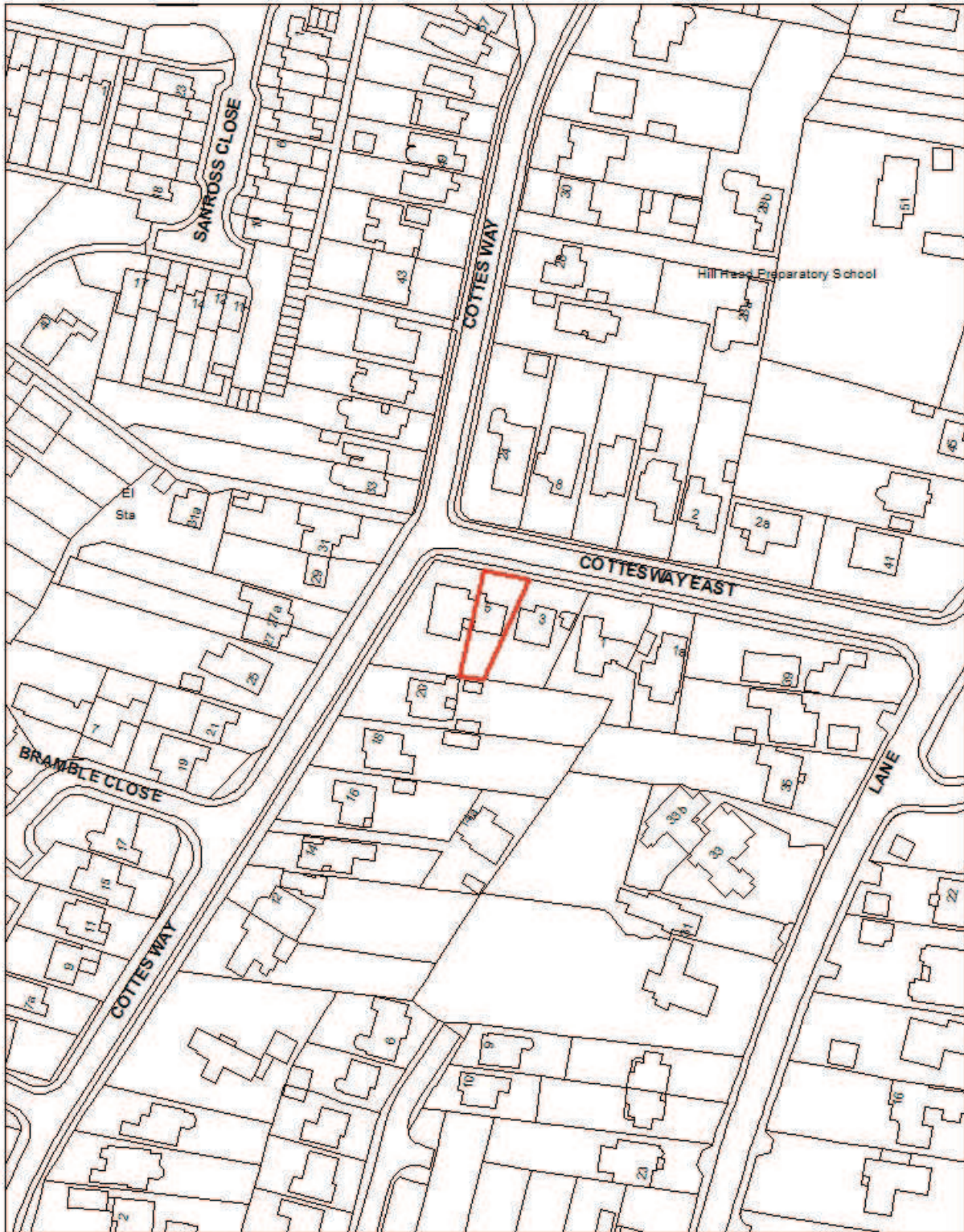
Matching materials; Access and car parking as on approved plans; removal of permitted development rights; hours of work; mud on road; no burning.

***Background Papers***

P/13/0182/FP; P/14/0142/FP

# FAREHAM

BOROUGH COUNCIL



5 Cottes Way East  
Scale 1:1,250



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# Agenda Item 6(13)

P/14/0147/CU

PREMIER COFFEE LTD

STUBBINGTON

AGENT: WALSINGHAM  
PLANNING

CHANGE OF USE OF PART OF 41-45 STUBBINGTON GREEN TO A MIXED A1/A3  
COFFEE SHOP WITH OUTSIDE SEATING

41-45 STUBBINGTON GREEN - UNIT B - PART OF - FAREHAM PO14 2LE

## ***Report By***

Arleta Miszewska ext. 4666

## ***Site Description***

The application site is situated in the south-east corner of Stubbington Green within Stubbington district centre and was until recently occupied by Budgen Store Limited. The building is predominantly a two storey high brick building with residential accommodation at first floor level.

