

# FAREHAM

BOROUGH COUNCIL

## AGENDA PLANNING COMMITTEE

**Date:** Wednesday, 28 January 2015

**Time:** 2.30 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors B Bayford  
T M Cartwright, MBE  
K D Evans  
M J Ford, JP  
R H Price, JP  
D C S Swanbrow  
P J Davies

**Deputies:** L Keeble  
Mrs K K Trott  
Mrs C L A Hockley  
D J Norris



**1. Apologies for Absence**

**2. Minutes of Previous Meeting (Pages 1 - 9)**

To confirm as a correct record the minutes of the meeting of the Planning Committee held on 17 December 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. Spending Plans 2015-16 (Pages 10 - 14)**

To consider a report by the Director of Finance on the Spending Plans for 2015-16.

**7. Proposed Changes to the Work of Members of the Planning Committee (Pages 15 - 23)**

To consider a report by the Director of Planning and Development on proposed changes to the work of members of the Planning Committee.

**8. Planning applications and Miscellaneous Matters including an update on Planning Appeals (Page 24)**

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/14/1052/FP - 22 - 24 BRIDGE ROAD PARK GATE SOUTHAMPTON SO31 7GE (Pages 27 - 30)**

(2) **P/14/1053/AD - 22 - 24 BRIDGE ROAD PARK GATE SOUTHAMPTON SO31 7GE (Pages 31 - 33)**

(3) **P/14/1062/FP - 24 LAMBOURNE DRIVE LOCKS HEATH SOUTHAMPTON SO31 6TY (Pages 34 - 36)**

(4) **P/14/1094/RM - BARNES LANE - LAND TO THE EAST OF - (PART OF COLDEAST SITE) SARISBURY GREEN SO31 7BJ (Pages 37 - 42)**

(5) **P/14/1121/TO - 14 ST EDMUND CLOSE FAREHAM HAMPSHIRE PO14 4RQ (Pages 43 - 45)**

- (6) **P/14/1124/FP - 41 BROOK LANE WARSASH HANTS SO31 9FF** (Pages 46 - 48)
- (7) **P/14/1164/FP - 123 LOCKS ROAD LOCKS HEATH SOUTHAMPTON HANTS SO31 6LJ** (Pages 49 - 53)
- (8) **P/14/1179/FP - 232 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BL** (Pages 54 - 57)
- (9) **P/14/1202/FP - BROOKLANDS QUAY SWANWICK SHORE ROAD SWANWICK SOUTHAMPTON SO31 7EF** (Pages 58 - 61)

**ZONE 2 - FAREHAM**

- (10) **P/14/1065/CU - 177 GOSPORT ROAD FAREHAM PO16 0QD** (Pages 63 - 66)
- (11) **P/14/1158/FP - 134 BLACKBROOK ROAD FAREHAM HAMPSHIRE PO15 5BY** (Pages 67 - 69)
- (12) **P/14/1206/FP - 20 DAVIS WAY - BUILDING C - FAREHAM HAMPSHIRE PO14 1AR** (Pages 70 - 72)
- (13) **P/14/1211/TO - 7, 8 & 9 THE GLADE FAREHAM HAMPSHIRE PO15 6EQ** (Pages 73 - 75)

**ZONE 3 - EASTERN WARDS**

- (14) **P/14/1134/FP - 47 NURSERY LANE STUBBINGTON PO14 2PY** (Pages 77 - 79)
- (15) **Planning Appeals** (Pages 80 - 82)

**9. Tree Preservation Order Number 701 - the Outbuilding, North West of the Nook, Hook Lane, Warsash** (Pages 83 - 85)

To consider a report by the Director of Planning and Development regarding Tree Preservation Order No 701 to which an objection (in respect of a provisional order made in October 2014) has been received.

P GRIMWOOD  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
20 January 2015

**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, 17 December 2014

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

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

**Also Present:** Councillor Mrs P M Bryant (item 6 (9))



**1. APOLOGIES FOR ABSENCE**

Apologies of absence were received from Councillors R H Price, JP and P J Davies.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meeting held on 19 November 2014 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no chairman's announcements.

**4. DECLARATIONS OF INTEREST**

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

<b>Name</b>	<b>Application Number/Site</b>	<b>Minute Number</b>
Councillor Cartwright	P/14/1021/FP – 185 Warsash Road	6 (3)
	P/1022/FP – 185 Warsash Road	6 (4)
Councillor Ford	-Ditto-	-Ditto-
	-Ditto-	-Ditto-
Councillor Mrs Trott	P/14/1074/CU – 7 Brook Lane	6 (8)
Lee Smith – Head of Development Manager	TPO No 700 – 35 Ranvilles Lane	7

**5. DEPUTATIONS**

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

<b>Name</b>	<b>Spokesperson representing the persons</b>	<b>Subject</b>	<b>Supporting or Opposing the</b>	<b>Minute No/ Application No/Page No</b>

	listed		Application	
<b>ZONE 1 - 3.15</b>				
Mr I Goodrige		Car Park, Locks Heath Shopping Centre, Fareham – Change of use of a part of a car park to a car valeting business with associated removable canopy, portacabin and fence	<b>Supporting</b>	Item 1 P/14/0813/CU Page 14
Mr R Appleby	Mr & Mrs Neaves Mr and Mrs Marsh Mr and Mrs Merry Mr and Mrs Norman Mr and Mrs Davis Mr and Mrs Livingstone	185 Warsash Road, Warsash – Two storey side extension, new roof and dormer windows over existing single storey structure, replacement garage/carport and elevation improvements	<b>Opposing</b>	Item 3 P/14/1021/FP Page 23
Mr R Tutton (Agent)		-ditto-	<b>Supporting</b>	-ditto-
Mr R Appleby	Mr & Mrs Neaves Mr and Mrs Marsh Mr and Mrs Merry Mr and Mrs Norman Mr and Mrs Davis	185 Warsash Road, Warsash – Erect a three bedroom detached dwelling with carport and parking	<b>Opposing</b>	Item 4 P/14/1022/FP Page 27
Dr H Pandya	Mr & Mrs Neaves Mr and Mrs Marsh Mr and Mrs Merry Mr and Mrs Norman Mr and Mrs Davis	-ditto-	<b>-ditto-</b>	-ditto-
Mr R Tutton (Agent)		-ditto-	<b>Supporting</b>	-ditto-
Mr L Lloyd		7 Brook Lane, Warsash – Change of use from retail to café (use class A3)	<b>Supporting</b>	Item 8 P/14/1074/FP Page 46
<b>ZONE 2 - 4.30</b>				

Mr V Thorne (Agent)		31 Funtley Hill, Fareham – Double car port (barn style) to front elevation	<b>Supporting</b>	Item 9 P/14/0996/FP Page 52
Mr A Willcocks		59 Miller Drive, Fareham – Two storey/first floor side extension	<b>Opposing</b>	Item 10 P/14/1046/FP Page 56
Mr R Tutton (Agent)		Highland Fisheries, 1C Fareham Park Road – Side extension	<b>Supporting</b>	Item 11 P/14/1048/FP Page 59
<b>ZONE 3 - 4.30</b>				

## 6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

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

### (1) P/14/0813/CU - LOCKS HEATH SHOPPING CENTRE - CAR PARK FAREHAM HANTS

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

A motion was proposed and seconded that the officer recommendation be changed to planning permission being granted for a temporary period of one year rather than 3 years. Upon being put to the vote the motion was CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to conditions in the report, TEMPORARY PLANNING PERMISSION be granted for 1 year.

### (2) P/14/1010/FP - 30 EASTBROOK CLOSE PARK GATE SOUTHAMPTON SO31 7AW

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

**(3) P/14/1021/FP - 185 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9JE**

The Committee received the deputations referred to in Minute 5 above.

Councillor's Cartwright and Ford declared a non-pecuniary interest in this item as one of the deputees is known to them.

The Committee's attention was drawn to the Update Report which provided the following information: - *The applicant has commissioned a Phase 1 Ecology survey in relation to the existing bungalow; if there is no evidence found of bats found then it is recommended that the decision be delegated to officers to issue. In the event that bats are found and a Phase 2 survey is required then officers will bring the application back to Planning Committee.*

Upon being proposed and seconded, the officer's recommendation to grant planning permission, subject to the conditions in the report and the prior submission of a bat survey and its approval by Fareham Borough Council, was voted on and CARRIED.

(Voting: 7 in favour; 2 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

**(4) P/14/1022/FP - 185 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9JE**

The Committee received the deputations referred to in Minute 5 above.

Councillors Ford and Cartwright declared a non-pecuniary interest in this item as one of the deputees is known to them.

A motion was proposed and seconded to refuse the application. Upon being voted on the motion was CARRIED.

(Voting: 8 in favour; 0 against; 1 abstention)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reason for Refusal:

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that:

i). by virtue of the plot size, the size and siting of the proposed house and the narrow driveway providing a tandem parking arrangement along the southern side of the property, the development would give rise to a form of development which is cramped in appearance, detrimental to the character and visual amenities of the area.

**(5) P/14/1028/FP - 14 DANEHURST PLACE LOCKS HEATH SOUTHAMPTON SO31 6PP**

Upon being proposed and seconded, the officer recommendation to grant planning permission, was voted on and CARRIED.



(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

**(6) P/14/1045/OA - WARSASH ROAD - LAND TO REAR OF 66 & 66A - WARSASH SO31 9JA**

Upon being proposed and seconded, the officer recommendation to grant outline planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, OUTLINE PLANNING PERMISSION be granted.

**(7) P/14/1047/TO - 33 HAZEL GROVE LOCKS HEATH SOUTHAMPTON SO31 6SH**

Upon being proposed and seconded, the officer recommendation to grant consent, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that CONSENT be granted to reduce overhanging branches on 1 Monterey Cypress protected by Tree Preservation Order 693.

**(8) P/14/1074/CU - 7 BROOK LANE WARSASH SOUTHAMPTON SO31 9FH**

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

Councillor Mrs K K Trott declared a non-pecuniary interest in this item, as the depute is known to her.

The Committee's attention was drawn to the Update Report which provided the following information: - *One further comment has been received objecting to the application on the grounds that:*

*-The proposal will cause more people to park in the bus stop and cause disruption.*

*- It would reduce the percentage of A1 uses in the area.*

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

**(9) P/14/0996/FP - 31 FUNTLEY HILL FAREHAM HAMPSHIRE PO16 7EP**

The committee received the deputation referred to in Minute 5 above.

At the invitation of the Chairman, Councillor Mrs P M Bryant addressed the Committee on this item.

Upon being proposed and seconded, the officer recommendation to grant permission, subject to the additional condition that there is no infilling permitted on the car port, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to an additional condition that prevents the sides of the permitted car from being infilled, PLANNING PERMISSION be granted.

**(10) P/14/1046/FP - 59 MILLER DRIVE FAREHAM HAMPSHIRE PO16 7LY**

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 the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

**(11) P/14/1048/FP - HIGHLAND FISHERIES 1C FAREHAM PARK ROAD FAREHAM HAMPSHIRE PO15 6LA**

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:- *The applicant has submitted revised drawings showing the whole frontage of the unit, including both the proposed extension and the existing shop front, set back approximately 300mm. this set back would leave enough room for a parking space 4.8 metres in length on the hardsurfaced forecourt in front of the extension to be retained with access via the existing dropped kerb.*

*Following these revisions the Director of Planning & Development (Highways) has made the following comments:*

*With the retention of a car parking space at the front of this unit, no highway objection is raised.*

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

**(12) P/14/1030/FP - 27 COTTES WAY HILL HEAD**

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that , subject to the conditions in the report, PLANNING PERMISSION be granted.

**(13) P/14/1089/TC - 74 CASTLE STREET, PORTCHESTER**

Upon being proposed and seconded, the officer recommendation to grant consent to fell one lime tree in Castle Street Conservation Area, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that CONSENT be granted to fell one lime tree in the Castle Street Conservation Area.

**(14) Planning Appeals**

The Committee were informed of several errors in the planning appeals report, page 72 P/14/0341/FP the recommendation should read 'permission', and page 72 P/13/1045/FP the recommendation should also read 'permission'.

The Committee noted to the information contained in the report.

**(15) UPDATE REPORT**

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

**7. TREE PRESERVATION ORDER NO 700 - 35 RANVILLES LANE, TITCHFIELD**

The Head of Development Management declared a non-pecuniary interest in this item on the grounds of proximity as 35 Ranvilles Lane is located very close to his own property and he left the room for the remainder of this item.

The Committee considered a report by the Director of Planning and Development regarding not confirming Tree Preservation Order 700 to which an objection (in respect of a provisional order made in October 2014) had been received.

A motion was proposed and seconded that Tree Preservation Order No 700 not be confirmed as made as served. Upon being put to the vote the motion was CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that Tree Preservation Order No 700 not be confirmed as made and served.

(The meeting started at 3.15 pm  
and ended at 5.44 pm).

**FAREHAM**  
BOROUGH COUNCIL

**Report to  
Planning Committee**

**Date**                    **28 January 2015**

**Report of:**            **Director of Finance and Resources**

**Subject:**              **SPENDING PLANS 2015-16**

**SUMMARY**

This report sets out the overall level of revenue spending on this Committee's services and seeks agreement for the revised revenue budget for 2014/15 and for the base budget for 2015/16 before being recommended to Council for approval.

**RECOMMENDATION**

That the Planning Committee agrees the amended base budget for 2015/16 and recommends the budget to Full Council for approval.

## **INTRODUCTION**

1. The Council has a co-ordinated strategic, service and financial planning process and this report allows the Committee to consider in detail these plans for the provision of Planning services during the next financial year.
2. This report and the revenue budgets have been prepared in accordance with the Medium Term Finance Strategy that was approved by the Executive on 6 October 2014.

## **SERVICE ISSUES**

3. On 19 November 2014 the Committee met to consider the revenue budgets for 2015/16 along with the fees and charges that will take effect from 1 April 2015.
4. Since that meeting Full Council has approved a report from the Chief Executive Officer on the Pay and Grading Review. The report detailed a new pay structure for senior managers and also a 4% pay increase for all other staff. This was in addition to the national pay award of 2.2% that will be implemented from 1 January 2015.
5. The budget implications of that decision have been built into the service budgets for 2015/16 along with the savings anticipated through the implementation of the Vanguard Method.
6. This report updates members on how the decision at Full Council affects the budgets under the control of this committee.
7. There is no change to the revised budget for 2014/15 which will remain at £793,400.
8. The amended base budget for 2015/16 will now be £753,000 which is an increase of £18,600 over the figure reported in November 2014.

## **RISK ASSESSMENT**

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

## **CONCLUSION**

10. The Committee is asked to review the amended base budgets for 2015/16 and consider whether it wishes to submit comments for consideration by Full Council.

### **APPENDIX A - Revenue Budget 2014/15 Revised & 2015/16 Base**

**Background Papers:** None

**Reference Papers:**

Report of the Director of Finance and Resources to the Executive on 6 October 2014 'Annual Review of the Council's Finance Strategy'

Report of the Chief Executive Officer to Full Council on 11 December 2014 'Pay and Grading Review'

**Enquiries:**

For further information on this report please contact Neil Wood (Ext 4506).

