

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Wednesday, 24 June 2015

Time: 2.00 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 - 17)

To confirm as a correct record the minutes of the meeting of the Planning Committee held on 27 May 2015 and the Special Planning Committee held on 9 June 2015.

3. Chairman's Announcements

4. Declarations of Interest

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

5. Deputations

To receive any deputations of which notice has been lodged.

6. Planning applications and Miscellaneous Matters including an update on Planning Appeals (Page 18)

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/15/0391/FP - 123 BRIDGE ROAD SARISBURY GREEN FAREHAM SO31 7HL (Pages 20 - 29)**

(2) **P/15/0489/SU - JUNCTION OF HUNTS POND ROAD AND NETLEY ROAD TITCHFIELD FAREHAM HAMPSHIRE PO144RH (Pages 30 - 32)**

ZONE 2 - FAREHAM

(3) **P/15/0377/FP - 30 FAREHAM PARK ROAD - PLOT 1 & 2 - FAREHAM HAMPSHIRE PO15 6LE (Pages 34 - 37)**

(4) **P/15/0409/FP - 137 GUDGE HEATH LANE FAREHAM HAMPSHIRE PO15 6PR (Pages 38 - 43)**

ZONE 3 - EASTERN WARDS

(5) **P/15/0426/FP - LAND AT - ROWNER ROAD (Pages 45 - 48)**

(6) **Planning Appeals (Pages 49 - 52)**

7. Tree Preservation Orders

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

**Fareham Tree Preservation Order No 705 (2015) – 1 & 35 Longfield Avenue
and Land to the South Tree.**

Order made on 26th March for which no objections were received.

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
16 June 2015

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

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 27 May 2015

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

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

Also Present: Councillor Mrs K Mandry (item 4)



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor B Bayford.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 22 April 2015 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's Announcements.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

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

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute Application No/Page No
ZONE 1 – 2pm				
ZONE 2 – 2pm				
ZONE 3 – 2pm				
Mr N Waites		Meon Cross School, Land east of Burnt House Lane, Fareham	Supporting	Item 4 P/14/1238/FP Page 23
Ms M Hefford		32 Heritage Gardens, Fareham – Change of use of landscape area to private residential garden, erection of 1.15m high posts as support for new hedge	Opposing	Item 5 P/15/03248/FP Page 34

		planting, erection of garden shed and extension of existing hard surfaced area		
Mr C Ward		-ditto-	Supporting	-ditto-

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 the development control matter applications and miscellaneous matters, including information on Planning Appeals. An Update Report was tabled at the meeting.

(1) P/15/0292/FP - 25 PARK LANE FAREHAM HAMPSHIRE PO16 7LE

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.

(2) P/15/0302/TO - 4A DALEWOOD ROAD FAREHAM HAMPSHIRE PO15 5LB

Upon being proposed and seconded, the officer recommendation to grant consent to reduce 1 oak tree by 1-2 metres back to the boundary protected by Tree Preservation Order 565, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RRSOLVED that, subject to the conditions in the report, the application to reduce 1 oak tree by 1-2 metres back to the boundary protected by Tree Preservation Order 565 be GRANTED.

(3) P/15/0366/FP - 62 BELVOIR CLOSE FAREHAM PO16 0PP

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.

(4) P/14/1238/FP - MEON CROSS SCHOOL - LAND EAST OF BURNT HOUSE LANE FAREHAM HAMPSHIRE

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

At the invitation of the Chairman, Councillor Mrs Mandry addressed the Committee on this item.

The Committee attention was drawn to the Update Report which provided the following information:- *within the main agenda there are some duplicated conditions. These are to be removed.*

The report recommends that a lockable bollard is to be installed to the road. It may be necessary to incorporate 2 bollards, depending on the width of the road. Condition no. 5 has been amended accordingly.

For ease, the full recommendation is provided below with amended conditions and the correct numbering:

PERMISSION subject to conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with the procedures set out in the Town and Country Planning (Development Management Procedure) Order 2010 and Section 92 of the Town and Country Planning Act 1990.