The commercial unit (unit B), which this application relates to, emerged from a recent subdivision of the store (A1 retail) into two separate units, due to the existing floorspace being larger than the optimum size required by the new occupier. As the application only required a subdivision of the unit, the smaller unit maintained the A1 retail use, which is now proposed to be changed to a mixed use of A1 (retail) and A3 (restaurants and cafes).

## ***Description of Proposal***

Planning permission is sought for a change of use of the unit from single A1 (retail) to mixed A1 (retail) and A3 (restaurants and cafes).

The proposed opening hours are 7am to 7.30pm Monday to Saturday and 8am to 6.30pm on Sundays.

The greatest part of the proposed use will be selling speciality coffee both for consumption on and off the premises. A small proportion of the food to be sold will be reheated on the premises, but none of it cooked there. Tables and chairs are also proposed outside.

## ***Policies***

The following policies apply to this application:

### **Approved Fareham Borough Core Strategy**

CS3 - Vitality and Viability of Centres

### **Development Sites and Policies**

DSP34 - Development in District Centres, Local Centres, and Local Parades

### **Fareham Borough Local Plan Review**

S7 - Non-Retail Uses in the District and Local Centres

## ***Relevant Planning History***

The following planning history is relevant:

**P/14/0024/FP**

**REPLACEMENT SHOPFRONT, SUB-DIVISION INTO TWO**

## SEPARATE RETAIL UNITS AND THE INSTALLATION OF 2NO. FIRE EXIT DOORS

APPROVE

28/02/2014

### ***Representations***

As a result of public consultation the Council has received 47 letters, including 35 letters of objection and 12 letters of support. A petition consisting of 275 signatures was also received objecting to the proposal. The summary of comments follows as:

Reasons for objection:

1. Commercial business structure of the village is fragile,
2. Two cafeterias went bust,
3. No-through traffic to bring new customers,
4. Will operate at a loss,
5. There are four outlets selling coffee, two of these are small and will be affected by Costa,
6. Stubbington does not need multinational companies,
7. We need to support independent business,
8. There is already Costa in the village: at the local Shell filling station,
9. Would not contribute to the family style atmosphere or support with the local festivities,
10. Too many Costa coffee shops around the area,
11. We need practical shops, like shoe repairers,
12. Parking issue in the village,
13. MNC will drive up the cost of rent for local businesses,
14. Will ruin the community feeling and turn our village into a town,
15. Chairs and tables on the pavement would cause an obstruction for both pedestrians and those on mobility scooters,
16. Will inevitably force the independent local firms out of business,
17. Will contribute towards loss of local distinctiveness and homogenisation,
18. The proposed co-op proposed will not be big enough if the coffee shop takes one 3rd of the overall size of the area,
19. The proposed Costa seems out of proportion to the whole outlet, appears to be much bigger than Costa at Tesco in Fareham and at Cosham,
20. One more would mean 25% of all businesses in Stubbington Green would be eat in/takeaway outlets,
21. I would like to see a delicatessen counter, a bakery, a toy/pet shop rather than a national chain,
22. Co-op should use this space,
23. Will add litter, stink of cigarettes and provide a loitering point for young people,
24. A large international outlet will have no interest in the village itself, except for making a profit from it, which will not stay local and will not recirculate,
25. Costa is a town centre business not a village one,

Reasons for support:

1. Will provide a decent social meeting space,
2. Will provide local jobs,
3. Well known company trading in Stubbington can only benefit all,
4. Will attract more people to the village,
5. Welcome addition to the variety of shops,
6. Not all the traders are against this proposal,



7. Will be of benefit to the village adding a non alcohol cafe type outlet,
8. Will give an additional boost to the local economy,
9. Will be good for most of the trader's,
10. The brand is fantastic and is a UK owned business,
11. A bit of proper competition never hurt,
12. Will be a valuable asset to the village,
13. This will be a purpose built premises,
14. Will give an opportunity to have a branch of a very successful enterprise,
15. Will draw people to stay in the village after they have done their shopping at the new Co-op,
16. I would rather have the store occupied than empty,
17. Will offer a valuable rest place where people can watch the world go by,
18. Costa is quality value for money product,

### ***Consultations***

Director of Community (Environmental Health) - no adverse comments in respect of this application provided that a noise/odour impact assessment is submitted for any future extract ventilation system/air conditioning units.

Director of Planning & Development (Strategy) - no objection.

### ***Planning Considerations - Key Issues***

The main issue is the effect of the coffee shop use on the viability and vitality of Stubbington's district centre, having regard to relevant policy for the protection of district centre retail function and therefore the planning policies set out above.

Stubbington is a stable and relatively successful local centre with a low vacancy rate. The Retail Health Check undertaken Summer 2013 shows that there were 44 units in the centre of which one was vacant at the time of the survey. Of these, there were two A3 units within the confines of Stubbington District Centre of which only one is a cafe. A1 (Retail) units make up 60% of all units and are clearly the dominant use in the centre. The proposal would not diminish this dominance but would add to customer choice.

Policy CS3 seeks to "promote competition and consumer choice, whilst maintaining and strengthening the individual character, vitality and viability of the centre."