## PLANNING COMMITTEE

### ESTIMATE OF EXPENDITURE AND INCOME FOR THE COUNCIL TAX 2015/16

	<b>Actuals 2013/14</b>	<b>Base Estimate 2014/15</b>	<b>Revised Estimate 2014/15</b>	<b>Base Estimate 2015/16</b>
	£	£	£	£
PLANNING ADVICE	282,013	318,500	302,200	307,400
ENFORCEMENT OF PLANNING CONTROL	104,757	135,100	129,400	131,600
APPEALS	69,424	72,100	136,600	69,000
PROCESSING APPLICATIONS	166,553	267,700	233,600	245,000
	<b>622,747</b>	<b>793,400</b>	<b>801,800</b>	<b>753,000</b>

### SUBJECTIVE ANALYSIS

	<b>Actuals 2013/14</b>	<b>Base Estimate 2014/15</b>	<b>Revised Estimate 2014/15</b>	<b>Base Estimate 2015/16</b>
	£	£	£	£
EMPLOYEES	706,934	806,200	725,700	748,500
TRANSPORT RELATED EXPENDITURE	10,435	12,600	12,600	12,600
SUPPLIES AND SERVICES	101,842	50,900	129,900	61,400
THIRD PARTY PAYMENTS	53,939	61,000	127,300	129,100
SUPPORT SERVICES	234,960	227,000	170,600	165,700
<b>GROSS EXPENDITURE</b>	<b>1,108,110</b>	<b>1,157,700</b>	<b>1,166,100</b>	<b>1,117,300</b>
SALES	-2,262	-2,600	-2,600	-2,600
FEEES AND CHARGES	-483,101	-361,700	-361,700	-361,700
<b>GROSS INCOME</b>	<b>-485,363</b>	<b>-364,300</b>	<b>-364,300</b>	<b>-364,300</b>
<b>NET EXPENDITURE</b>	<b>622,747</b>	<b>793,400</b>	<b>801,800</b>	<b>753,000</b>

## PLANNING ADVICE

	<b>Actuals</b>	<b>Base</b>	<b>Revised</b>	<b>Base</b>
	<b>2013/14</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
	<b>2013/14</b>	<b>2014/15</b>	<b>2014/15</b>	<b>2015/16</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
EMPLOYEES	190,926	230,000	218,600	225,300
TRANSPORT RELATED EXPENDITURE	1,557	2,600	2,600	2,600
SUPPLIES AND SERVICES	202	0	2,000	2,000
THIRD PARTY PAYMENTS	36,171	41,900	50,400	50,400
SUPPORT SERVICES	64,044	58,700	43,300	41,800
<b>GROSS EXPENDITURE</b>	<b>292,900</b>	<b>333,200</b>	<b>316,900</b>	<b>322,100</b>
FEES AND CHARGES	-10,887	-14,700	-14,700	-14,700
<b>GROSS INCOME</b>	<b>-10,887</b>	<b>-14,700</b>	<b>-14,700</b>	<b>-14,700</b>
<b>NET EXPENDITURE</b>	<b>282,013</b>	<b>318,500</b>	<b>302,200</b>	<b>307,400</b>

## ENFORCEMENT OF PLANNING CONTROL

	<b>Actuals</b>	<b>Base</b>	<b>Revised</b>	<b>Base</b>
	<b>2013/14</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
	<b>2013/14</b>	<b>2014/15</b>	<b>2014/15</b>	<b>2015/16</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
EMPLOYEES	65,827	96,400	95,400	98,100
TRANSPORT RELATED EXPENDITURE	1,554	2,500	2,500	2,500
SUPPLIES AND SERVICES	2,019	1,900	3,100	3,100
THIRD PARTY PAYMENTS	8,169	6,700	8,000	8,000
SUPPORT SERVICES	27,188	27,600	20,400	19,900
<b>GROSS EXPENDITURE</b>	<b>104,757</b>	<b>135,100</b>	<b>129,400</b>	<b>129,700</b>
<b>NET EXPENDITURE</b>	<b>104,757</b>	<b>135,100</b>	<b>129,400</b>	<b>131,600</b>



## APPEALS

	<b>Actuals</b>	<b>Base</b>	<b>Revised</b>	<b>Base</b>
	<b>2013/14</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
	<b>2013/14</b>	<b>2014/15</b>	<b>2014/15</b>	<b>2015/16</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
EMPLOYEES	33,746	34,800	34,300	35,300
TRANSPORT RELATED EXPENDITURE	85	100	100	100
SUPPLIES AND SERVICES	17,837	21,700	91,400	22,900
THIRD PARTY PAYMENTS	4,814	2,700	2,700	2,700
SUPPORT SERVICES	12,943	12,800	8,100	8,000
<b>GROSS EXPENDITURE</b>	<b>69,424</b>	<b>72,100</b>	<b>136,600</b>	<b>69,000</b>
<b>NET EXPENDITURE</b>	<b>69,424</b>	<b>72,100</b>	<b>136,600</b>	<b>69,000</b>

## PROCESSING APPLICATIONS

	<b>Actuals</b>	<b>Base</b>	<b>Revised</b>	<b>Base</b>
	<b>2013/14</b>	<b>Estimate</b>	<b>Estimate</b>	<b>Estimate</b>
	<b>2013/14</b>	<b>2014/15</b>	<b>2014/15</b>	<b>2015/16</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
EMPLOYEES	416,435	445,000	377,400	389,800
TRANSPORT RELATED EXPENDITURE	7,239	7,400	7,400	7,400
SUPPLIES AND SERVICES	81,785	27,300	33,400	33,400
THIRD PARTY PAYMENTS	4,786	9,700	66,200	65,800
SUPPORT SERVICES	130,783	127,900	98,800	96,000
<b>GROSS EXPENDITURE</b>	<b>641,028</b>	<b>617,300</b>	<b>583,200</b>	<b>594,600</b>
SALES	-2,412	-2,600	-2,600	-2,600
FEES AND CHARGES	-472,063	-347,000	-347,000	-347,000
<b>GROSS INCOME</b>	<b>-474,475</b>	<b>-349,600</b>	<b>-349,600</b>	<b>-349,600</b>
<b>NET EXPENDITURE</b>	<b>166,553</b>	<b>267,700</b>	<b>233,600</b>	<b>245,000</b>
<b>PLANNING COMMITTEE</b>				
<b>NET EXPENDITURE</b>	<b>622,747</b>	<b>793,400</b>	<b>801,800</b>	<b>753,000</b>

# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date**                    **28 January 2015**

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

**Subject:**              **PROPOSED CHANGES TO THE WORK OF MEMBERS OF THE  
PLANNING COMMITTEE**

#### **SUMMARY**

Fareham Borough Council is working with Vanguard Consulting to improve the way in which we deliver services to our customers.

In February 2014 Vanguard consultants began working closely with the Development Management Service and began a full intervention into the processing of planning applications.

A number of changes have been made to the way in which planning officers deal with planning applications to make the process easier, faster and more inclusive for those using the service.

The Intervention has now arrived at a point where changes to the way in which the Planning Committee works, will assist further in the Council's ambition to ensure that the services we provide meet the needs of our customer. The following report sets out recommended changes to the work of Members of the Planning Committee to meet these ambitions.

Should Members support the proposed changes; the amendments to the Constitution will need to be considered by the Audit and Governance Committee before being recommended to Council for approval before they can be implemented.

#### **RECOMMENDATION**

That the Planning Committee recommends to the Audit and Governance Committee that the proposed changes to the Scheme of Delegation to Officers in respect of the Planning Committee and the Planning Committee Deputation Scheme as set out in paragraphs 38 and 48 of the report, are supported.

## **Introduction**

1. Members will be aware that Vanguard Consulting has been working with Officers across a range of services within Fareham Borough Council.
2. The Vanguard intervention with Development Management began in February 2014 and is now well underway. The primary area of focus to date has been around how we process planning and related applications.
3. A range of changes have also been made to enable Fareham Borough Council to issue planning decisions quicker. Development Management Officers now seek to agree details wherever possible when dealing with applications, rather than imposing planning conditions which require their subsequent approval. This means that more planning permissions are now capable of being implemented immediately without the need for any further planning approvals.
4. There is now greater dialogue between Development Management Planners, applicants and agents, and residents who express interest in planning proposals. Planners are increasing the contact they have with Ward Councillors, providing updates on cases where objections have been received and identifying key planning issues. This contact with Ward Councillors will continue to increase as the Vanguard changes become more embedded in the Development Management work.
5. The way in which consultations are undertaken both with other Council departments and statutory consultees is also being changed to ensure issues are fully considered.
6. A number of changes have been made to improve the way in which we deliver the service to our customers and many more changes will continue to be made over the coming months.
7. The intervention has however arrived at a point where it is appropriate to look at the role of the Planning Committee in the development management process, and changes that could be made to further meet the needs of customers.

## **The current work of the Planning Committee**

8. The Planning Committee presently sits every 4 to 5 weeks.
9. The determination of planning applications represents the bulk of the work that the Planning Committee undertakes. Other areas of work include the confirmation of tree preservation orders and consideration of 'information' reports on matters such as planning appeal performance.
10. Approximately 1,200 planning related applications are received by Fareham Borough Council every year. Of these applications, around 15% are decided by the Planning Committee with the other 85% dealt with under Officers delegated powers.
11. The number of planning applications reported to the Planning Committee during 2014 ranged in number from 7 at October's meeting to 23 at June's Committee.
12. The majority of those applications that are reported to the Planning Committee are because representations are received which are contrary to the intended decision of

the Head of Development Management. For example if one letter of support is received on an application which Officers believe should be refused, or a letter of objection is received to an application Officers believe should be permitted, the application is reported to the Planning Committee.

13. The need to report all applications to the Planning Committee where views are received contrary to the recommendation of officers means that the Committee currently spends a lot of its time considering small scale, mainly householder applications.
14. Throughout 2014, planning officers assessed the nature and scale of planning applications considered by the Planning Committee. With a very small number of exceptions, Members only discussed applications where applicants, agents, neighbours or Ward Councillors came and made a deputation.
15. In almost every case where there were no deputations, Members voted unanimously to accept the Officers' recommendation without discussion. Where deputations were received and Members discussed the proposals, Members accepted the recommendations of Officers in the vast number of cases.

### **Implications of the present arrangements**

16. When planning applications are reported to the Planning Committee, it significantly increases the length of time it takes for applicants to get decisions from this Council.
17. There is a considerable resource implication in terms of time for Development Management and Democratic Officers, in producing the Planning Agenda and reports and managing the meetings.
18. Finally, there is a disproportionate amount of time spent by the Planning Committee on small scale works compared with the time spent on significant proposals.

### **Proposals for the future work of the Planning Committee**

19. Officers believe that Members of the Planning Committee should be involved in significant planning proposals within the Borough to a greater extent than at present. There are two particular ways in which this could be done at both the pre-application and planning application stage.

Pre-application stage:

20. The provision of a comprehensive pre-application is strongly encouraged through Government guidance and advice. The National Planning Policy Framework (paragraphs 188-190) states:
21. *'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'*

22. *Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.*
23. *The more issues that can be resolved at pre-application stage, the greater the benefits.'*
24. We believe it would be appropriate that pre-application proposals for significant proposals are presented to Members of the Planning Committee, Ward Members and indeed any Members who may have an interest. The presentation would explain to Members the proposals being developed and would highlight key planning policies and issues.
25. We believe this is a very important piece of work in the shaping of future planning applications. It will enable Members to ask questions during the early preparation of planning proposals and help address concerns, refine planning proposals and help deliver quality developments before they are formally submitted.
26. Pre-application presentations would take the form of informal Member briefings immediately in advance of the formal Planning Committee meeting.

#### *Planning applications:*

27. For significant planning applications, we believe it is very important that these are presented to the Planning Committee on an 'information only' basis before they are reported for formal decision.
28. We believe this is a very important piece of work in the consideration of planning applications. It will enable Members to ask questions and seek clarity on proposals and the nature of Section 106 community benefits being offered (in appropriate cases).
29. Such presentations would take the form of informal Member briefings immediately in advance of the formal Planning Committee meeting.

#### **Delegation arrangements**

30. Within the preceding paragraphs we have set out two substantial and important areas we believe should become an integral part of the work of Members of the Planning Committee. The number of significant planning proposals anticipated within the Borough, means that Member briefings on pre-application proposals or 'information updates' on significant planning applications are likely to occur before most formal Planning Committee meetings. The work of the Planning Committee Members will increase through their greater involvement with significant pre-application enquiries and planning applications as described above.

31. Fareham Borough Council is consulted by neighbouring local authorities when they receive significant planning proposals which may have implications for this Borough. Officers believe that it is important that the Planning Committee has the opportunity to consider these consultations on significant applications and these matters will be brought to the Planning Committee.
32. To enable Members to spend time on this work and to speed up the granting of planning permission for smaller scale, straightforward applications, we recommend changes are made to the current Scheme of Delegation to Officers. The changes recommended would reduce the number of applications automatically reported to the Planning Committee, whilst ensuring measures are in place for Members to call-in any proposals they wish the Committee to consider.
33. At the present time the receipt of just one representation raising views contrary to the recommendation of officers requires the application to be reported to the Planning Committee.
34. Through discussions with other local neighbouring authorities within Hampshire it appears that most report applications to the Planning Committee only when five or more representations (from different households) are received. Those neighbouring Councils advise that the following percentages of planning applications are decided under Officers Delegated powers:

Eastleigh Borough Council: 90%  
Gosport Borough Council: 94%  
Havant Borough Council: 95%  
Portsmouth City Council: 92%  
Southampton City Council: 92%  
Winchester City Council: 95%

### **Proposed changes to the Scheme of Delegation to Officers**

35. At the present time the Scheme of Delegation to Officers allows the Head of Development Management to make decisions on all applications for:
- a. Planning permission (including renewals and those submitted by other officers relating to Council owned land)
  - b. Listed building consent
  - c. Conservation area consent
  - d. Display of advertisements
  - e. Hazardous substance consent
  - f. Approval of reserved matters
  - g. Approval of matters covered by a condition

Except those where:

- (i) a Councillor registers a request by completing a standard form setting out material reasons why the application be referred to the Committee and that the form be attached to the committee report
- (ii) Any application submitted by or on behalf of a Councillor or an Officer of the Council or their respective spouses or partners.

(iii) Representations are received (and not withdrawn) which are contrary to the intended decision of the Head of Development Control/Chief Development Control Officer

36. Officers are proposing that the Officer Scheme of delegation should be amended so that five or more representations (from different households) must be received before an application is automatically reported to the Planning Committee. Multiple representations from the same household should be treated as one representation.

37. Any Councillor would be able to call any planning application onto the Planning Committee for decision if they would like to do so. Requests to call applications onto the Planning Committee would need to be made in writing and must explain the reasons for the call-in.

38. In order to make these changes Officers recommend that the current Scheme of Delegation to Officers set out at points (i)-(iii) above is amended in the following manner:

(i) A Member registers a request before the expiry of the 21 day neighbour notification period, for a planning application to be reported to the Planning Committee for decision. Requests to call applications onto the Planning Committee are to be made in writing to the Head of Development Management and must explain the material planning reasons for the call-in. The reasons for calling items onto the agenda will be set out in the Planning Officers' reports.

(ii) Any application submitted by or on behalf of a Member or an Officer of the Council, or their respective spouses, partners or close relations.

(iii) Five or more representations (from different households) raising material planning reasons are received during the 21 day neighbour notification period which are contrary to the intended decision of the Head of Development Management. Multiple representations from the same household are to be treated as one representation.

39. Officers would continue to report significant applications (for example where they are of strategic importance or raise important planning policy issues) to the Planning Committee whether five representations are received or not.

40. Significant proposals being developed by or on behalf of this Council will also be reported to the Planning Committee irrespective of the number of representations received in the interests of transparency of decision making.

41. Officers have carefully considered the implications of increasing the number of representations which need to be received before a planning application is automatically reported to the Planning Committee. As part of that consideration, Officers have reviewed the applications decided by the Planning Committee in 2014.

42. During 2014, the Planning Committee overturned the recommendations of Planning Officers on 10 occasions. Of the 10 overturned recommendations, Officers had recommended that permission be granted in 8 cases but Members refused the proposals. The other 2 cases were recommended for refusal but Members voted to permit them.
43. More than 5 representations were received in relation to all 8 applications that the Planning Committee refused. Under the recommended changes to the Scheme of Delegation to Officers, all 8 of those applications would still automatically come to the Planning Committee for decision.
44. Of the 2 applications which were permitted against Officers recommendations, one had been called onto the Agenda by a Ward Councillor.
45. Therefore of the 10 recommendations overturned, only one application would not have come to the Planning Committee automatically under the new arrangements.

### **Other recommended changes to practices at the Planning Committee**

46. Under the Council's present deputation scheme, Members are not able to seek clarification from speakers or other attendees at the Planning Committee meeting when considering planning applications. At present the Head of Development Management is asked to go and speak directly with people within the audience when clarification is needed; he then returns to his chair and advises the Planning Committee of the clarification he has received.
47. This approach to seeking clarification is not ideal as it disrupts debate on planning proposals. Furthermore it does not come across as completely transparent as neither Members nor other people in the room can hear the actual questions being asked by the Head of Development Management or the clarification provided.
48. Officers believe it would be appropriate that Members of the Planning Committee (through the Chairman) should be able to ask deputees, applicants and agents to clarify aspects of proposals or comments they have made when applications are formally considered, when appropriate. Should Members agree to this approach, the Planning Committee's deputation scheme would need to be amended.

### **Other issues**

49. Should Members support the changes set out in this report, Officers would suggest that for the next municipal year the starting time of the formal Planning Committee meeting should be 3pm. Immediately in advance of the formal meeting, between 2pm and 3pm, Officers would provide Members with the informal briefings on pre-application proposals, information updates on significant planning applications and changes to National planning policy.
50. The contents of this report along with the recommended changes have been brought to the attention of regular planning agents and Amenity Groups within the Borough.



## **Summary**

51. Vanguard Consulting have worked closely with Development Management in order to ensure that the service is focused on meeting the needs of our customers. A number of changes have already been made to the way in which the service is delivered on a day to day basis and further changes are continuing to be made.
52. This report sets out a number of recommended changes in order to build on and process further the service improvements already being implemented by Officers. These recommended changes can be summarised as:
53. Members of the Planning Committee receiving regular informal briefings on significant pre-application proposals immediately before Planning Committee meetings;
54. Members of the Planning Committee receiving regular informal briefings updating them on significant planning applications, immediately before Planning Committee meetings;
55. Changes to the Scheme of Delegation to Officers - planning applications will be reported to the Planning Committee where at least five letters of representation have been received. Applications raising significant policy issues, significant proposals being undertaken by Fareham Borough Council and consultations from neighbouring authorities on proposals which have significant impacts upon this Borough, will be reported to the Planning Committee even where less than five letters are received. Members will be able to call any planning application onto the Planning Committee for decision.
56. Members will be able to ask applicants, agents and deputees at the Planning Committee meeting to clarify matters, where that clarification is needed to assist them in decision making.

## **Risk assessment**

57. If the recommended changes are not supported, it will reduce this Council's ability to fully deliver a Development Management service which meets the needs of our customers.
58. The scope for the Planning Committee to spend greater amounts of time on significant pre-application proposals and planning applications is reduced.
59. A number of applicants will have to wait significantly longer to get a decision on their application as at present.
60. Development Management Officers will continue to invest considerable time and resources on producing reports for the Planning Committee on small scale matters, many of which the Planning Committee does not wish to discuss.

## **Conclusion**

61. Members advise the Audit and Governance Committee that the proposed changes to the Scheme of Delegation to Officers and the Planning Committee Deputation scheme as set out in paragraphs 38 and 48 of the report, are supported

**Enquiries:**

For further information on this report please contact Lee Smith, Head of Development Management at [lsmith@fareham.gov.uk](mailto:lsmith@fareham.gov.uk) (direct dial 01329 824427) or Richard Jolley, Director of Planning and Development at [rjolley@fareham.gov.uk](mailto:rjolley@fareham.gov.uk) (direct dial 01329 8244388).

# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date:** 28 January 2015

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

**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 will be heard from 3.30pm.

2) Items relating to development in the Fareham Town, Fareham South, Fareham North, Fareham North-West, Fareham East, Fareham West, Stubbington, Hill Head and Portchester will be heard no earlier than 5.00pm.

**ZONE 1 - WESTERN WARDS**

Park Gate  
Titchfield  
Sarisbury  
Locks Heath  
Warsash  
Titchfield Common

Reference		Item No
<b>P/14/1052/FP</b> PARK GATE	22 - 24 BRIDGE ROAD PARK GATE SOUTHAMPTON SO31 7GE PROPOSED INSTALLATION OF ATM; SHOP FRONT ALTERATIONS; INSTALLATION OF AIR CONDITION AND CONDENSER UNITS AND ALTERATION TO CAR PARKING LAYOUT	<b>1</b> <b>PERMISSION</b>
<b>P/14/1053/AD</b> PARK GATE	22 - 24 BRIDGE ROAD PARK GATE SOUTHAMPTON SO31 7GE PROPOSED NEW FASCIA SIGNS, A TOTEM SIGN, DISABLED PARKING SIGN AND OTHER SIGNS ASSOCIATED WITH NEW SUPERMARKET.	<b>2</b> <b>CONSENT</b>
<b>P/14/1062/FP</b> LOCKS HEATH	24 LAMBOURNE DRIVE LOCKS HEATH SOUTHAMPTON SO31 6TY LOFT CONVERSION, SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT EXTENSION AND INTERNAL ALTERATIONS	<b>3</b> <b>PERMISSION</b>
<b>P/14/1094/RM</b> SARISBURY	BARNES LANE - LAND TO THE EAST OF - (PART OF COLDEAST SITE) SARISBURY GREEN SO31 7BJ LEISURE BUILDING INCORPORATING MAIN AND TEACHING POOLS, FITNESS SUITE, SPINNING AND DANCE STUDIOS, WET AND DRY CHANGING FACILITIES, FOYER, ANCILLARY OFFICES AND PLANT ROOM AND ASSOCIATED CAR PARK (RESERVED MATTER TO OUTLINE PLANNING PERMISSION P/12/0299/FP).	<b>4</b> <b>APPROVE</b>
<b>P/14/1121/TO</b> TITCHFIELD COMMON	14 ST EDMUND CLOSE FAREHAM HAMPSHIRE PO14 4RQ FELL ONE OAK PROTECTED BY TPO 695.	<b>5</b> <b>REFUSE</b>
<b>P/14/1124/FP</b> WARSASH	41 BROOK LANE WARSASH HANTS SO31 9FF CONSTRUCTION OF NEW 1.9M HIGH FRONT BOUNDARY BRICK WALL	<b>6</b> <b>PERMISSION</b>
<b>P/14/1164/FP</b> LOCKS HEATH	123 LOCKS ROAD LOCKS HEATH SOUTHAMPTON HANTS SO31 6LJ DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DWELLINGS WITH ACCESS ROAD AND ASSOCIATED PARKING	<b>7</b> <b>PERMISSION</b>

**P/14/1179/FP**  
**[O]**  
SARISBURY

232 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BL  
REPLACEMENT DWELLING WITH SINGLE GARAGE AND  
CARPORT TO FRONT

**8**  
**PERMISSION**

**P/14/1202/FP**  
SARISBURY

BROOKLANDS QUAY SWANWICK SHORE ROAD SWANWICK  
SOUTHAMPTON SO31 7EF  
DEMOLITION OF SHEDS AND SURROUNDING COMPOUND  
FENCING AND PROPOSED MODIFICATIONS TO BOUNDARY  
WALL AND ERECTION OF GARAGE BLOCK

**9**  
**PERMISSION**

# Agenda Item 8(1)

**P/14/1052/FP**

**PARK GATE**

SAINSBURY'S SUPERMARKETS  
LTD

AGENT: WYG

PROPOSED INSTALLATION OF ATM; SHOP FRONT ALTERATIONS; INSTALLATION OF AIR CONDITION AND CONDENSER UNITS AND ALTERATION TO CAR PARKING LAYOUT

22 - 24 BRIDGE ROAD PARK GATE SOUTHAMPTON SO31 7GE

## ***Report By***

Arleta Miszewska - Direct Dial 01329 824666

## ***Site Description***

This application relates to a commercial unit located on the northern side of Bridge Road in Park Gate. The unit is situated between the Co-op food store to the west and mixed use commercial premises to the east. It is currently occupied by a trailer company.

Before the application was submitted a request to confirm the legal use of the unit was made. The Council's legal advisers concluded that the lawful use of the site is A1 (retail) and therefore planning permission was not required for the applicant to operate from the premises.

## ***Description of Proposal***

Planning permission is sought only for:

- the installation of a new shopfront,
- the installation of an ATM cash machine,
- the installation of air conditioning and condenser units,
- alteration of the existing car parking layout.

The use of the premises do not form part of the application and therefore cannot be considered.

## ***Policies***

The following policies apply to this application:

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

CS17 - High Quality Design

### **Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

## ***Relevant Planning History***

The following planning history is relevant:

P/14/1053/AD - Proposed new fascia signs, a totem sign, disabled parking sign and other signs associated with new supermarket - see following item on agenda

## ***Representations***

Two letters of objection and one letter of comment have been received raising the following concerns:

- the proposed Sainsburys would cause even more traffic congestion in Park Gate;
- will compromise and undermine public safety for pedestrians, bus users and drivers;
- increase in noise from supermarket activity and plant and machinery;
- inadequate car parking provision;
- the ATM machine is excessive and will enhance local crime;
- there is a perfectly good Co-op supermarket located right next door and other food suppliers within the district centre;
- the opening hours exceed those of the current business on that site;
- the pelican crossing by the proposed site would become clogged;
- additional signage to prevent exiting the site and turning right should be installed,
- the site usage will create a tremendous traffic problem which will need to be controlled.

### ***Consultations***

Director of Community (Environmental Health - pollution) - no objections.

Director of Planning and Development (Highways) - no objections.

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

The unit is commercial and benefits from a shopfront already. It is also located between two commercial premises. Given this urbanised context, it is concluded that the proposed shopfront would not appear out of place. The proposed level of illumination is low and would not be disturbing. Furthermore, the unit is set back from the public highway, therefore it is concluded that the new shopfront would not cause harm to pedestrians and road users.

The proposed plant and machinery would be located within the northern part of the car parking and would be surrounded by acoustic enclosures. It would be located away from residential properties, within a part of the site where noise from plant and machinery installed on the adjacent store together with road noise can be heard. A noise report has been submitted with the application concluding that the proposed plant and machinery would have no detriment to the environment. The Council's Environmental Health Officer was also consulted and raised no objection.

The proposed ATM cash machine would be installed in a public and well overlooked location and therefore it does not raise concerns over enhancement of local crime.

The proposed alterations to the car park would result in additional car parking spaces and provision of a designated disabled car parking space. Such a provision complies with the Council's adopted local car parking standards and therefore is considered to be acceptable. The Council's Highway Officer was consulted and raised no objections to the re-arrangement of the car parking spaces.

Whilst it is acknowledged that the activities associated with running a local food supermarket are different to the current use, the lawful use of the premises is A1 (retail) and therefore planning permission is not required for the premises to be used as a supermarket. Therefore, the activities associated with the local supermarket operation highlighted by the representations cannot justify refusal of this application.

For the reasons given above, it is considered that this application accords with the local development plan for Fareham and there are no other material considerations to justify

refusal.

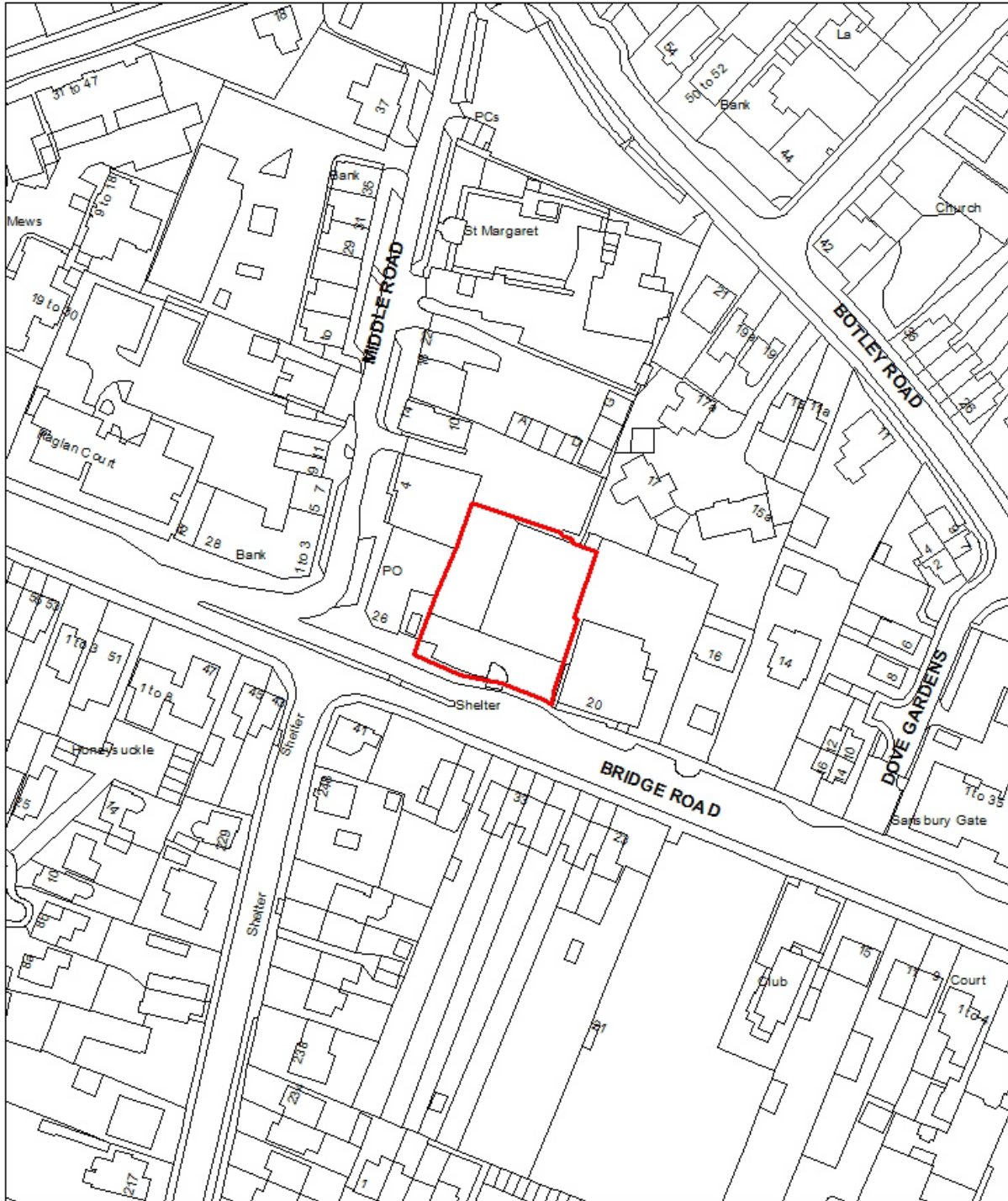
***Recommendation***

PERMISSION: subject to standard conditions (time, in accordance with approved plans)



# FAREHAM

## BOROUGH COUNCIL



22-24 Bridge Road  
Scale 1:1250

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# Agenda Item 8(2)

**P/14/1053/AD**

**PARK GATE**

SAINSBURY'S SUPERMARKETS  
LTD

AGENT: WYG

PROPOSED NEW FASCIA SIGNS, A TOTEM SIGN, DISABLED PARKING SIGN AND OTHER SIGNS ASSOCIATED WITH NEW SUPERMARKET.

22 - 24 BRIDGE ROAD PARK GATE SOUTHAMPTON SO31 7GE

## ***Report By***

Arleta Miszewska - Direct Dial 01329 824666

## ***Site Description***

The application relates to a commercial premises located on the northern side of Bridge Road in Park Gate. It is situated between the Co-op food store to the west and mixed-use commercial premises to the east. It is currently occupied by a trailer company with the benefit of an A1 retail use.

## ***Description of Proposal***

Advertisement consent is sought for the installation of:

- two fascia signs;
- one totem sign sited on the south western corner of the site measuring 2.030 metres high and 1.125 metres wide;
- proposed car park signage: 0.625 metres by 0.750 metres;
- proposed offer message signage fixed to the brickwall: 1.625 metres by 0.9 metres;
- ATM surrounding signage fixed to the wall: 1.625 metres by 1 metre;
- disability sign;
- car park poster frames.

## ***Policies***

The following policies apply to this application:

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

DG7 - Signs and Advertisements

## ***Relevant Planning History***

The following planning history is relevant:

P/14/1052/FP - Proposed installation of ATM; shop front alterations; installation of air condition and condenser units and alteration to car parking layout - see preceding report on agenda.

## ***Representations***

Two letters of objection and one letter of comment have been received raising the following concerns:

- the proposed signage is unacceptable, intrusive and excessive;
- potential distraction to drivers;
- will create light pollution to the residents living nearby.

### ***Consultations***

Director of Planning and Development (Highways) - no objection.

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

Given the urbanised context of the application site, the proposed outdoor advertisements would not appear out of place and would not be harmful to the visual amenities of the area.

Furthermore, the location of the signage and its scale would not pose a distraction or obstruction to users of the highway and therefore the advertisement are not considered harmful in terms of highway safety. The Council's Highway Officer was consulted on the proposal and raised no objections.

The nearest residential properties are located on the other side of the road, therefore, it is considered that this separation distance would be sufficient to prevent light pollution.

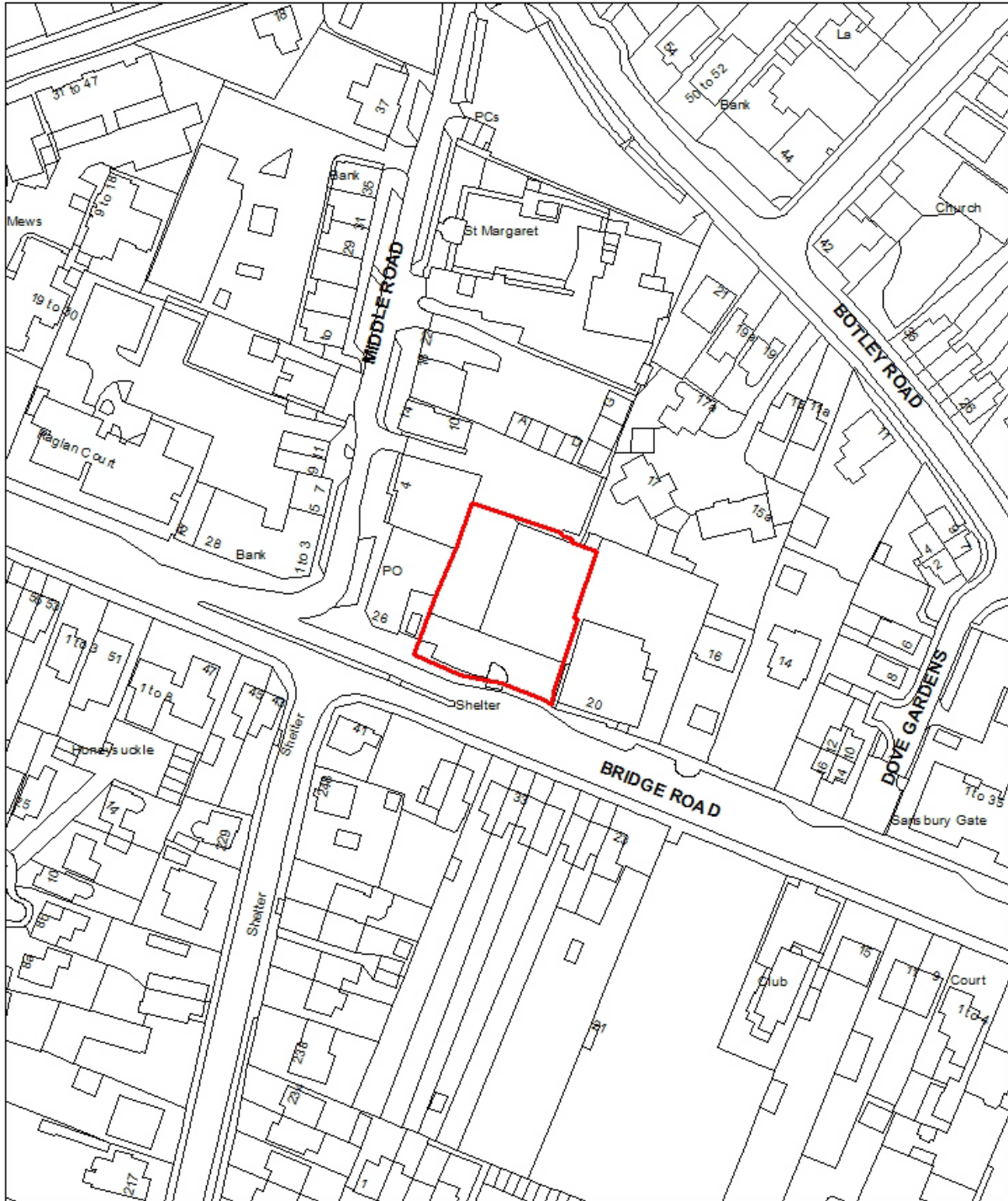
For the reasons given above, the proposed outdoor advertisements comply with the local planning policies and therefore five year consent is recommended.