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

Planning, design and Access Statement prepared by Macdonald Planning Consultancy

Proposed summer site plan Drawing no. 101:14:P03C

Proposed winter site plan Drawing no. 101:14:P02C

Flood Risk Assessment dated March 2015 prepared by Ambiental Technical Solutions Ltd

Surface Water Drainage Strategy dated March 2015 prepared by Ambiental Technical Solutions Ltd

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The measures contained within the surface water drainage strategy prepared by Ambiental Technical Solutions Ltd shall be implemented prior to the use of the site as a sports pitch and shall be adhered and maintained to at all times thereafter.

Reason: To prevent flooding of the site and adjacent area; in accordance with policy CS15 of the adopted Fareham Borough Core Strategy.

4. Before the development hereby permitted is brought into use, a parking management plan shall be submitted to and approved in writing by the local planning authority. The management plan shall contain the following details:

- Details of members of the management group

- Frequency of meetings of management group

- Ways in which visitors will be informed of where to park

- Ways in which parking is monitored when visitors are invited to play against Meoncross on their pitches

- Strategy for dealing with people who don't park in the campus

- List of residents who will be invited to participate in the management group's review of the plan

The approved management plan shall be adhered to thereafter.

Reason: To ensure active monitoring of parking within the school; in accordance with policy CS5 of the adopted Fareham Borough Core Strategy.

5. Before the development hereby permitted is brought into use, details of a lockable bollard/s is/are to be submitted to and approved in writing by the Local Planning Authority. The bollard/s shall be retained thereafter in accordance with the approved details prior to the first use of the playing field.

REASON: To protect the amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan Part 2: Development Sites and Policies.

6. Before the development hereby permitted is brought into use, details of improvements to the section of Burnt House Lane that links Meoncross School to the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved alterations to the road shall be implemented prior to the use of the site as sports pitches.

Reason: To ensure that the road is repaired to a satisfactory standard; in accordance with policy CS5 of the Fareham Borough Core Strategy.

7. Before the development hereby permitted is brought into use, details of signage regarding parking and access onto Burnt House Lane is to be submitted to approved in writing by the Local Planning Authority. The approved signage shall be erected prior to the use of the sports pitches and shall be retained thereafter in perpetuity.

Reason: To protect the amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan Part 2: Development Sites and Policies.

8. The site shall be used only as a sports pitch and for no other purpose whatsoever.

Reason: To protect the amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan Part 2: Development Sites and Policies.

9. The use of the sports pitch hereby approved shall be between 09:00 and 18:00 hours Monday to Friday, between the hours of 09:00 and 13:00 on Saturdays and not at all on Sundays or Bank or Public Holidays.

Reason: To protect the amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan part 2: Development Sites and Policies.

10. No megaphones or other sound amplifying equipment to be used within the site.

Reason: To protect to amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan Part 2: Development Sites and Polices.

11. No external lighting shall be installed on the site.

Reason: To protect the rural character of the area and to avoid any disturbance to bats; in accordance policies CS4 and CS14 of the Fareham Borough Core Strategy and emerging policy DSP53 of the Local Plan Part 2: Development Sites and Policies.

12. Before the development hereby permitted is brought into use, details of the hedging to be planted on the outside of the perimeter fence, shall be submitted to and approved in writing by the Local Planning Authority. The approved hedging shall be planted before the site is brought into use. Any hedging plants that die or become, in the opinion of the Local Planning Authority, seriously defective, shall be replaced within the next available planting season with others of the same species, size and number as originally approved.

Reason: To protect the rural character of the area and to increase biodiversity; in accordance with Policies CS4 and CS14 of the Fareham Borough Core Strategy and emerging policy DSP53 of the Local Plan Part 2: Development Sites and Policies.

The Committee were also verbally updated that Condition 5 be further amended as follows:

5. Before the development hereby permitted is brought into use, details of a lockable bollard/s is/are to be submitted to and approved in writing by the Local Planning Authority together with any details of any Consents/Orders required under either Section 247 or 248 of the Town and Country Planning Act 1990 (as required). The bollard/s shall be retained thereafter in accordance with the approved details prior to the first use of the playing field.