Policy S7 states that changes of use of the ground floor from Class A1 retail to non-retail will be permitted provided that:

- A) the use would not extend or consolidate existing non-retail uses so that they would dominate the character of the area and shoppers would be discouraged from using the centre or parade;
- B) the non-retail use provides a service appropriate to a shopping centre, such as financial and professional services, a launderette, cafes or restaurant; and
- C) a shop window display will be maintained.

This is reflected in emerging Policy DSP34 of the Development Sites Plan. Given that the use partially maintains retail use, it cannot constitute a non-retail use consolidation. Therefore it meets all the conditions of Policy S7 and subsequently Policy DSP34.

Turning to the evidence provided by the applicant, this demonstrates that coffee use attracts a significant flow (25%) of customers throughout the day. It is unlikely that a wholly

A1 use occupying such a small unit would attract so many more customers.

A number of local residents have written in to object to the perceived introduction of a multinational "chain" outlet into what they consider to be a traditional village with a rich and diverse mix of local shops and food outlets. Whilst it is important to consider the effect of the proposal on the character of the village centre it is not within the remit of the planning system to assess whether a so-called "high street" name would be in keeping with other "independent" traders or how the introduction of such would impact on the business prospects of other nearby cafes. Setting aside the fact that the application is being put forward by a well-known national coffee vendor, the proposal in this location is clearly appropriate given that other such uses exist within the same centre.

A further common concern of objectors to the application was that the hot food takeaway would lead to increased littering in the local area. Officers do not consider that the proposed use would result in increased litter, due to the small amount and the nature of the food product being sold.

Finally, Officers do not consider that the proposed use would result in a material increase in the number of trips into the village centre. The application site is located in the district centre easily accessible by various modes of transport and with public parking nearby available for use by visiting customers and delivery drivers. Therefore Officers do not anticipate any detrimental highway implications of the proposed use upon the function of the centre.

In light of this and considering the wording in the relevant policies and their collective vision of encouraging the vitality and viability of district and local centres while preventing consolidation of non-retail uses, the proposal is considered to be acceptable.

### ***Recommendation***

PERMISSION: Opening hours 0700 - 1930 Monday to Saturday and 0800 - 1830 Sunday and Bank Holidays; noise/odour impact assessment to be submitted for any future extract ventilation system/air conditioning units.

### ***Background Papers***

P/14/0147/CU

# FAREHAM BOROUGH COUNCIL



41-45 Stubbington Green  
Scale 1:1,250



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# Agenda Item 6(14)

**P/14/0210/FP**

**HILL HEAD**

MR JEREMY WESTCOTT

AGENT: PIKEPLANNING

ALTERATIONS AND EXTENSIONS TO DWELLING INCLUDING GROUND FLOOR REAR (NORTH) AND SIDE (WESTERN) EXTENSIONS; FIRST FLOOR EXTENSION INCLUDING NEW ROOF; PROVISION OF FIRST FLOOR BALCONIES AND COVERED VERANDA AND NEW GARAGE TO REPLACE EXISTING AND VEHICULAR ACCESS FROM NORTH-EAST FRONTAGE OF SITE

3 HAVEN CRESCENT FAREHAM HAMPSHIRE PO14 3JX

## ***Report By***

Kim Hayler - Ext 2367

## ***Site Description***

The application site comprises the residential curtilage of this detached chalet style bungalow. The site is located on the inside of the south-eastern curve of Haven Crescent, a residential street within the designated urban settlement area.

The existing dwelling features a dual-pitched roof covered with concrete interlocking tiles and with a ridgeline running east to west. A dormer window is set within the south facing roof plane and another on the opposite northern roof plane. A single storey extension is attached to the western side of the dwelling whilst there are conservatories on the northern and southern sides of the building also.

Vehicular access is provided via a set of gates and pavement crossover at the southwestern corner of the plot. A driveway runs along the western boundary of the site and leads to a detached garage outbuilding at its north-western corner.

The area includes a wide variety of dwelling styles generally set within spacious plots.

## ***Description of Proposal***

Permission is sought for a range of alterations and extensions to the dwelling including:

Single storey extensions to the side (western) and rear (northern) elevations and a first floor extension including the reconstruction of the roof. A verandah and balcony would be formed at the front returning to the side (eastern) elevation. A new access would be formed from the eastern side of the plot which would serve a new garage to be constructed in the northern corner of the rear garden.

## ***Policies***

The following policies apply to this application:

### **Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

### **Approved SPG/SPD**

RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document,

### **Development Sites and Policies**

DSP2 - Design

***Relevant Planning History***

The following planning history is relevant:

**P/13/1109/FP**      **ALTERATIONS AND EXTENSIONS TO DWELLING INCLUDING TWO STOREY EXTENSION TO EASTERN SIDE, REMODELLING OF EXISTING BAY WINDOW, FIRST FLOOR EXTENSION TO WESTERN SIDE, NEW PORCH, ALTERATIONS TO ROOF, PROVISION OF FIRST FLOOR BALCONIES, NEW CHIMNEY AND PROVISION OF COVERED VERANDA.**  
REFUSE                      12/02/2014

***Representations***

Three letters of objection have been received raising the following concerns:

The building design is out of character with the surrounding area;  
Windows and balcony to the front resulting in overlooking of properties across the road.