### ***Recommendation***

GRANT ADVERTISEMENT CONSENT FOR FIVE YEARS subject to standard conditions

# FAREHAM

## BOROUGH COUNCIL



22-24 Bridge Road  
Scale 1:1250

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# Agenda Item 8(3)

**P/14/1062/FP**

**LOCKS HEATH**

MR & MRS LEE SEWELL

AGENT: PMB ARCHITECTURE

LOFT CONVERSION, SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT EXTENSION AND INTERNAL ALTERATIONS

24 LAMBOURNE DRIVE LOCKS HEATH SOUTHAMPTON SO31 6TY

## ***Report By***

Emma Marks - Direct Dial 01329 824756

## ***Site Description***

This application relates to a semi-detached dwelling situated on the north side of Lambourne Drive which is to the east of Locks Road.

## ***Description of Proposal***

Planning permission is sought for four different elements which consist of the following:-

- i) A loft conversion which includes two front and one rear roof light;
- ii) Single storey front extension which measures 1 metre in depth, 3 metres in width, eaves height of 2.6 metres and a ridge height of 3.6 metres;
- iii) Single Storey rear extension which measures 3 metres in depth, 4.6 metres in width, eaves height of 2.3 metres and a ridge height of 3.3 metres;
- iv) Internal alterations

For the avoidance of doubt the single storey front extension is the only element requiring planning permission, although the applicant has included all works within the application.

## ***Policies***

The following policies apply to this application:

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

CS17 - High Quality Design

### **Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

## ***Representations***

One letter of representation has been received raising the following concerns:-

- The front extension will severely impede on light coming though the living room making the room extremely dark;
- The height of the pitched roof on the rear extension would impact on the light into the neighbouring garden.

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

The application site is located on the northern side of Lambourne Drive which is to the east of Locks Road. The property is currently a three bed semi-detached dwelling and the proposed extension and alterations would create a four bed property.

Concern has been raised by the adjoining neighbouring property that the proposed front and rear extensions would have an adverse impact on the light to their property. The rear extension is proposed at a depth of 3 metres next to the party boundary which is a depth that is considered to be acceptable with an adjoining property. The front extension is proposed at a depth of one metre forward of the adjoining neighbour to the west. Officers are of the view neither the front or the rear extension would have an adverse impact on the neighbours light or outlook.

The application also includes a loft conversion with front and rear roof lights, a rear extension and some internal alterations. Officers consider these elements would not have any detrimental impact any of the neighbouring properties.

The front extension and the front roof light are the only part of the development which would be seen within the street scene. However, it is considered that they would not be out of keeping with the character of the area.

The proposals accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

***Recommendation***

PERMISSION: subject to standard conditions (time, in accordance with approved plans)



# FAREHAM

## BOROUGH COUNCIL



24 Lambourne Drive  
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# Agenda Item 8(4)

**P/14/1094/RM**

**PARK GATE**

FAREHAM BOROUGH COUNCIL

AGENT: AFLS&P ARCHITECTS

LEISURE BUILDING INCORPORATING MAIN AND TEACHING POOLS, FITNESS SUITE, SPINNING AND DANCE STUDIOS, WET AND DRY CHANGING FACILITIES, FOYER, ANCILLARY OFFICES AND PLANT ROOM AND ASSOCIATED CAR PARK (RESERVED MATTER TO OUTLINE PLANNING PERMISSION P/12/0299/FP).

BARNES LANE - LAND TO THE EAST OF - (PART OF COLDEAST SITE) SARISBURY GREEN SO31 7BJ

## ***Report By***

Kim Hayler - Direct Dial 01329 824815

## ***Site Description***

The application site lies to the east of Barnes Lane, in the south western corner of the former Coldeast Hospital Site. Sarisbury Infants School abuts the south eastern boundary, with Brookfield School playing fields to the east and land designated for further community facilities to the north east and woodland to the north.

There are pedestrian and cycle routes running through the site linking it to the residential areas to the north and east.

## ***Description of Proposal***

This application seeks approval for the reserved matters in connection with the erection of a leisure building.

Approval is sought for the siting, appearance, scale and landscaping of the development. The means of access, including its detailed design and specification and location was approved as part of the permitted outline planning permission.

The leisure building will incorporate the following:

A six lane 25 m pool graded in depth from 0.9 m to 1.8 m deep;

12 m x 8 m learner pool;

Pool store;

Spectator seating;

Wet side changing facilities, including locker facilities;

Pre and post swim shower facilities;

100 station fitness gym and dry changing facility;

Dance and spinning studio;

Reception and office facilities;

Plant room;

Service and delivery area to the rear of the building;

200 parking spaces and cycle parking.

## ***Policies***

Former Coldeast Hospital - Development Brief Supplementary Planning Document Adopted October 2011

The following policies apply to this application:



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

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS10 - Coldeast Hospital Strategic Development Allocation

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

### **Development Sites and Policies**

DSP2 - Design

DSP3 - Environmental Impact

DSP13 - Nature Conservation

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

C18 - Protected Species

DG4 - Site Characteristics

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

The following planning history is relevant:

P/12/0299/FP -

Hybrid planning application: full consent for the erection of 168 residential dwellings with associated access, parking, landscaping and infrastructure; equipped play space; change of use, extension & restoration of the mansion house for use as a hotel with function rooms & facilities, ancillary accommodation, associated works, landscaping, parking & access; restoration & reuse of existing brook lane gate lodge for residential purposes with erection of new garage, curtilage & access; reinstate brick piers & wing walls to brook lane entrance; use of land & woodland for open space/recreation with new paths.

Outline consent for the erection of sheltered accommodation and the provision of community facilities to include sports pitches, community building/pavilion with changing facilities & community meeting room, allotments, cemetery, public swimming pool with facilities, public car park & new access from Barnes lane, with demolition of former farm buildings - Permitted 30 April 2013

P/14/1197/RM -

Laying out of one adult & one junior football pitch; erection of building incorporating changing facilities; associated car park & landscaping (reserved matters to outline planning permission p/12/0299/FP) - to be reported to the February Planning Committee

### ***Representations***

No representations were received as a result of publicising the application, however a local resident has expressed concerns that a shared access with the adjacent school should have been considered and would not just be safer but ergonomically more sensible and practical.

## **Consultations**

Director of Planning and Development (Highways) - no objection

Director of Planning and Development (Ecologist) - an Ecological Management Plan (EMP) was secured through the Section 106 Agreement in relation to the previous application, P/12/0299/FP. Condition 41 of the outline planning permission required development to be carried out fully in accordance with the agreed details, specifications and procedures set out in the approved EMP. Section 7 of the EMP set out general measures to be carried out in relation to community facilities development. Work is currently being carried out by consultant Ecologist's to ensure that the development is compliant with the general measures set out in the EMP.

Director of Planning and Development (Arborist) - no objection

Director of Community (Environmental Health - Contamination) - no objection  
Southern Water Services - no objection

Hampshire Constabulary (Crime Prevention Design Advisor) - The architects discussed the project with the Crime Prevention Design Advisor and his recommendations have been taken into account with the design of the proposal.

Environment Agency - The Agency is currently working with the applicant in order to agree the details of the proposed surface water drainage scheme. A planning condition is suggested securing these details.

## **Planning Considerations - Key Issues**

Principle of development

Outline planning permission was granted in April 2013 for the provision of community facilities to include sports pitches, community building/pavilion with changing facilities & community meeting room, allotments, cemetery, public swimming pool with facilities, public car park and new access from Barnes Lane.

Furthermore Policy CS10 of the adopted Core Strategy and the adopted Development Brief required amongst other things the provision of a public swimming pool facility on the site.

The principle of a leisure building on the site with detailed access from Barnes Lane has therefore been established.

Design

Due to the topography of the site, the building has been designed with a sweeping roof to complement the level changes.

The layout of the building is simple and easy to get around. The entrance to the building faces toward the site entrance with glazing around the pool hall creating a visual link from outside the building.

A curved standing seam aluminium roof sails over the pool hall and the gym with a flat roof over the dance studio and changing areas. The roof covering would be silver, which would weather down over time to a matt finish. A recessed lower level roof above the staff office

area would have a parapet concealing an area of roof top plant.

The external walls would be constructed of blue rain screen cladding, a glazed curtain walling system and through colour render to outer masonry.

The materials are simple and give the building a 'lightweight' appearance.

Officers consider the building will be distinctive and complement the site, setting and character of the surrounding area. The design is of a high quality and together with the proposed material palette will result in a development which meets the applicants's needs, whilst enhancing the character and visual appearance of this natural semi-rural location.

## Highways

The principle of a new access from Barnes Lane was approved under planning application P/12/0299/FP. Condition 40 of the planning permission requires the access to be constructed in accordance with the approved details before any of the community facilities are first brought into use. The new access will only serve the community facilities and not the residential areas.

Car parking has been designed in four zones, including a coach drop off area near to the building entrance and short and long stay cycle storage. The proposed number of car parking spaces exceeds that normally required for the nature of development proposed.

Officers consider the level of parking and the parking layout are acceptable

## Other matters

There are no immediate neighbours affected by the proposal.

The leisure building will meet BREEAM 'very good' standard and will be fully compliant with Part M of the Building Regulations (Access to and Use of Buildings).

The landscape strategy has been designed in order to reflect the different uses of the site. The soft landscape would comprise trees, hedging, low shrubs and grassland and would be developed in accordance with the approved Ecological Management Plan. In order to soften the appearance of the car park, trees and shrub planting will be used wherever practicable. The eastern arm of the access through the car park will be tree lined to create an 'avenue' as this will eventually be the primary route to the cemetery zone to the north east.

Officers consider the landscape strategy will visually enhance the new building and its associated car park and the character and appearance of the area.

## Conclusion

The Council has a long standing aspiration and Corporate Priority to deliver a new public swimming facility within the Western Wards. The proposal will bring forward a substantial benefit to the Borough and its residents and is favourably recommended.

## ***Recommendation***

APPROVE: in accordance with approved plans; details of drainage strategy

***Notes for Information***

For the avoidance of doubt the following conditions imposed on the outline application, P/12/0299/FP require discharging before development commences:

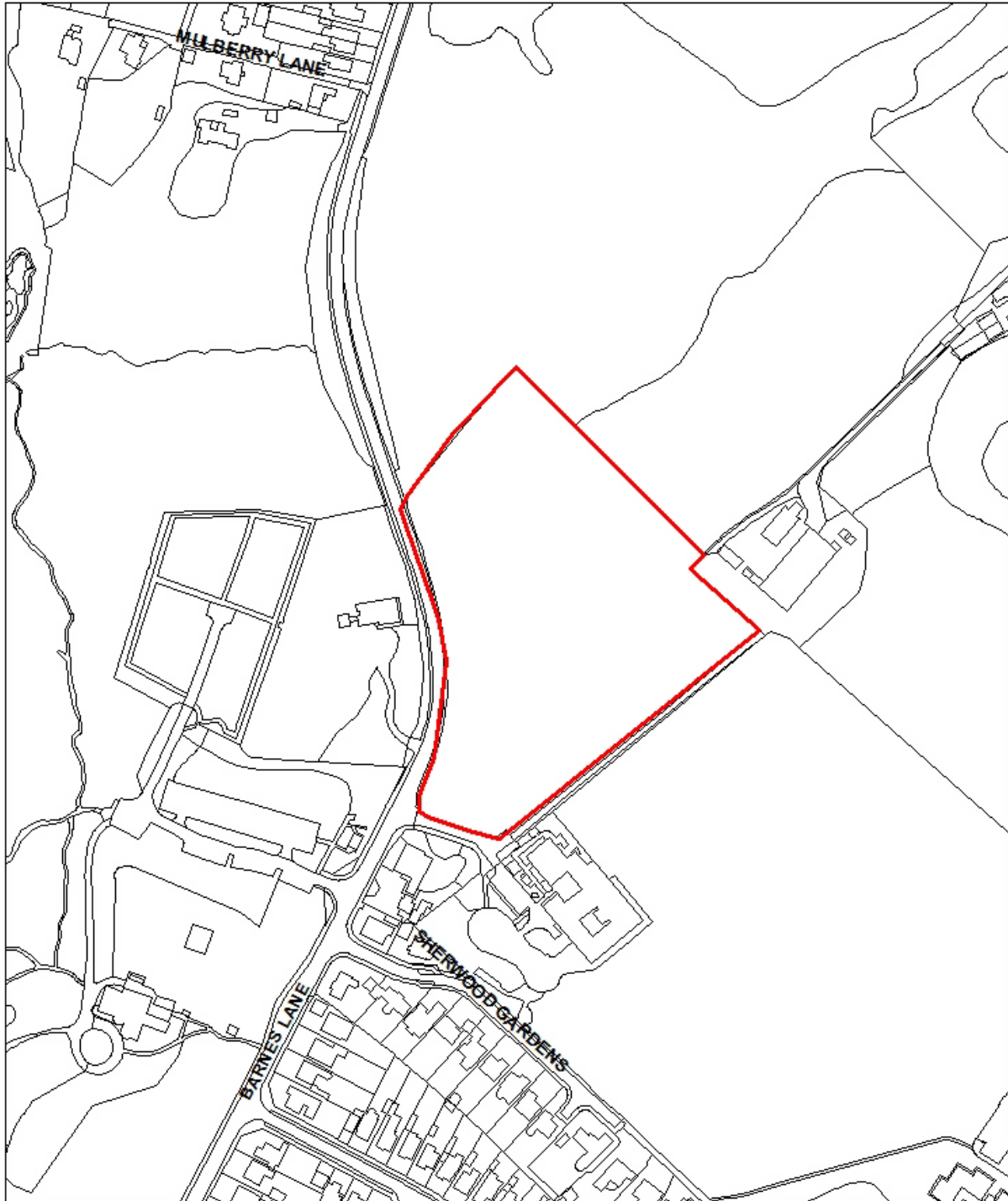
Condition 42 (tree method statement); Condition 43 (details of new tree planting); Condition 44 (tree protection strategy)

***Background Papers***

P/12/0299/FP

# FAREHAM

## BOROUGH COUNCIL



Land to East of Barnes Lane  
Scale 1:2500

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# Agenda Item 8(5)

**P/14/1121/TO**

**TITCHFIELD COMMON**

MRS MARIA MORRIS

AGENT: MR KEITH HUELIN

FELL ONE OAK PROTECTED BY TPO 695.

14 ST EDMUND CLOSE FAREHAM HAMPSHIRE PO14 4RQ

## ***Report By***

Paul Johnston - Direct dial 01329 824451

## ***Site Description***

This application relates to a tree situated within the rear garden of a semi detached property on the north side of St Edmund Close and south of Clarendon Crescent.

## ***Description of Proposal***

Consent is sought to fell one oak protected by TPO 695.

The applicant states the tree should be felled due to its shading, low amenity value and incongruity with its surroundings. An Ash tree is proposed to be replanted.

## ***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***

Five representations have been received supporting this application and requesting that permission for works be granted based on the following grounds:

- 1) The oak tree is too large, old and unsafe;
- 2) The tree offers no public amenity;
- 3) Felling of the tree would have no public impact;
- 4) It was irresponsible of the Council to allow dwellings to be built so close to the tree;
- 5) The species is more suited for fields and is not appropriate for an urban environment;
- 6) The tree may be infested with oak processsionary moth;
- 7) The tree may cause subsidence in the future;
- 8) Reduction of trees is not a solution;
- 9) There are an abundance of oaks in the area;
- 10) There is no reason why it should not be felled;
- 11) Light to the property would be improved by felling this tree.

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

Background

On the 19 November 2014 the Council confirmed Tree Preservation Order 695 in respect of the oak tree situated in the rear garden of 14 St Edmund Close.

The application oak is a mature specimen estimated to be 16 metres in height and situated approximately 12 metres to the northeast of the dwelling at 14 St Edmund Close. The subject oak tree predates the development within which it was successfully retained 30 years ago. The tree forms part of a wider landscape and planning context and contributes significant amenity value to the surrounding development due to its size and prominence.

#### Comment

An informal visual inspection of the oak was undertaken from ground level with the aid of binoculars. At the time of inspection the tree was observed to be healthy and free from any significant defects that would result in an abnormal risk of failure.

Trees may be a source of frustration from time to time due to shading, falling debris, sweeping up leaves, clearing gutters and such like. However, it is to be expected that large, mature trees will cast shade and produce copious amounts of tree related debris. Shading and the periodic clearing of debris, albeit an inconvenience, is considered to be part of living in close proximity to trees and provides no justification for removing the subject oak tree.

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. In general terms, it follows that the higher the amenity value of the tree and the greater the impact of the application on the amenity of the area, the stronger the reasons needed before consent is granted.

The Council has not received any evidence to suggest the application oak is the cause of damage to property as a result of clay soil shrinkage due to moisture abstraction by tree roots. In circumstances where a protected tree has been identified as a material cause of subsidence damage to property, the Council will not unreasonably withhold consent for the offending tree to be removed if such a course of action is justified by the facts of the case.

It is acknowledged that the amount of noise and movement associated with trees during high winds can be unnerving and those living close to trees may feel anxious about their safety during a storm. However, a perceived threat of tree failure should not be a basis for tree pruning or indeed removal. All trees pose some degree of risk, but in this case there is nothing to suggest that the subject trees pose any undue level of risk. 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 conditions.