***Consultations***

Director of Planning and Development (Highways) - no objection subject to conditions

***Planning Considerations - Key Issues***

On 12 February 2014 (P/13/1109/FP refers) planning permission was refused for alterations and extensions to the application property, including a two storey extension to the eastern side, remodelling of the existing bay window, first floor extension to the western side, new porch, alterations to roof, provision of first floor balconies, new chimney and provision of a covered varandah. The reason for refusal was as follows:

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that, by virtue of the resultant excessive scale and massing of the dwelling, unsympathetic design and positioning in close proximity to the frontage boundary with Haven Crescent, the proposed extensions and alterations would be harmful to the appearance of the dwelling and the visual amenities and character of the streetscene by failing to respond positively to and be respectful of the key characteristics of the area.

An appeal was lodged and subsequently dismissed on 31 March 2014.

The Inspector concluded that although the proposal would result in a new design theme within the area, due to the eclectic range of existing buildings nearby, he did not consider the new design would be inappropriate as a matter of principle. Furthermore the Inspector concluded that the first floor windows and balcony to the front of the property, which would look towards the front gardens of properties opposite the site, would not harm the living conditions of those neighbouring properties due to the separation distances involved. He did however consider that the proposal would result in the revised building encroaching substantially beyond the existing position of the dwelling, projecting beyond the front line of the adjoining property to the north, 5 Haven Crescent.

The current application has been submitted in order to overcome the previous refusal and address the comments of the appeal Inspector.



The east facing two storey extension has been removed retaining the frontage width to Haven Crescent. Furthermore the bulk and scale have been reduced.

i) Effect on living conditions of neighbours

The proposal involves an increase in accommodation within the dwelling resulting in a number of first floor windows and a balcony. Concern has been raised by local residents over the potential for these alterations to give rise to overlooking of adjacent properties. In assessing this potential it is firstly considered that windows at the upper floor level in the northern, eastern and western elevations of the property could be controlled by condition so as to be obscure glazed and fixed shut without having any onerous or unacceptable implications. Such measures would avoid any loss of privacy to the neighbours, principally the occupants of 5 Haven Crescent.

The southern elevation of the dwelling, and the windows and balcony contained therein, would be located a suitable distance from the property boundary and those properties located to the south across the opposite side of Haven Crescent so that there would be no adverse effect in terms of loss of privacy. Appendix 6 of the Council's adopted Fareham Borough Local Plan Review states that "new windows that overlook adjacent dwellings must be a minimum of 22 metres from facing windows and 11 metres from adjacent private garden areas". This guidance is reiterated in the Council's approved Extension Design Guide. In this case the distance from the proposed balcony to the nearest dwelling at 12 Haven Crescent would be approximately 36 metres and to the nearest front garden (not private rear garden) would be around 27 metres. This relationship was also considered acceptable by the appeal Inspector.

The proposal is not considered likely to be harmful to the living conditions of neighbours living close to the site. In this regard the proposal accords with the amenity criteria set out in Policy CS17 of the adopted Fareham Borough Core Strategy, the approved Extension Design Guide and Appendix 6 of the Fareham Borough Local Plan Review.

ii) Design, appearance and effect on character of streetscene

The proposal would result in an increase in the scale of the dwelling by extending and altering it in a contemporary architectural style.

Haven Crescent is a residential street with detached dwellings either side of the road including houses and chalet-style bungalows in a variety of architectural styles. Whilst a number of the dwellings are traditional or pseudo-traditional in terms of their design and appearance there are other examples of more modern contemporary styles. The end result is a diverse, non-prescriptive streetscene which would not necessarily be harmed by a contemporary style dwelling. As stated above, the appeal Inspector concurred with this view.

The revised proposal has been scaled down significantly on its eastern side in order to retain the space about the property on this prominent corner position within the road.

Officers do not consider that the proposal would be harmful to the visual amenities and character of the area.

iii) Parking provision

The Council's adopted Residential Car & Cycle Parking Standards SPD sets out the expectation that dwellings with four or more bedrooms should provide space for the parking of three vehicles. It is considered that there would be ample room within the site on the existing driveway to accommodate three or more vehicles.