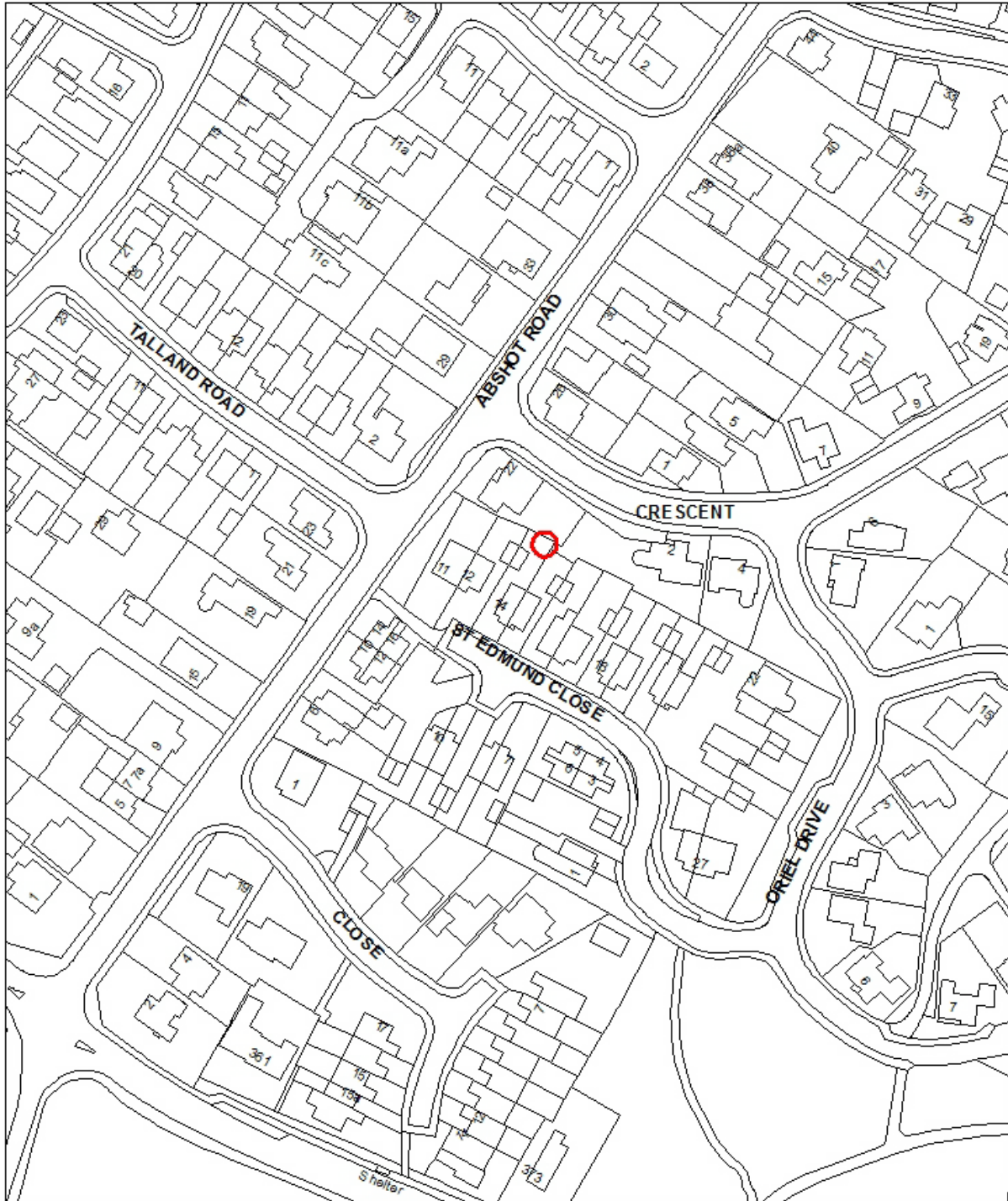
Officers consider the inconvenience caused to the applicant by the oak tree does not outweigh its contribution to local public amenity and to the character of the area. Therefore the reasons given for felling the oak are not sufficient to justify its removal.

#### ***Recommendation***

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

# FAREHAM

## BOROUGH COUNCIL



14 St Edmund Close  
Scale 1:1250

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# Agenda Item 8(6)

**P/14/1124/FP**

**WARSASH**

ROLAND KELL DISCRETIONARY  
TRUST NO 1

AGENT: MR M WILKES

CONSTRUCTION OF NEW 1.9M HIGH FRONT BOUNDARY BRICK WALL  
41 BROOK LANE WARSASH HANTS SO31 9FF

## ***Report By***

Arleta Miszewska - Direct Dial 01329 824666

## ***Site Description***

The application relates to 41 Brook Lane, which is a residential property located on the western side of Brook Lane, in Warsash, designated as countryside.

## ***Description of Proposal***

Planning permission is sought for the construction of a new 1.9 metre high front boundary brick wall with 2.1 metre high piers and a new pedestrian access gate.

The wall would be constructed approximately 1.2 metre away from the public footpath and would replace an existing hedge, posts and wire fence.

The existing timber gates and the 1.9 metre high brick walls leading to the gates will be retained.

## ***Policies***

The following policies apply to this application:

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

CS17 - High Quality Design

### **Development Sites and Policies**

DSP2 - Design

## ***Relevant Planning History***

The following planning history is relevant:

**P/08/0684/FP**

**ERECTION OF DETACHED DWELLING AND GARAGE  
(ALTERNATIVE TO P/08/0010/FP)  
PERMISSION 10/07/2008**

## ***Representations***

One letter of representation has been received raising the following concerns:

- a) current boundary treatment is restricted by a planning condition,
- b) a close boarded fence would be more appropriate.

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

The proposal has been assessed on site.

The surrounding area is characterised by variety of enclosures, including tall timber fences and brick walls. Part of the current boundary treatment at the application site is constructed

of bricks already. Therefore the proposal would be in keeping with its surroundings. Being set away from the public footpath by over 1 metre, it does not raise concerns over impact on the safety of highway users.

The existing boundary was approved under the original planning permission. The current application should be assessed on its own merits.

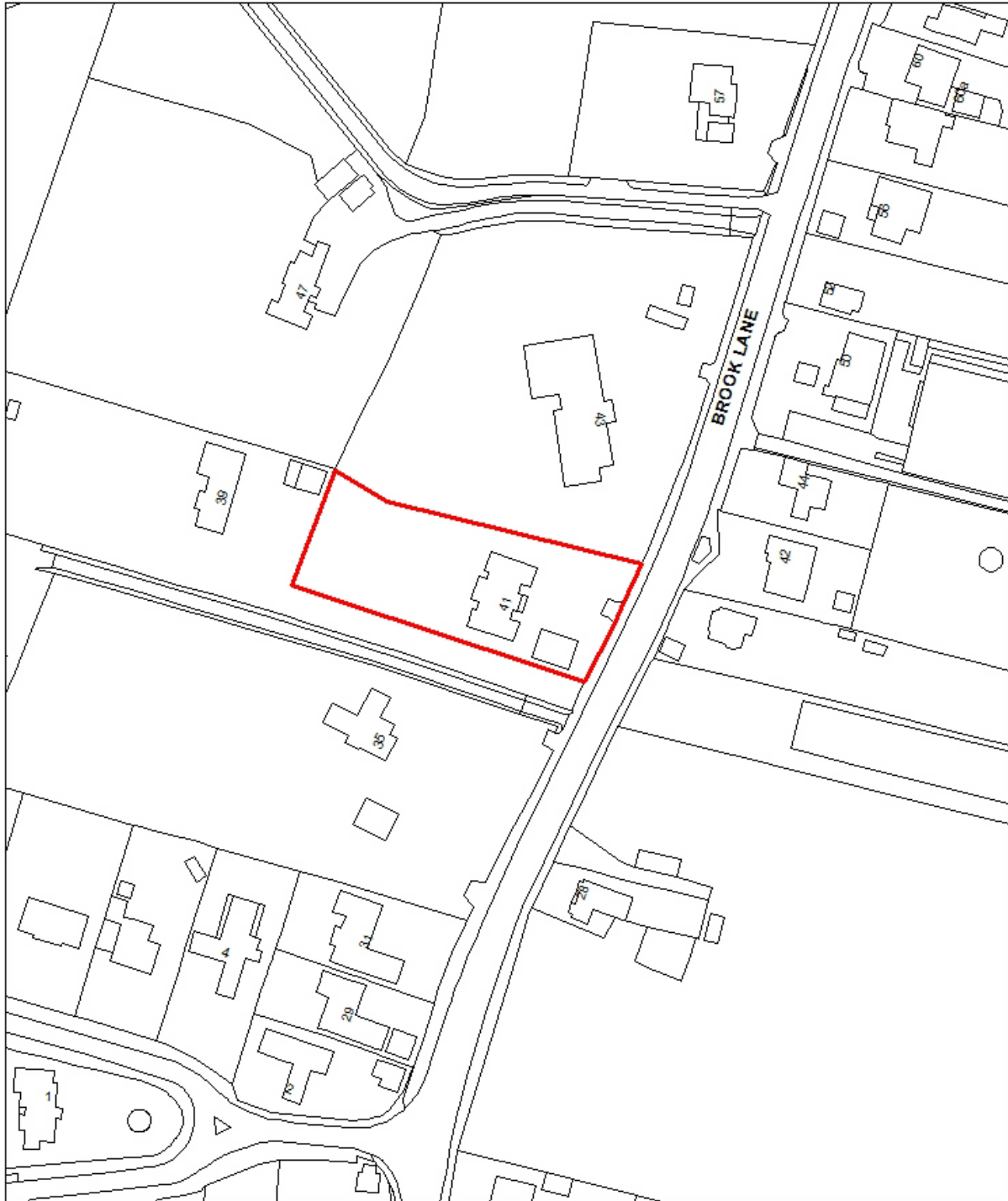
For these reasons the proposed fence is considered to accord with Policy CS17 of the adopted Core Strategy and planning permission is recommended.

***Recommendation***

PERMISSION

# FAREHAM

## BOROUGH COUNCIL



41 Brook Lane  
Scale 1:1250

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# Agenda Item 8(7)

**P/14/1164/FP**

**LOCKS HEATH**

MR A STADDON

AGENT: MR N PERFECT

DEMOLITION OF EXISTING DWELLING AND ERECTION OF FOUR DWELLINGS WITH ACCESS ROAD AND ASSOCIATED PARKING

123 LOCKS ROAD LOCKS HEATH SOUTHAMPTON HANTS SO31 6LJ

## ***Report By***

Kim Hayler - Direct Dial 01329 824815

## ***Site Description***

The site comprises 123 Locks Road and part of the rear garden of 121 Locks Road.

The rear of the site is generally flat and contains a number of sheds and a residential mobile home which would be demolished.

The site lies within a residential area, surrounded by residential dwellings in Locks Road to the north, south and east and Old Common to the north and west.

A line of mature protected oak trees are situated along the rear, western boundary of the site.

## ***Description of Proposal***

Planning permission is sought to:

(i) replace the existing bungalow at 123 Locks Road with a three bedroom chalet bungalow with associated parking at the front;

(ii) erection of three 4 bedroom dwellings on land to the rear of 121 and 123 Locks Road with access between 121 Locks Road and the new property at 123 Locks Road. Each property will have the benefit of a double garage and two parking spaces, with an additional visitors space.

## ***Policies***

The following policies apply to this application:

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

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

### **Approved SPG/SPD**

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

### **Development Sites and Policies**

DG4 - Site Characteristics

DSP3 - Environmental Impact

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***

No relevant planning history.

#### ***Representations***

Five letters of objection/comment have been received raising the following concerns:

Overlooking and loss of privacy;

Loss of light and overshadowing from roof heights;

Orientation of Plot 1 minimises the effect of noise for both parties;

Materials should reflect properties in Old Common;

The gap between 25 Old Common and Plot 1 will prevent maintenance of the property;

Car parking appears to be inadequate;

Burden on local infrastructure;

Although gardens are not open to the public they add to the green ambience of the area;

Over development;

Light spill;

Impact on protected trees and removal/works to other trees;

Back land development will impact on property value.

#### ***Consultations***

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

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

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

Principle of development

Character of the area

Impact on amenities of neighbouring properties

Highways

Other matters

Conclusions

Principle of development

The site is within the defined urban settlement boundary. Core Strategy Policy CS2 (Housing Provision) and Policy CS6 (The Development Strategy) are relevant for housing proposals. Additionally Policy CS9 (Development in the Western Wards and Whiteley) applies which seeks to provide for housing development (among other things) within the settlement boundary providing the setting of the settlement is protected.

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.

The redevelopment of land for housing purposes is therefore acceptable in principle subject to the consideration of the relevant planning considerations.

#### Character of the area

The immediate area consists of a mixture of bungalows, chalet bungalows and two storey residential dwellings.

The rear of the site is not prominent within the street scene and will comprise similar development within this backland site as existing in the immediate area. Furthermore, the dwellings to the rear would be fully hipped with traditional chimneys and features.

The new dwelling replacing 123 Locks Road is designed as a chalet bungalow to fit sympathetically within the street scene.

Officers consider the proposal would not be unduly harmful to the character and appearance of the area.

#### Impact on amenities of neighbouring properties

The property to the north, 125 Locks Road is sited 6 metres from the proposed replacement dwelling at 123 Locks Road. This property has a bedroom window facing south in its flank wall. In light of this distance and the fact that the replacement dwelling would be chalet style, officers do not consider the proposed replacement dwelling would materially harm the living conditions of the occupiers of this property.

The property to the south, 121 Locks Road has three non habitable ground floor windows within its north facing elevation and one first floor bedroom window also facing north. The replacement dwelling would be sited 7.5 metres from this property, separated by a landscape buffer, acoustic fencing and the new access. Officers do not consider the proposed replacement dwelling would materially harm the living conditions of the occupiers of this property.

The property to the rear, 31 Old Common lies to the west of the application site. The distance from the proposed first floor rear facing windows in the new dwellings and the garden boundary of this property ranges from 14 - 27.5 metres. Furthermore there are a line of mature oak trees running along this boundary. The living conditions of this property, including light spill and loss of privacy will not be harmed as a result of the development.

The property, 25 Old Common is sited adjacent to the northern boundary of the site and has a rear conservatory; plot 1 will be sited adjacent to this property with its double garage extending alongside the rear garden of 25 Old Common. Plot 1 has been moved slightly south in order to increase the distance between the properties as the neighbour has raised concerns regarding future maintenance of his property. Any views from first floor windows in plot 1 would be oblique.

Officers have viewed the proposal from immediate neighbouring properties and are of the opinion that the proposed development would not be detrimental to the living conditions of

these properties.

#### Highway issues

The proposal provides for parking in accordance with the Council's adopted residential car parking standards, including an additional visitor space. Visibility splays of 2.4 m x 45 m at the junction with Locks Road is proposed with boundary walls reduced to 600 mm within splays. In highway safety terms the proposal is considered acceptable.

#### Other matters

The proposal would represent three additional dwellings within 5.6 km of the coastal Special Protection Area (SPA) where Natural England have ruled that all new dwellings in combination have a harmful impact upon the significance of the SPA. New dwellings can however be considered provided that appropriate mitigation is provided. The applicant has made the necessary contribution towards the Solent Disturbance Mitigation Project under Section 111 of the Local Government Act 1972.

A row of mature oak trees run north west to south east along the rear boundary. The trees are relatively tall and slender with fairly narrow crown spreads and have previously been crown lifted to permit open views beneath the branches. The layout of Plots 1-3 have been designed with the trees in mind; their rear gardens ranging between 14 and 27 metres, exceeding the 11 metres normally sought.

There are no ecology issues.

#### Conclusion

Notwithstanding the objections received, it is considered that the proposal complies with the relevant policies of the Fareham Borough Council Core Strategy, the Fareham Borough Local Plan Review and the emerging Local Plan Part 2: Development Sites and Policies and is recommended subject to conditions.

#### ***Recommendation***

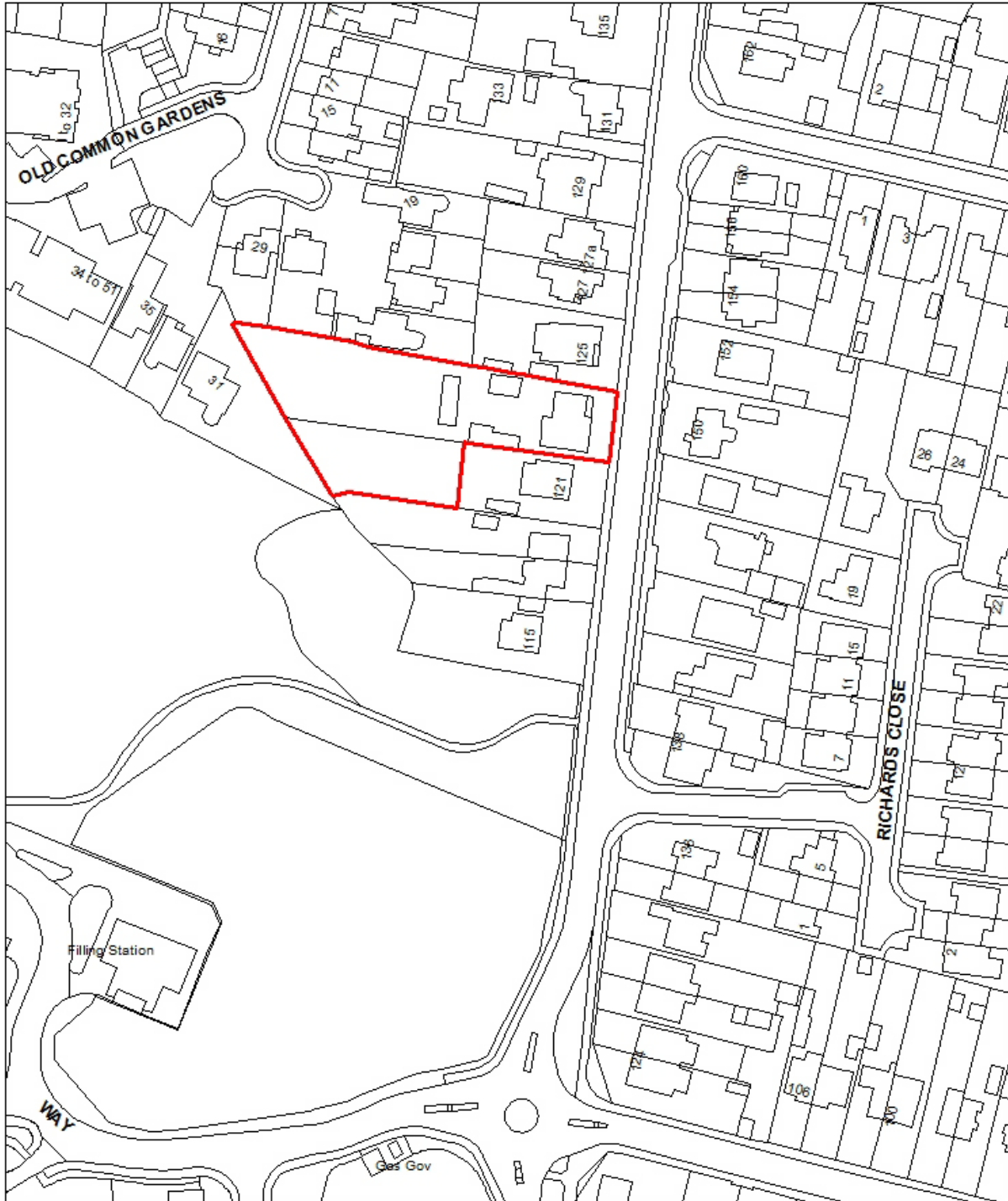
PERMISSION: Commencement of development; development in accordance with submitted plans; materials, boundary treatment, parking and turning, no burning on site, no mud on roads, construction traffic management plan, works in accordance with approved arboricultural assessment, works in accordance with approved ecological assessment, visibility splays, hours of work, remove permitted development rights first floor eastern elevation Plot 3, windows first floor north elevation Plot 1 and south elevation Plot 3 to be obscure glazed and top opening, code level 4.

#### ***Notes for Information***

You are advised to contact Hampshire Highways at roads@hants.gov.uk Tel no 0845 6035633 prior to the commencement of the development in relation to the provision of the new access serving Plots 1 - 3.

# FAREHAM

## BOROUGH COUNCIL



123 Locks Road  
Scale 1:1250

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# Agenda Item 8(8)

P/14/1179/FP [O]

SARISBURY

MR P ELLERTON

AGENT: INNOVATE 4 LTD

REPLACEMENT DWELLING WITH SINGLE GARAGE AND CARPORT TO FRONT  
232 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BL

## **Report By**

Kim Hayler - Direct Dial 01329 824815

## **Site Description**

The application comprises the residential curtilage of a detached single storey bungalow, with a side attached garage, located outside of the urban area on Botley Road, Burr ridge.

The existing bungalow is sited forward of the majority of properties along the eastern side of Botley Road. The neighbouring property to the north is a bungalow and the property to the south is a two storey dwelling.

An oak tree subject to a tree preservation order is sited in the north western front corner of the plot.

## **Description of Proposal**

Planning permission is sought for a replacement dwelling. The property would be sited back on the plot adjacent to its immediate neighbours. The property would have part single storey and part two storey eaves on its western front side and two storey eaves to the rear. The first floor of the rear two storey projection is set back 1.5 metres from the ground floor.

The property is designed to meet Lifetime Home criteria.

A detached single garage and car port are proposed in the front garden adjacent to the northern boundary.

## **Policies**

The following policies apply to this application:

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

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

### **Development Sites and Policies**

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

DSP13 - Nature Conservation

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

DG4 - Site Characteristics

DG4 - Site Characteristics

### ***Representations***

An objection has been received from the neighbouring property at 234 Botley Road raising the following issues:

With the proposed house set back level with the rear of 234 an additional storey would result in overlooking of rear patio area by upper floor windows, and loss of sunlight to both the conservatory and side lounge windows;

The frontage is over generous and could be designed to allow the house to be moved forward;

No objection to the proposed fence to the front boundary, however the hedgerow should remain;

The roof line exceeds that of the neighbouring properties.

The neighbour has seen the amended plan and would still like to object. The neighbour has commented that if the Council relaxed its parking and turning requirement the dwelling could be moved further forward on the plot thus satisfying his concerns.

### ***Consultations***

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

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

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

Principle of Development

Policy CS14 (Development outside Settlements) of the adopted Fareham Borough Core Strategy is supportive of proposals for replacement dwellings in the countryside where there would be no adverse effect on its landscape character, appearance and function.

The replacement dwelling would be two storey but would have a broadly similar footprint area on the plot as the existing bungalow. Officers consider the proposed dwelling would not detract from the landscape character or appearance and there would be no change from the current residential function of the site.

Design and visual appearance

The proposed dwelling would be similar in terms of its bulk and scale to other properties in Botley Road. Although the property to the north is a bungalow, the new dwelling is designed with single storey eaves on its western front side in order to respect the scale and massing of this property.

Furthermore, in line with this policy its design will provide flexible accommodation to meet the occupant's needs in the future, secure adequate internal and external space and meet Level 4 of the Code for Sustainable Homes

Officers consider the proposed new dwelling would respect the character and living conditions of the street scene.

#### Impact on the living conditions of the neighbouring property

The neighbouring property to the north, 234 Botley Road is staggered back on its plot from the existing bungalow. The property has two secondary windows within its south facing side elevation, with a rear conservatory on its southern rear corner and a patio area directly behind.

The replacement dwelling would extend in front of one of the secondary windows. Normally 6 metres is sought between a sole side facing window and a two storey wall. In this instance there is a distance of 5.5 metres between the secondary windows and the replacement dwelling; the room has the benefit of a principal window to the front of the dwelling.

As a result of the concerns raised by the neighbour, the replacement dwelling has been moved forward by 1.1 metres, increasing the distance from the first floor rear facing windows to the rear of 234 Botley Road to 4 metres. This relationship would not lead to material overlooking into the rear garden and conservatory of the neighbouring property.

The amended plan also confirms that the hedgerow will be retained on the neighbours side of the boundary and the new 1.8 metre high close boarded fence will be erected on the application side.

Officers have assessed the proposal from the neighbouring property and are of the opinion that the proposal would not materially harm the living conditions of the occupiers of the neighbouring property.

#### Other matters

Whilst the Director of Planning and Development (Highways) has suggested improvements to visibility and access at the entrance to the site, Officers are mindful of the fact that this entrance is already in existence and currently serves the existing bungalow on the site.

Notwithstanding the increase in bedroom numbers and living space within the new dwelling, the anticipated increase in vehicle movements is not considered to require such improvements.

Sufficient information has been provided in respect of ecological and arboricultural matters.

#### ***Recommendation***

PERMISSION: Commencement of development; development in accordance with submitted plans; materials; first floor bathroom window and stair window to be obscure glazed and fixed; boundary treatment in accordance with agreed details; works in accordance with Arboricultural Method Statement; Code for Sustainable Homes Level 4; no mud on highway; no burning on site; hours of construction; construction management; parking and turning.

# FAREHAM

## BOROUGH COUNCIL



232 Botley Road  
Scale 1:1250

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# Agenda Item 8(9)

**P/14/1202/FP**

MR & MRS DANIEL VAN GELDER

**SARISBURY**

AGENT: BRYAN JEZEPH  
CONSULTANCY

DEMOLITION OF SHEDS AND SURROUNDING COMPOUND FENCING AND  
PROPOSED MODIFICATIONS TO BOUNDARY WALL AND ERECTION OF GARAGE  
BLOCK

BROOKLANDS QUAY SWANWICK SHORE ROAD SWANWICK SOUTHAMPTON SO31  
7EF

## ***Report By***

Rachael Hebden - Direct dial 01329 824424

## ***Site Description***

The application site comprises a large, detached residential property and associated courtyard buildings, located within substantial grounds of approximately 5 hectares in area. The site lies within the countryside and adjacent to the River Hamble. The site is also identified as part of a locally important Historic Garden, since it previously formed part of the Brooklands Estate. The application itself relates to an existing storage compound to the north-east of the host dwelling which contains a single-storey outbuilding. The site is neighboured by Brooklands Farm to the north-east, which is a two-storey detached dwelling.

## ***Description of Proposal***

The application seeks planning permission to provide a domestic garage, associated with the existing residential property, following demolition of the existing sheds and fencing. The garage could accommodate six vehicles and would be 24.1 metres in length. The structure would have a pitched roof design, with accommodation within the roof space for storage purposes. The overall height of the garage would be 6 metres to the ridge.

## ***Policies***

The following policies apply to this application:

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

CS14 - Development Outside Settlements

CS17 - High Quality Design

### **Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

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

DG4 - Site Characteristics

## ***Relevant Planning History***

The following planning history is relevant:

**P/03/0669/MA/A EXTENSIONS AND ALTERATIONS INCLUDING TWO STOREY  
EXTENSION TO SOUTH ELEVATION AND INCREASE ROOF  
HEIGHT: NON MATERIAL AMENDMENT - TO CORRECT MINOR**

**INACCURACIES IN ORIGINAL PLANS, TO PROVIDE WINDOW AND BALCONY POSITIONS & SIZES WHICH ACCORD WITH MODIFICATIONS TO INTERNAL LAYOUT**

APPROVE 17/11/2014

**P/03/0669/FP Extensions and Alterations including Two Storey Extension to South Elevation & Increase Roof Height**

PERMISSION 11/06/2003

**P/08/0310/FP EXTENSIONS AND ALTERATIONS INCLUDING TWO STOREY EXTENSION TO SOUTH ELEVATION & INCREASE ROOF HEIGHT**

PERMISSION 15/04/2008

***Representations***

Three letters of objection have been received from Brooklands Farm and the Old Dairy. The following is a summary of the points raised:

- Concerned with the size, impact and over-bearing nature of the proposed garage.
- Query whether the size of the garage is necessary.
- The existing boundary wall between the site and Brooklands Farm is older and should be retained rather than the new garage forming the boundary between the two properties.

***Consultations***

Director of Community (Environmental Health Contaminated Land) - No objection

***Planning Considerations - Key Issues***

The application needs to be assessed in terms of the following key issues for consideration:

- The principle of development;
- The impact on the character of the area and;
- The impact on neighbouring properties.

**Principle of development**

The development lies within the countryside where the Council's Development Plan policies strictly control new development. That said, the application relates to the site of an existing residential dwelling, and specifically relates to an area of existing outbuildings and hard-standing. As such, subject to the development not harming the countryside character of the site and surrounding area, the proposal is considered to be acceptable in principle.

**Impact on character of the area**

The proposed garage structure would be a large structure. However, having regard to the substantial size of the host dwelling and the grounds associated with it, the scale is not considered to be disproportionate. The outbuilding would appear as part of a group of courtyard-style buildings associated with Brooklands Quay and would not, therefore, be out-of-keeping with a dwelling of this nature or have a harmful impact on the historic gardens of Brooklands.

The garage would not be readily visible from Swanwick Shore Road or the river itself and would have a limited visual impact on other public viewpoints, including the setting of the Grade II\* Listed Brooklands which lies to the north-west of the site. As such, it is not considered that the proposal would harm the character of the area. Furthermore, the replacement of the existing unsightly compound and outbuilding with a well-designed structure and securing a good quality roof tile and facing brick by condition, would create a

positive visual impact. Whilst the existing boundary wall is not listed, a planning condition is suggested to retain it.

#### Impact on neighbouring properties

The main consideration in this respect is the impact of the proposed structure on the occupiers of Brooklands Farm, which immediately adjoins the site. The proposal would be positioned over 30 metres from the main house at Brooklands Farm which is sufficient to ensure that the proposal would not be unduly over-bearing when viewed from the property. There would be over 10 metres between the garage and the neighbouring annexe, which lies to the north-west, and no habitable room windows in the rear elevation of this neighbouring building. Furthermore, having regard to the size of the neighbouring garden, the scale and massing of the proposal is not considered to significantly erode the enjoyment of the neighbouring garden area. As such, it is not considered that the proposal would have a significantly harmful impact on the occupiers of the adjacent property.

#### ***Recommendation***

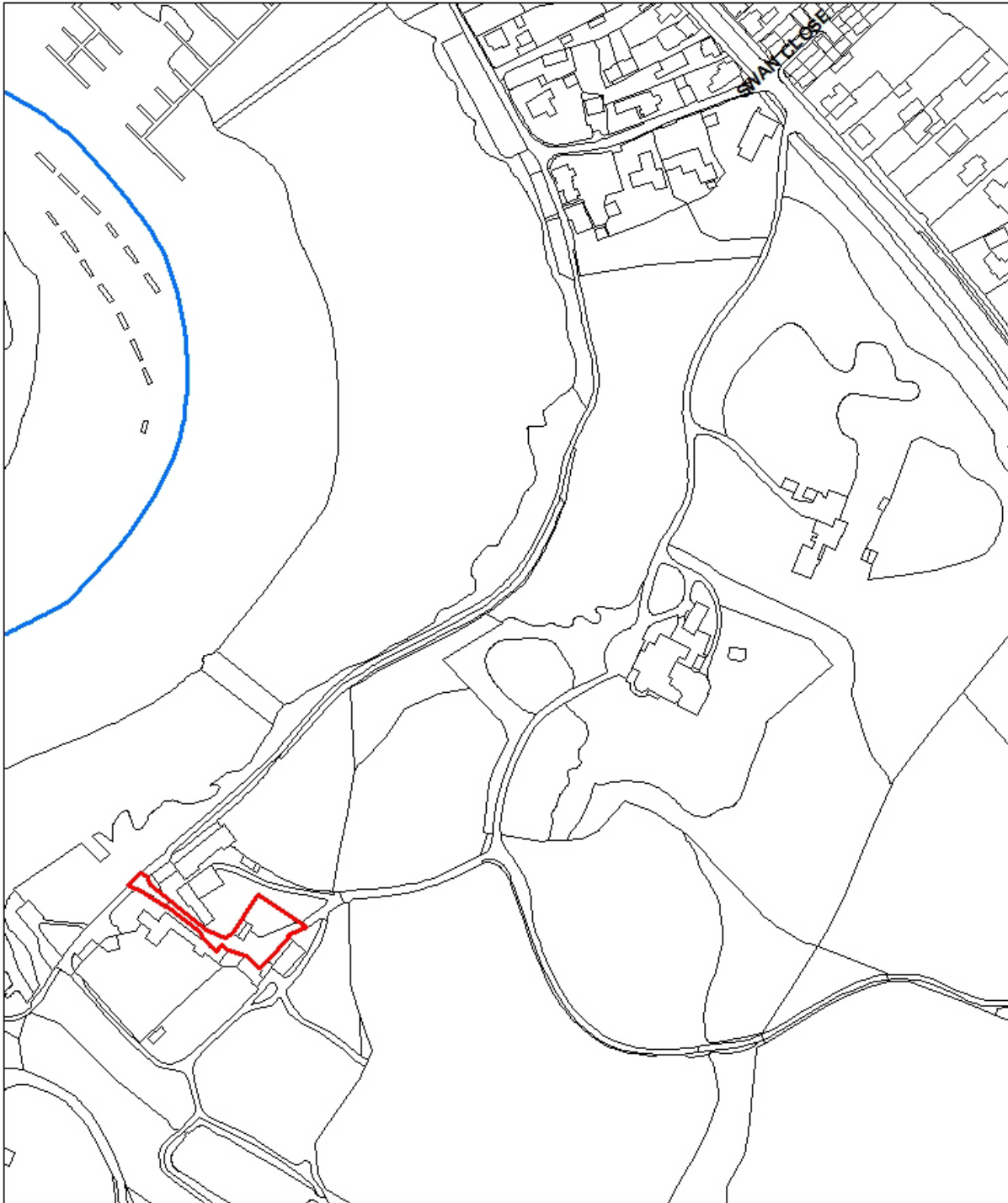
PERMISSION: Commencement of development in 3 years; Details of materials; Existing boundary wall to be retained; Development in accordance with submitted plans.