***Recommendation***

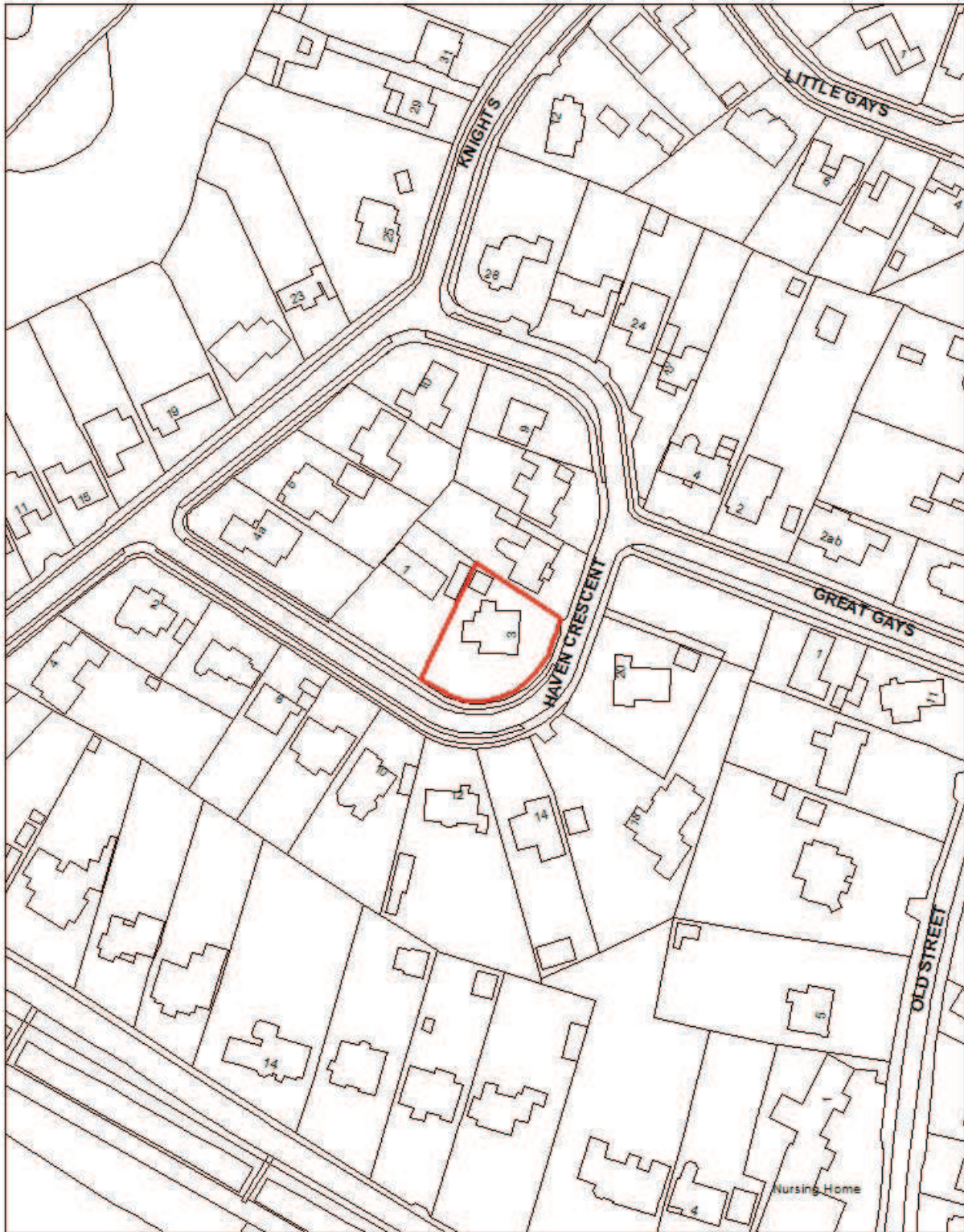
PERMISSION: Car parking; visibility splays; obscure glaze and fix shut windows upto 1.7m above finished floor level to first floor north elevations.

***Background Papers***

P/13/1109/FP

# FAREHAM

BOROUGH COUNCIL



3 Haven Crescent  
Scale 1:1,250



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# Agenda Item 6(15)

P/14/0243/SU

PORTCHESTER EAST

CTIL & VODAFONE LIMITED

AGENT: CAIP LTD

REPLACE EXISTING 12.5M HIGH MONOPOLE MAST WITH 15M HIGH MONOPOLE MAST WITH 2 NO. 300MM DISH ANTENNAE TOGETHER WITH ONE GROUND BASED CABINET

CARLTON ROAD - TELECOMMUNICATIONS BASE - LAND AT HIGH SLOPES  
COMMUNITY HALL - FAREHAM PO16 8JH

## ***Report By***

Kim Hayler - Ext 2367

## ***Introduction***

This application is presented to the Planning Committee in accordance with the Council's scheme of delegation.

## ***Site Description***

This site consists of a community hall on the north side of Carlton Road accessed via a private drive between 72 and 78 Carlton Road.

This site has residential dwellings to the south and west with the M27 to the north and open space to the east.

The nearest residential property is approximately 50 metres to the south of the proposed mast in Browning Avenue.

The site is located within the urban area.

Levels rise significantly northwards.

## ***Description of Proposal***

This application seeks confirmation that "Prior Approval is Not Required" for the replacement and installation of new telecommunications apparatus.

The application is made pursuant to Schedule 2, Part 24, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended. This part of the Order requires the applicant to apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required to the Siting and Appearance of the development only.