#### ***Background Papers***

P/14/1202/FP

# FAREHAM

## BOROUGH COUNCIL



Brooklands Quay  
Scale 1:2500

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# Agenda Annex

## ZONE 2 - FAREHAM

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

Reference		Item No
<b>P/14/1065/CU</b> FAREHAM SOUTH	177 GOSPORT ROAD FAREHAM PO16 0QD CHANGE OF USE OF EXISTING 2-STOREY DWELLING INTO TWO 1-BEDROOMED FLATS	<b>10</b> <b>PERMISSION</b>
<b>P/14/1158/FP</b> FAREHAM WEST	134 BLACKBROOK ROAD FAREHAM HAMPSHIRE PO15 5BY REPLACEMENT OF EXISTING FELT ROOF COVERING WITH ALUMINIUM TRAPEZOIDAL SHEETS	<b>11</b> <b>PERMISSION</b>
<b>P/14/1206/FP</b> FAREHAM SOUTH	20 DAVIS WAY - BUILDING C - FAREHAM HAMPSHIRE PO14 1AR RETAIN OBSCURE GLAZED WINDOW TO SOUTH ELEVATION OF BUILDING C	<b>12</b> <b>PERMISSION</b>
<b>P/14/1211/TO</b> FAREHAM NORTH-WEST	7, 8 & 9 THE GLADE FAREHAM HAMPSHIRE PO15 6EQ (A) FELL 11 OAK TREES TO GROUND LEVEL AND CROWN RAISE 3 OAK TREES TO 5 METRES ABOVE GROUND LEVEL BY REMOVING SMALL DIAMETER BRANCHES < 75MM;  (B) TRIM AND REDUCE ALL TREES BY UP TO 20%. THE TREES ARE PROTECTED BY TPO 652.	<b>13</b> <b>SPLIT DECISION</b>

# Agenda Item 8(10)

**P/14/1065/CU**

MR RICHARD BUDD

**FAREHAM SOUTH**

AGENT: REYNOLDS  
ASSOCIATES

CHANGE OF USE OF EXISTING 2-STOREY DWELLING INTO TWO 1-BEDROOMED  
FLATS

177 GOSPORT ROAD FAREHAM PO16 0QD

## ***Report By***

Graham Pretty (Ext.2526)

## ***Site Description***

The application site is the northernmost of a pair of semi-detached dwellings in a row of similar properties located on the west side of Gosport Road, opposite the Gosport Road petrol filling station. The property has 3 bedrooms and has pedestrian access only although there is a layby to the front for the parking of cars clear of the busy main road.

## ***Description of Proposal***

The proposal is to convert the dwelling horizontally into two, one-bedroomed flats.

## ***Policies***

The following policies apply to this application:

The National Planning Policy Framework

## **Approved Fareham Borough Core Strategy**

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS17 - High Quality Design

## **Approved SPG/SPD**

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

## **Development Sites and Policies**

DSP41 - Sub-Division of Residential Dwellings

## **Fareham Borough Local Plan Review**

H5 - Conversions to Flats

## ***Representations***

One letter has been received objecting on the following grounds:

- Loss of value
- Concern that existing drains will not be able to cope
- Conversion may have already commenced

## ***Consultations***

Director of Planning and Development (Highways) - On the basis that the proposal will not

increase the number of bed spaces, no highway objection is raised.

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

The key issues are as follows -

- The principle of the development
- The impact on the character of the area
- The impact on neighbours
- Highways
- Solent Disturbance Mitigation
- Other matters

The principle of the development -

The site is located within the urban area of Fareham and is within walking distance of the Town Centre. Policy CS7 encourages development that would contribute towards achieving the overall housing requirements of the Borough. The proposed development would make a small contribution in a sustainable location. The principle of the development is therefore considered acceptable and in line with both national and local policy.

The impact on the character of the area -

The character of this side of Gosport Road is comprised of semi-detached and terraced, older dwellings with long rear gardens backing on to Redlands Primary School. The proposed conversion can be achieved without external alteration to the building. There will be no obvious harm to the character of the area.

The impact on neighbours -

All external openings remain as existing and there will be no issue of overlooking. No objections have been received relating to the impact of the development upon living conditions or amenity. The objector is concerned about loss of value which is not a material planning consideration and upon possible impact upon existing drains. On the latter, the proposal is to drain the flats to the mains drainage and the reduction in bedrooms from 3 to 2 suggest that there is unlikely to be any significant increase in usage over and above the existing.

Highways -

The property does not currently have any private car parking and none can be provided. The Director of Planning and Development (Highways) has not raised any objection to the development on the grounds that there is no increase (in fact a decrease) in the number of bed spaces so that it would be unreasonable to prevent the development on the basis of a lack of car parking.

Solent Disturbance Mitigation -

Solent Disturbance Mitigation - this application represents an additional dwelling for which contributions are now regularly sought in order to mitigate the impact of the development upon the sensitive bird habitat of the coastal SPA's.

Other matters -

The objector has expressed concern that the proposed development would result in the devaluation of the adjoining property. This is not a planning consideration.

***Recommendation***

Subject to the applicants making the necessary contribution towards the Solent Disturbance Mitigation Project:

PERMISSION:

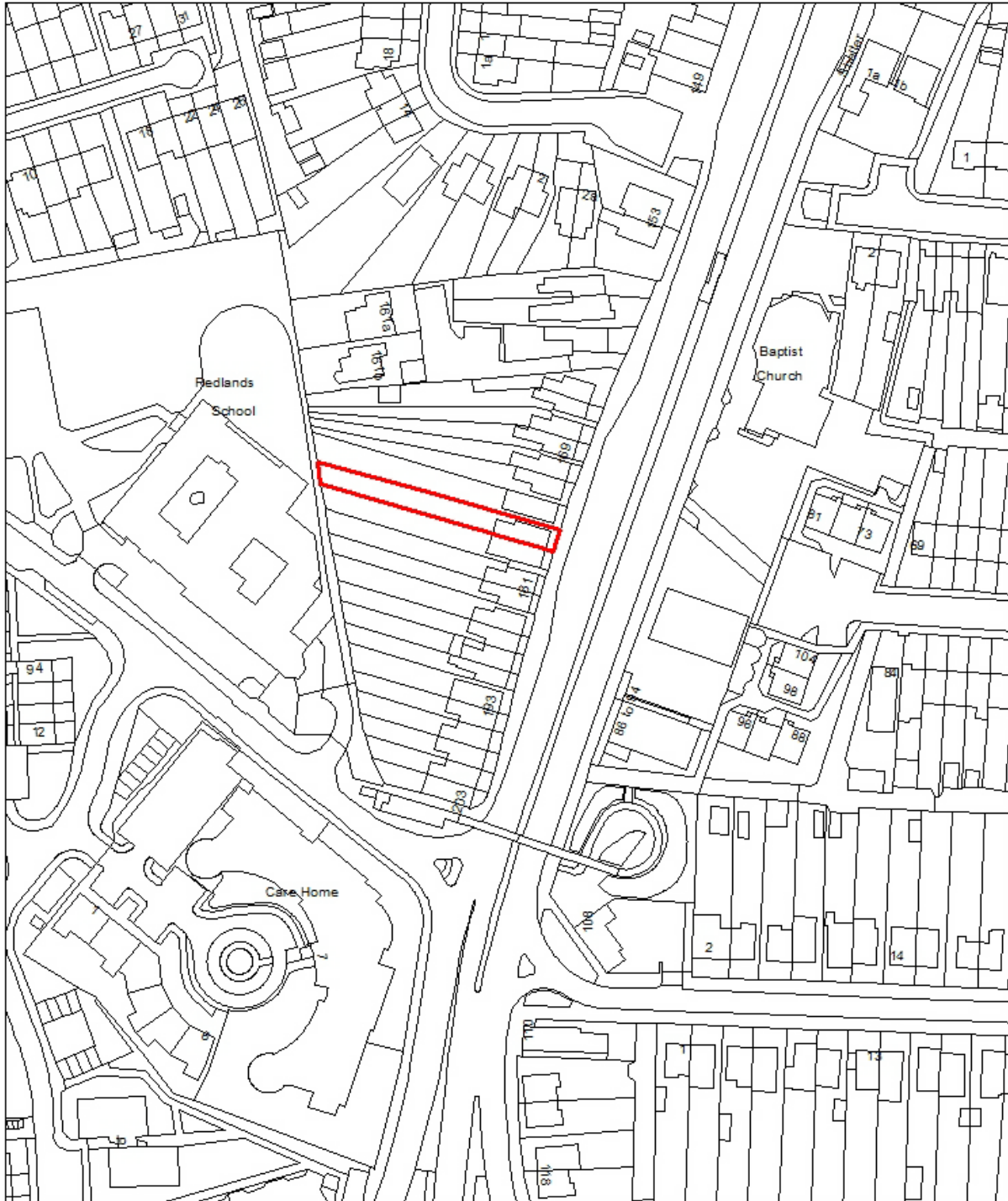
Permission for 3 years; development in accordance with the submitted plans; provision of cycle store

***Background Papers***

P/14/1065/CU

# FAREHAM

## BOROUGH COUNCIL



177 Gosport Road  
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**P/14/1158/FP**

**FAREHAM WEST**

1ST CATISFIELD SCOUT GROUP

AGENT: 1ST CATISFIELD SCOUT  
GROUP

REPLACEMENT OF EXISTING FELT ROOF COVERING WITH ALUMINIUM  
TRAPEZOIDAL SHEETS

134 BLACKBROOK ROAD FAREHAM HAMPSHIRE PO15 5BY

### ***Report By***

Emma Marks - Direct Dial 01329 824756

### ***Site Description***

This application relates to a site on the southern side of Blackbrook Road between the junction of Abbots Way and Barnwood Road.

The site is currently occupied by two buildings, however this application relates to the larger of the two buildings sited to the eastern side of the site which is used by the Catisfield Scout Group.

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

Planning permission is sought to replace the existing flat roof with aluminium profile sheets.

### ***Policies***

The following policies apply to this application:

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

CS17 - High Quality Design

### **Development Sites and Policies**

DSP2 - Design

DSP4 - Impact on Living Conditions

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

The following planning history is relevant:

<b><u>P/07/0541/FP</u></b>	<b>DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW SINGLE STOREY SCOUT AND COMMUNITY BUILDING</b>
	PERMISSION            20/06/2007

### ***Representations***

Two letters of representation have been received raising the following concerns:-

- The aluminium roof would create noise disturbance to the properties that back onto the hut when it rains;
- It is a large expanse of roof and this type of roof is noisy even on a small shed and as every single tree at the side of the plot nearest Barnwood Road has been removed there will be no protection what so ever to reduce the noise;
- The design of the roof is not appropriate; the wooden building is much more suited to a felt roof;

- The roof would be an eyesore;
- Light would reflect off the roof into neighbouring properties.

One letter of support has been received.

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

The proposal is to replace the existing felt roof on the scout building with aluminium profile sheets. The roof is being replaced as the current roof is leaking and the proposed sheet roof will be more robust and less likely to give problems for future maintenance.

Concern has been raised that the roof would create noise disturbance when it rains and due to the natural aluminium finish it could also reflect sunlight into the neighbouring properties. Officers have spoken with Environmental Health for advice about these issues and they have advised that they have never received a complaint of this nature and were of the opinion that it is unlikely that this proposal would cause such a nuisance. In light of this officers are of the opinion the proposal would not materially harm the living conditions of the occupiers of the surrounding neighbouring properties.

The representation received also raised the concern that the proposed roof material is not an appropriate design and would be an eyesore. Officers have considered the proposed material carefully and are satisfied that due to the position of the building being set 34 metres from the front boundary of the site and its orientation (ridge line running from front to back) there would be no harm to the character of the area or street scene.

Officers are satisfied that the proposals accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

### ***Recommendation***

PERMISSION: Commencement of development; development in accordance with submitted plans.

# FAREHAM

## BOROUGH COUNCIL



134 Blackbrook Road  
Scale 1:1250

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# Agenda Item 8(12)

**P/14/1206/FP**

**FAREHAM SOUTH**

GEA SEARLE

AGENT: HALE ARCHITECTURE

RETAIN OBSCURE GLAZED WINDOW TO SOUTH ELEVATION OF BUILDING C

20 DAVIS WAY - BUILDING C - FAREHAM HAMPSHIRE PO14 1AR

## ***Report By***

Susannah Emery - Direct dial 01329 824526

## ***Site Description***

This application relates to an industrial building which forms part of the GEA Searle site located to the south-east of Davis Way. The site is within an allocated employment area. The nearest residential properties are located on Woodside to the south east of building C.

## ***Description of Proposal***

Planning permission is sought for the retention of a first floor window within the south elevation of the building. The window is fitted with obscure glass.

## ***Policies***

The following policies apply to this application:

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

CS17 - High Quality Design

### **Development Sites and Policies**

DSP2 - Design

DSP3 - Environmental Impact

DSP4 - Impact on Living Conditions

## ***Relevant Planning History***

There is no relevant planning history.

## ***Representations***

One letter has been received objecting on the following grounds;

- We are against any more sources of light being emitted from the site
- It is not known if the window will be opening or fixed shut
- If open, noise will be generated from another source which is already at an unacceptable level
- We have in the past requested additional tree screening but there is no intention to provide this
- The window has already been fitted

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

It is not considered that the installation of the window has had any detrimental impact on the visual appearance of the building or character of the area.

The nearest residential properties are located on Woodside within the borough of Gosport. The window is just over 11m from the end of the rear garden to No.118 Woodside and is in excess of 25m from the rear facing windows of this dwelling. The objector's property

(No.112) is located further to the east in excess of 45m from the window. The window is obscure glazed and is fitted with a restrictor which only allows it to be opened outwards a small amount for ventilation. Exact details of the restrictor are being sought and will be subject to a condition requiring its retention. Any views from the open window would be directly downwards rather than towards the neighbouring properties. It is therefore not considered that the proposal would result in overlooking or a detrimental loss of privacy.

The window serves an office which would not be in use during the night. Given the separation distance between the window and the neighbouring properties it is not considered that any light source from the window would be detrimental to the enjoyment of neighbouring properties.

Whilst there may be some activities carried out at the site which are noise generating it is not considered that there would be excessive noise omitted from an office window.

The proposal is found to accord with the relevant policies of the adopted and emerging local plan and it is recommended that planning permission be granted subject to conditions.

***Recommendation***

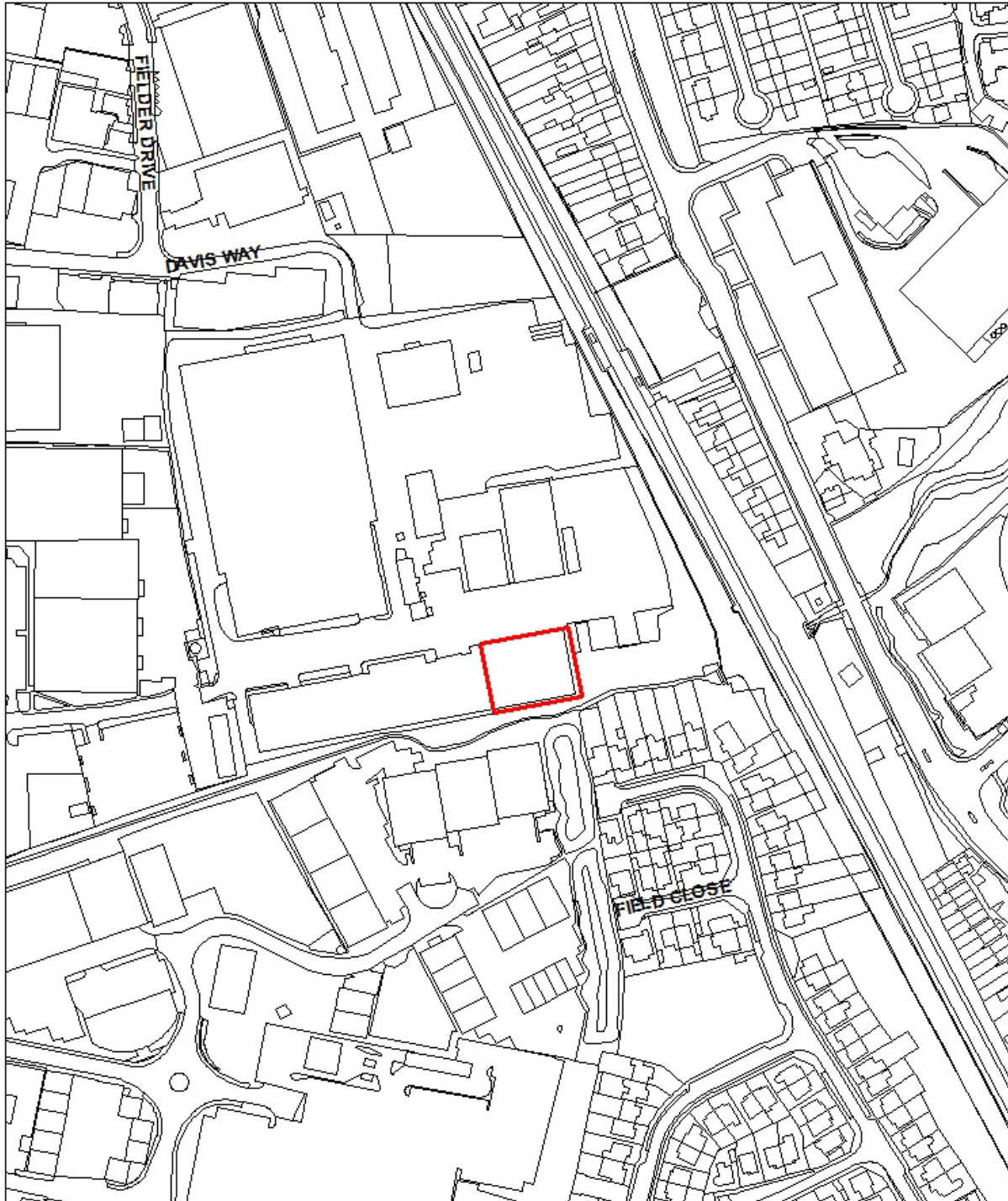
PERMISSION subject to conditions: Obscure glass to be retained, Restrictor to be retained in accordance with agreed details

***Background Papers***

P/14/1206/FP

# FAREHAM

## BOROUGH COUNCIL



20 Davis Way  
- Building C -  
Scale 1:2500

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# Agenda Item 8(13)

**P/14/1211/TO**

MISS KIMBERLEY HARDWICK

**FAREHAM NORTH-WEST**

AGENT: MISS KIMBERLEY  
HARDWICK

(A) FELL 11 OAK TREES TO GROUND LEVEL AND CROWN RAISE 3 OAK TREES TO 5 METRES ABOVE GROUND LEVEL BY REMOVING SMALL DIAMETER BRANCHES < 75MM;

(B) TRIM AND REDUCE ALL TREES BY UP TO 20%. THE TREES ARE PROTECTED BY TPO 652.

7, 8 & 9 THE GLADE FAREHAM HAMPSHIRE PO15 6EQ

## ***Report By***

Paul Johnston - Direct Dial 01329 824451

## ***Site Description***

This application relates to trees situated within a private copse to the rear of properties in The Glade. The copse was included within the residential gardens of a number of properties some years ago.

## ***Description of Proposal***

Consent is sought to undertake the following works to trees protected by TPO 652:

(A) Fell 11 oak trees to ground level and crown raise 3 oaks to 5 metres above ground level by removing small diameter branches <75mm.

(B) Trim and reduce all trees by up to 20%.

## ***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 letter of objection has been received objecting to the works on the following grounds:

1) The oaks should not be removed if there is no evidence of disease or threat to life and property.

2) The trees were on site when the applicant purchased the property.

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

PART (A) The proposed removal of the 11 trees effectively comprises of the thinning of the stand of trees by removing weak, suppressed and poor quality specimens that do not contribute to the overall visual cohesion of the group of trees.

Officers consider that this part of the application is acceptable and complies with the Fareham Borough Council Local Plan Review and Fareham Borough Council Core Strategy.

PART (B) Reducing multiple oak trees by an unquantified 20% is likely to result in the loss of a significant proportion of the foliage bearing branches, create multiple pruning wounds and impair the trees' natural form and appearance. No reason has been provided for these significant tree works, which cannot be supported on arboricultural grounds. The proposed pruning is likely to have an adverse impact on the health and vitality of the trees affected.

The removal of sapwood from a tree removes stored energy in the wood that is then lost to the tree system. A tree's response to wounding or pruning requires the expenditure of energy to initiate repair (wound wood) that prevents water loss and drying out of tissues, which are pre disposed to colonisation by various organisms (certain bacteria and fungi). Loss of young bark, twigs and leaves also removes the energy production parts of the tree by reducing photosynthetic capacity.

The replacement of such tissues with new growth requires energy expenditure, which is drawn from the trees stored reserves in the sapwood and roots. All this extra expenditure of energy can put stress on the tree system (which is recoverable) that can lead to strain (which is permanent damage). Trees suffering stress have weaker natural defences, which can predispose them to colonisation by decay fungi or insect infestation, which can increase the potential for the development of disease and decay.

The proposed tree works in this section of the application are considered to be contrary to Policy DG4 of the Fareham Borough Local Plan Review and Policy CS4 of the Fareham Borough Council Core Strategy in that they would represent poor arboricultural practice for which there is insufficient justification. Furthermore the suggested tree works would be detrimental to the visual amenities and to the character of the area.

### ***Recommendation***

CONSENT: Works to be undertaken within 2 years and work to accord with BS3998 (2010):

(A) Fell 11 oak trees to ground level and crown raise 3 oaks to 5 metres above ground level by removing small diameter branches < 75mm.

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

(B) Trim and reduce all trees by up to 20%.

### ***Notes for Information***

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

# FAREHAM

## BOROUGH COUNCIL



7, 8 & 9 The Glade  
Scale 1:1250

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# Agenda Annex

## ZONE 3 - EASTERN WARDS

Portchester West  
Hill Head  
Stubbington  
Portchester East

### Reference

### Item No

**P/14/1134/FP**  
HILL HEAD

47 NURSERY LANE STUBBINGTON PO14 2PY  
SINGLE STOREY AND TWO STOREY REAR EXTENSION,  
SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY  
FRONT EXTENSION

**14**  
**PERMISSION**

# Agenda Item 8(14)

**P/14/1134/FP**

**HILL HEAD**

MR LUKE SMITH

AGENT: PMG BUILDING DESIGN

SINGLE STOREY AND TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION

47 NURSERY LANE STUBBINGTON PO14 2PY

## ***Report By***

Emma Marks - Direct Dial 01329 824756

## ***Site Description***

The application site is located on the north side of Nursery Lane which is to the west of Stubbington Lane.

The site is within the urban area.

## ***Description of Proposal***

Planning permission is sought for the following development:-

- i) Single storey and two storey rear extension which measures 8.1 metres in width, 4 metres in depth, with the two storey eaves height being 4.9 metres and ridge height of 6 metres;
- ii) Single storey side extension which measures 2.3 metres in width, 7.6 metres in depth with a ridge height of 4.4 metres;
- iii) Single storey front extension which measures 1.8 metres in depth, 4.8 metres in width with an eaves height of 2.3 metres and a ridge height of 3.3 metres.

## ***Policies***

The following policies apply to this application:

### **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 raising the following concerns:-

- i) The side extension would have a major effect on the amount of natural light coming in through the kitchen and landing windows;;
- ii) If we were to extend our property to the same boundary would the properties be classed as terraced - not semi-detached?
- iii) The ordnance survey plan of the properties implies an oblique angle on the property borders but on the registry plans the border is perpendicular;
- iv) There are similar types of extension built to the side of properties within the area but they achieve a larger gap between the properties.



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

The application was originally submitted for a single storey rear extension, single storey front extension and single/two storey side extension. Concern was raised that the two storey side extension would have an adverse impact on the neighbours outlook/light and due to the proximity of the extension to the boundary officers considered it would have a detrimental impact on the spaciousness of the area and streetscene.

The proposal has been revised to a single storey front, side and two/single storey rear extension. The two storey extension has been relocated to the rear of the property in order to overcome the concerns raised.

The neighbouring property to the west has four windows within its side elevation and one door which would look onto the extensions. The windows serve a porch, down stairs w.c, stair well and kitchen. The only window which serves a habitable room is the side kitchen window which is a secondary window due to a window also being located on the rear elevation.

The revised proposal has moved the two storey extension to the rear of the property improving the relationship with the side kitchen window. The window would directly face the single storey side extension. Officers are of the opinion that as the kitchen also gains light and outlook from a rear window there would be no adverse impact on the neighbouring property.

Officers are also of the view that the reduction of the side extension would also retain the spaciousness of the street scene and character of the area. The front extension is also set a good distance back from the front of the site.

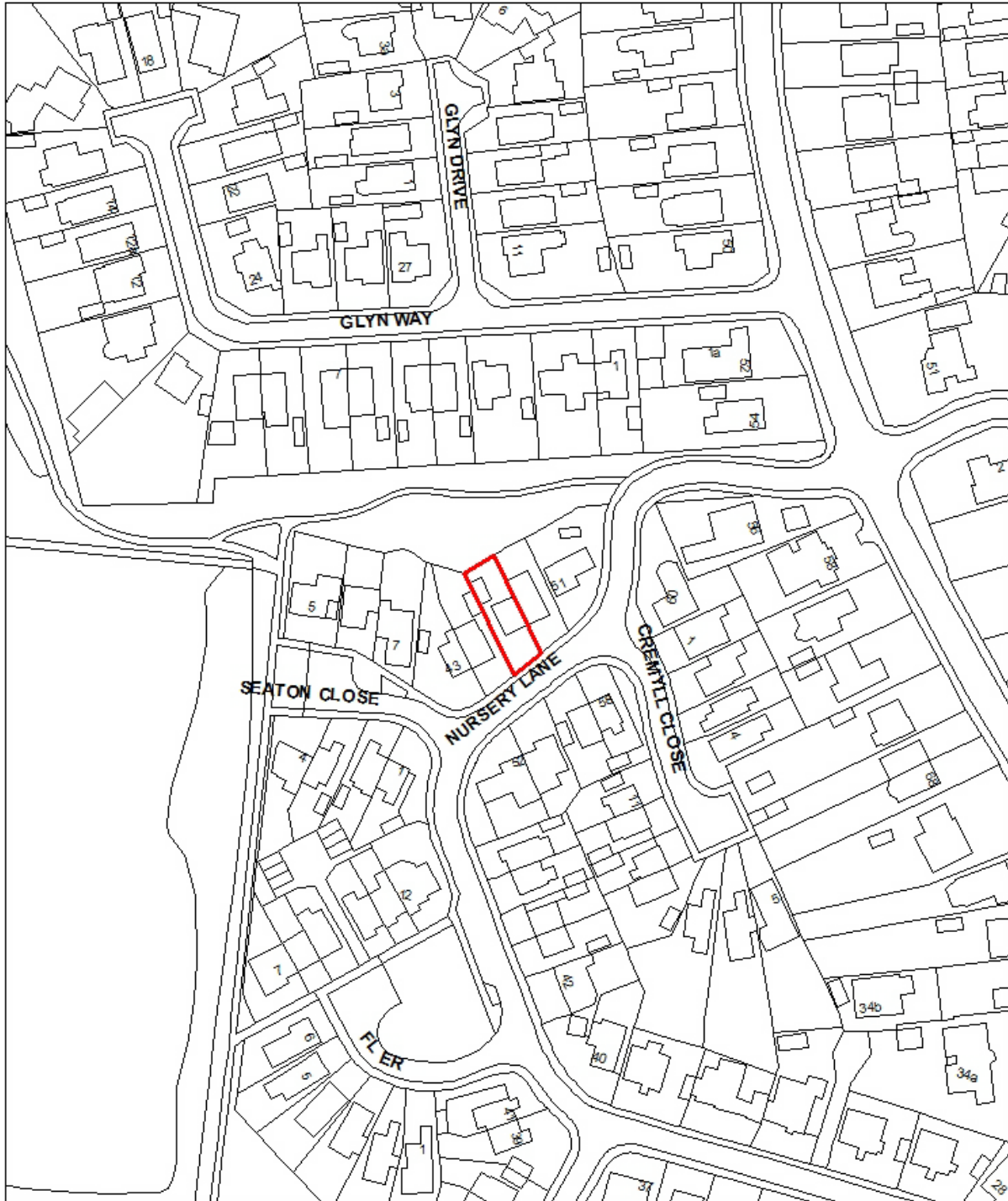
Officers are of the view that the proposal accords with Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP2 and DSP4 of the emerging Fareham Local Plan Part 2: Development Sites and Policies.

### ***Recommendation***

PERMISSION: Commencement of development; development in accordance with submitted plans.

# FAREHAM

## BOROUGH COUNCIL



47 Nursery Lane  
Scale 1:1250

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# Agenda Item 8(15)

## PLANNING APPEALS

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

### **CURRENT**

#### **ENF/13/0114**

**Appellant:** **MISS DAPHNE DOWNES**  
**Site:** Land To The Rear Of The Hinton Hotel Catisfield Lane  
**Date Lodged:** 25 November 2014  
**Reason for Appeal:** The Enforcement Notice has been appealed on the following grounds:  
That planning permission should be granted for what is alleged in the notice.  
That there has not been a breach of planning control.  
That, at the time the enforcement notice was issued, it was too late to take enforcement action against the matters stated in the notice.  
The time given to comply with the notice is too short.

#### **P/13/1121/OA**

**PUBLIC INQUIRY**  
**Appellant:** **VILLAGE GREEN PLC**  
**Site:** The Navigator - Land Adjacent - Swanwick Lane Swanwick Southampton  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 17 June 2014  
**Reason for Appeal:** ERECTION OF 37 NO DWELLINGS TOGETHER WITH ASSOCIATED ACCESS AND PARKING FOR EXISTING PLAY AREA (OUTLINE APPLICATION)

#### **P/14/0341/FP**

**Appellant:** **MR SIMON WOODHAMS**  
**Site:** 32 Green Lane Warsash Southampton SO31 9JJ  
**Decision Maker:** Committee  
**Recommendation:** APPROVE  
**Council's Decision:** REFUSE  
**Date Lodged:** 04 November 2014  
**Reason for Appeal:** PROPOSED ERECTION OF TWO DETACHED DWELLINGS WITH GARAGING AND PARKING AND ACCESS FROM GREEN LANE

## **PLANNING APPEALS**

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

### **CURRENT**

#### **P/14/0624/FP**

**Appellant:** MRS I L ALEXANDER  
**Site:** 13 Beaconsfield Road Fareham PO16 0QB  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 23 December 2014  
**Reason for Appeal:** PROPOSED SINGLE STOREY REAR EXTENSION

#### **P/14/0762/FP**

**Appellant:** MR & MRS STOCKTON-CHALK  
**Site:** 1 Farm Edge Road Fareham Hampshire PO14 2BU  
**Decision Maker:** Committee  
**Recommendation:** APPROVE  
**Council's Decision:** REFUSE  
**Date Lodged:** 02 December 2014  
**Reason for Appeal:** SIDE EXTENSION, REPLACEMENT ROOF WITH DORMERS AND ATTIC CONVERSION

### **DECISIONS**

#### **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.

**Decision:** DISMISSED  
**Decision Date:** 17 December 2014

## **PLANNING APPEALS**

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

### **DECISIONS**

#### **P/14/0056/CU**

**Appellant:** MR ROY HOLT  
**Site:** 68 High Street Fareham Hampshire PO16 7BB  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 12 June 2014  
**Reason for Appeal:** CHANGE OF USE FROM CLASS A3 (RESTAURANT) TO CLASS C3 (DWELLING HOUSE)  
**Decision:** DISMISSED  
**Decision Date:** 17 December 2014

# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date** 28 January 2015

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

**Subject:** TPO 701 - THE OUTBUILDING, NORTH WEST OF THE NOOK,  
HOOK LANE, WARSASH.

#### SUMMARY

The report details an objection to the making of a provisional order in October 2014 and provides officer comment on the points raised.

#### RECOMMENDATION

That Tree Preservation Order 701 is not confirmed.

## BACKGROUND

1. Section 197 of The Town and Country Planning Act 1990 places a duty on local planning authorities when granting planning permission to include appropriate provision for the preservation and planting of trees.

*It shall be the duty of the local planning authority -*

- (a) to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees; and
  - (b) to make such orders under section 198 as appear to the authority to be necessary in connection with the grant of such permission, whether for giving effect to such conditions or otherwise.
2. Section 198 gives local planning authorities the power to make tree preservation orders [TPOs].

*(1) If it appears to a local planning authority that it is expedient in the interests of amenity to make provision for the preservation of trees or woodlands in their area, they may for that purpose make an order with respect to such trees, groups of trees or woodlands as may be specified in the order.*

3. Fareham Borough Council Tree Strategy 2012 - 2017.

**Policy TP7** - Protect significant trees not under Council ownership through the making of Tree Preservation Orders.

**Policy TP8** - Where necessary protect private trees of high amenity value with Tree Preservation Orders.

4. On the 28 August 2014 the Council registered a notice of intent to fell an oak tree within Hook Conservation Area.

## INTRODUCTION

5. On the 7 October a provisional order was served in respect of 1 pedunculate oak situated at the Nook outbuilding in Hook Village.

## OBJECTIONS

6. Under Regulation 6 of the Town and Country Planning (Trees) Regulations 2012 one objection has been received from the owner of the Nook outbuilding on the following grounds:

- The oak is growing within several metres of a residential dwelling.
- The oak is a young specimen approximately 50 years old and has the potential to become significantly larger as it matures.
- Overhead electricity cables pass through the canopy and regular pruning will be necessary to prevent damage to these lines.
- The TPO has been made to gain control over the Nook outbuilding rather than preserve the value of the tree itself.

No other objections have been received to the making of the order.

## **COMMENT**

7. The subject oak is growing very close, within several metres of the dwelling and being a young specimen has a high potential for future growth. Whether or not the tree's roots are currently undermining the foundations of the building is not known. However, there is a high probability that direct damage may occur in the future due to the close proximity of such a vigorous species.
8. The Nook outbuilding is situated directly beneath the branches of the oak and therefore any application to significantly reduce the tree's size now or in the future would be difficult to refuse. The extent of pruning necessary to improve the tree's relationship with the dwelling would in all probability be significant and likely to be detrimental to the tree's natural form and appearance; and therefore the contribution the tree makes to its surroundings in terms of public amenity.
9. 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. In this instance Officers consider that the close proximity of the subject oak to the Nook outbuilding makes its retention unviable in the long term due to the significant negative impact on the building.

## **RISK ASSESSMENT**

10. The Council will not be exposed to any risk by not confirming TPO 701. Only where an application is made for consent to work on trees subject to a TPO and subsequently refused does the question of compensation payable by the Council arise.

## **CONCLUSION**

11. Given the close proximity of the oak to a residential dwelling the relationship is considered unsustainable and the confirmation of the order would be difficult to defend. However, members are invited to reach their own conclusion based on the facts.
12. Officers therefore recommend that Tree Preservation Order 701 is not confirmed.

**Background Papers:** TPO 701.

**Reference Papers:** National Planning Policy Framework: Planning Practice Guidance - Tree Preservation Orders (2014), Fareham Borough Council Tree Strategy 2012 – 2017 and The Law of Trees, Forests and Hedges (second edition) – *Charles Mynors*.

### **Enquiries:**

For further information on this report please contact Paul Johnston. (Ext 4451)