In this case the site already accommodates a 12.5m monopole antenna with a single dark green coloured cabinet at ground level. The existing mast is a simple cylindrical shape in a dark brown colour, not dissimilar in appearance, although higher, to a telegraph pole.

This proposal seeks to replace the 12.5m high mast with a new 15m high mast, a difference in height of 2.5 metres. The mast would also have two small dish antennae positioned at 8.8 metres above ground level. At ground level it is proposed to install one new equipment cabinet and retain the existing one.

The application drawings are supported with:



- supporting statement
- background information for telecommunications development
- ICNIRP certificate

### ***Policies***

The following policies apply to this application:

The National Planning Policy Framework (NPPF)

The Planning Practice Guidance (PPG)

### **Development Sites and Policies**

DSP2 - Design

DSP55 - Telecommunications

### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

FS7 - Telecommunications

### ***Relevant Planning History***

The following planning history is relevant:

**P/10/1012/SU      ERECTION OF 12.5 METRE HIGH MONOPOLE SHARED MAST  
COMPLETE WITH 6 ANTENNAS, ASSOCIATED RADIO CABINET  
AND ANCILLARY DEVELOPMENT  
PRIOR APPR NOT 09/12/2010  
REQ'D**

### ***Representations***

None received

### ***Consultations***

Director of Planning and Development (Highways) - No objection

### ***Planning Considerations - Key Issues***

The key considerations for consideration are:

- The principle of development
- Siting
- Appearance
- Other matters

THE PRINCIPLE FOR DEVELOPMENT:

Decision P/10/1012/SU facilitated the installation of the existing mast and ground cabinet on the site.

As a result of a joint operation agreement between Vodafone and Telefonica UK this site has been identified to support the antenna for both operators. As such Vodafone Limited, as the applicant, is seeking to effectively replace the existing mast and share the structure with the existing operator on this site. The installation of the additional antenna for the applicant is what essentially requires the increase in height of the mast. The new structure will also ensure that adequate 4G coverage is provided to this part of the Borough.



Saved Policy FS7 of the Borough Local Plan Review permits telecommunications developments providing it is located such that it will have a minimal visual impact, sharing of facilities is explored by the applicant, landscape mitigation is provided when appropriate and that the equipment is removed and land restored when no longer needed.

The NPPF advises Local Planning Authorities that the number of masts and base stations should be kept to a minimum (para 43). As such the option of two operators sharing an existing location is considered acceptable in principle in order to prevent the need for a new additional mast to be sited elsewhere in the borough.

## SITING

As described above, Part 24 of the General Permitted Development Order only facilitates the ability to consider 'siting' and 'appearance'. In this case the siting of the mast is in a location which already benefits from a telecoms installation. As such the siting of communications equipment in this location has already been considered as acceptable.

The location is within the grounds of High Slopes Community Centre which is to the north of Carlton Road. The community centre is accessed by a private road in between residential properties in Carlton Road. The nearest residential property is approximately 50 metres to the south. In light of the topography of the site, the motorway embankment with associated fencing, nearby electricity pylons and planting to the north, all act as a backdrop to the mast.

The mast is in a similar location to the existing such that the mast and cabinet location continues to be acceptable.

## APPEARANCE:

The replacement monopole which is marginally taller than the existing was chosen as it reflects the design, colour and characteristics of the current installation.

Were the siting to be unacceptable the operator would seek to secure an alternative site which could lead to further installations and impact upon the visual amenities of the area. This would clearly conflict with the aims of the NPPF and the saved policy FS7.

Officers consider in light of the size, design, siting and proximity of the mast to residential properties the proposal would have a minimal visual impact and is therefore considered acceptable.

## OTHER MATTERS:

It is noted that the application has completed, as part of the submission, the declaration that the installation will be in compliance with the guidelines of the International Commission on Non-Ionising Radiation (ICNIRP).

## **Recommendation**

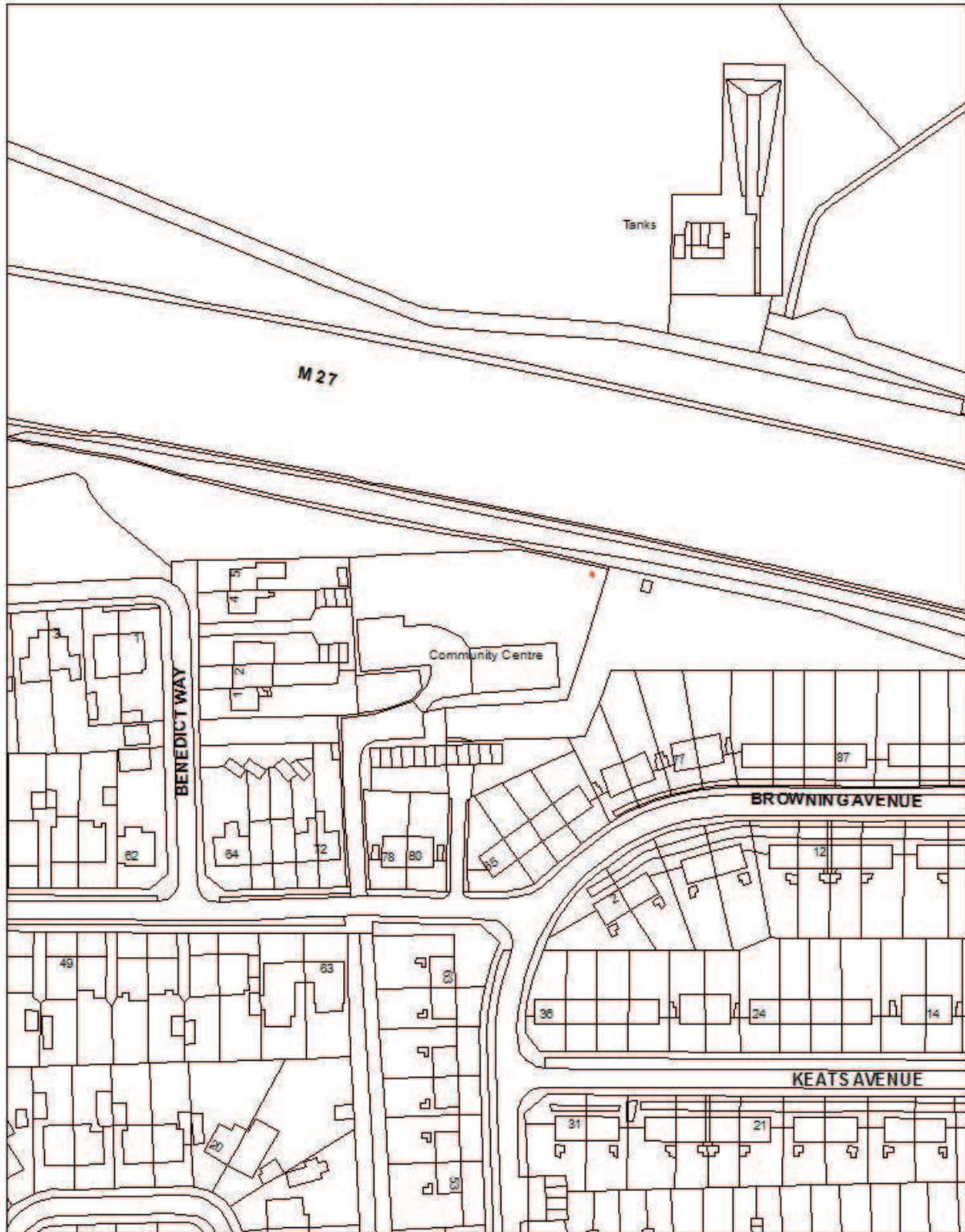
PRIOR APPROVAL NOT REQUIRED:

## **Background Papers**

P/10/1012/SU

# FAREHAM

BOROUGH COUNCIL



Carlton Road  
Scale 1:1,250



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# Agenda Item 6(16)

## PLANNING APPEALS

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **CURRENT**

#### **ENF/13/0009**

**Appellant:** Mr T. Beal Kensington Homes Ltd  
**Site:** 68 High Street Fareham  
**Date Lodged:** 02 January 2014  
**Reason for Appeal:** An appeal against the issue of an enforcement notice by Fareham Borough Council. It relates to the erection of a fence to the rear of the building built between the adjoining boundary walls (burgage walls) to contain the rear of the site in its totality.

#### **P/13/0413/TO**

**Appellant:** MR PAUL BENNETT  
**Site:** 16 St Pauls Road Sarisbury Green Southampton Hampshire SO31 7BP  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 31 July 2013  
**Reason for Appeal:** FELL ONE SYCAMORE PROTECTED BY TPO568

#### **P/13/0688/FP**

**Appellant:** MR STEVE NIELD  
**Site:** 28 Langstone Walk Fareham PO14 3AB  
**Decision Maker:** Committee  
**Recommendation:** APPROVE  
**Council's Decision:** REFUSE  
**Date Lodged:** 14 January 2014  
**Reason for Appeal:** PROPOSED SINGLE STOREY EXTENSION TO CREATE A 1 BEDROOM BUNGALOW AND ASSOCIATED PARKING

## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **CURRENT**

#### **P/13/0739/CU**

**Appellant:** MR C BARNES  
**Site:** 158 Highlands Road - Land To Rear Of - Fareham PO15 5PS  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 27 January 2014  
**Reason for Appeal:** ERECTION OF 1.8 METRE VERTICAL BOARD FENCE

#### **P/13/0834/FP**

**Appellant:** MR BRIAN ROGERS  
**Site:** Hill Park Baptist Church 217 Gudge Heath Lane Fareham PO15 6PZ  
**Decision Maker:** Committee  
**Recommendation:** APPROVE  
**Council's Decision:** APPROVE  
**Date Lodged:** 26 February 2014  
**Reason for Appeal:** Demolition of Existing Building and Erection of Replacement Church Buildings

The Appeal is against the decision to impose condition 13. The premises shall be used for, or in connection with, public worship or religious instruction and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

#### **P/13/1050/CU**

**Appellant:** MR SANDRO PLACIDI  
**Site:** 29 Middle Road Park Gate Southampton SO31 7GH  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 10 March 2014  
**Reason for Appeal:** CHANGE OF USE OF GROUND FLOOR FROM A1(RETAIL) TO A2 (OFFICE).

## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **CURRENT**

#### **P/14/0058/FP**

**Appellant:** MS YVE CRATE  
**Site:** 124 Gosport Road Fareham PO16 0QN  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 01 April 2014  
**Reason for Appeal:** ERECTION OF TWO STOREY SIDE EXTENSION COMPRISING ADDITIONAL FIRST FLOOR LIVING SPACE OVER CAR PORT

### **DECISIONS**

#### **P/13/0460/FP**

**Appellant:** MR I. JUPP  
**Site:** 53-55 Uplands Crescent - Land To The Rear Fareham PO16 7JZ  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 01 November 2013  
**Reason for Appeal:** PROPOSED DEVELOPMENT BY THE DEMOLITION OF AN EXISTING GARAGE AND THE ERECTION OF A SEMI-DETACHED PAIR OF TWO-BEDROOMED HOUSES. (RESUBMISSION).  
**Decision:** DISMISSED  
**Decision Date:** 28 February 2014



## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **DECISIONS**

#### **P/13/0709/CU**

**Appellant:** MR M HILL  
**Site:** 69 Botley Road - Land To West Park Gate Southampton Hants SO31 1AZ  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 04 December 2013  
**Reason for Appeal:** CHANGE OF USE OF LAND TO RESIDENTIAL GARDEN  
**Decision:** DISMISSED  
**Decision Date:** 12 March 2014

#### **P/13/0962/FP**

**Appellant:** MR MATTHEW QUIRK  
**Site:** 72 Hunts Pond Road Park Gate SO31 6QW  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 03 February 2014  
**Reason for Appeal:** ERECTION OF DETACHED GARAGE AND 1.8 METRE HIGH BRICK WALL TO ROAD FRONTAGE WITH ASSOCIATED GATES & HARD SURFACING  
**Decision:** DISMISSED  
**Decision Date:** 18 March 2014

## **PLANNING APPEALS**

The following list details the current situation regarding new and outstanding planning appeals and decisions.

### **DECISIONS**

#### **P/13/1109/FP**

**Appellant:** MR JEREMY WESTCOTT  
**Site:** 3 Haven Crescent Hillhead Fareham Hampshire PO14 3JX  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 25 February 2014  
**Reason for Appeal:** ALTERATIONS AND EXTENSIONS TO DWELLING INCLUDING TWO STOREY EXTENSION TO EASTERN SIDE, REMODELLING OF EXISTING BAY WINDOW, FIRST FLOOR EXTENSION TO WESTERN SIDE, NEW PORCH, ALTERATIONS TO ROOF, PROVISION OF FIRST FLOOR BALCONIES, NEW CHIMNEY AND PROVISION OF COVERED VERANDA.  
**Decision:** DISMISSED  
**Decision Date:** 31 March 2014

# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date**                    **23 April 2014**

**Report of:**            **Director of Planning and Development**

**Subject:**              **NON - RESIDENTIAL PARKING STANDARDS SUPPLEMENTARY  
PLANNING DOCUMENT (SPD)**

#### **SUMMARY**

This report proposes an interim methodology for the application of non-residential parking standards until the finalisation of a new Supplementary Planning Document.

#### **RECOMMENDATION**

Members are asked to approve the continued use of Hampshire County Council Non-Residential Parking Standards as the basis for guidance on developments in the Borough until such time as new parking standards can be issued.

## **INTRODUCTION**

1. As referred to in the report to the Executive on 10 February 2014 entitled Local Development Scheme Review, (Appendix A, Paragraph 2.3 Supplementary Planning Documents) , a Non-Residential Parking Standards SPD is being prepared to set out the standards and key requirements for parking provision which developments will be expected to follow when providing for new non-residential developments.
2. Hampshire County Council's Non-Residential Parking Standards which were published in 2002 have generally applied to relevant developments in the Borough. However, these standards were withdrawn by the County Council at the end of March 2014.
3. During the interim period before issuance of the new non-residential parking standards, it is proposed that guidance related to planned developments in the Borough should continue to be based upon the HCC Non-Residential Parking Standards, amended to represent local experience where supporting evidence is available.
4. It is therefore recommended that the Hampshire County Council Non-Residential Parking Standards are applied as a consistent basis for guidance on developments until the new parking standards are available.

## **RISK ASSESSMENT**

5. There are no significant risk considerations in relation to this report.

## **CONCLUSION**

6. The Committee is asked to approve the continuation of use of Hampshire County Council Non-Residential Parking Standards until such time as new parking standards can be issued.

### **Background Papers:**

None

### **Reference Papers:**

None

### **Enquiries:**

For further information on this report please contact Robert Burton, Principal Transport Planner (Ext 2373 )