REASON: To protect the amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan Part 2: Development Sites and Policies.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and updates and as amended to include:

- (i) the fence being a maximum height of 1 metre;
- (ii) the hedge being a minimum height of 1 metre;
- (iii) the sports pitch to only be used by the school and associated visiting teams;
- (iv) if the sports pitches cease to be used by the school then the land reverts back to agricultural land;
- (v) bollards to be installed at both ends of the lane – as indicated on the plan and due south of the field entrance;
- (vi) the proposed signs are to be erected at both ends of the lane as close to Mays Lane as possible.

and

- (vii) Condition 4 being re-drafted to a pre-commencement condition rather than a prior to first use condition

Was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that subject to the conditions in the report and the additional conditions that:

(i) the fence being a maximum height of 1 metre;

(ii) the hedge being a minimum height of 1 metre;

(iii) the sports pitch to only be used by the school and associated visiting teams;

(iv) if the sports pitches cease to be used by the school then the land reverts back to agricultural land;

(v) bollards to be installed at both ends of the lane – as indicated on the plan and due south of the field entrance;

(vi) the proposed signs are to be erected at both ends of the lane as close to Mays Lane as possible;

and

(vii) Condition 4 being re-drafted to a pre-commencement condition rather than a prior to first use condition.

PLANNING PERMISSION be granted.

(5) P/15/0324/FP - 32 HERITAGE GARDENS FAREHAM PO16 9BZ

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

The Committee's attention was drawn to the update report which provided the following information:- *there is a correction to the second paragraph under the "principle of the development" heading on page 35 of the agenda. This indicates that the neighbouring dwellings to the application site would be exempt from enforcement action due to the passage of time. The use of the land would only be immune from enforcement action after a period of 10 years from the breach of planning control. This required period has not yet passed and as such the paragraph should be corrected as follows:*

"in 2005 this Council granted planning permission for the application site together with the land to the west of 28-32 to be used as private residential garden (P/05/0466/CU refers). The gardens of Nos. 28-31 have already been extended, however, pre-commencement conditions were not complied with such that this planning permission is not considered as implemented. As such the owner of No.32 was advised to make a further planning application for the change of use of the land".

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: 8 in favour; 1 against)

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

(6) Planning Appeals

The Committee noted the information in the report.

(7) UPDATE REPORT

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

(The meeting started at 2.00 pm
and ended at 3.20 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Tuesday, 9 June 2015

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, P J Davies and D J Norris (deputising for R H
Price, JP)

Also Present: Councillor Mrs C L A Hockley (Item 5)



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor R H Price, JP.

2. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

3. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct the following members declared a non-pecuniary interest in this item as the applicant is known to them.

4. DEPUTATIONS

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

5. DEVELOPMENT MANAGEMENT

Councillors Swanbrow and Bayford declared a non-pecuniary interest in this item as the applicant is known to them.

The Committee received the deputations referred to in minute 4 above.

At the invitation of the Chairman Councillor Mrs Hockley addressed the Committee on this item.

Officers advised Members by way of a verbal update that the emerging Local Plan part 2: Development Sites & Policies Plan referred to in the Committee report was now a fully adopted plan and as a result the saved policies within the Fareham Borough Local Plan Review no longer apply.

The Committee's attention was drawn to the update report which contained the following information:- *One further comment has been received as follows:*

The proposal is well thought out and managed to maintain the local countryside provided it is not expanded at a later date;

Will the fisherman still be able to fish?

SUGGESTED CONDITIONS:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: *To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.*

2. The development hereby permitted shall be carried out strictly in accordance with the following plans:

Site location plan – 001 rev C
Proposed site layout – PL001 rev G
Overall Site Layout – PL002 rev H
Building type A floor plans and elevations – PL007 rev C
Building type B ground floor plan – PL008 rev A
Building type C floor plans and elevations – PL011 rev B
Building type D floor plans and elevations – PL012 rev B
Building type E ground floor plan – PL013 rev A
Building type E first floor plan – PL014 rev A
Building type E elevations – PL015 rev B
Building type E elevations – PL016 rev B
Building type F plans and elevations – PL017 rev B
Building type G plans and elevations – PL018 rev B
Building type H floor plans and elevations – PL019 rev B
Key plan – PL023 rev B
Building J ground floor plan – PL023 rev A
Building J lower ground floor plan – PL024 rev A
Building J ground floor plan – PL025 rev A
Building J first floor plan – PL026 rev A
Building J elevations - PL027 rev B
Building J elevations – PL028 rev B
Building type B elevations (sheet 1 of 2) – PL033 rev B
Building type B elevations (sheet 2 of 2) – PL034

REASON: In order to secure a satisfactory form of development.

3. No development shall commence on site in relation to the care village until details of sewage and surface water drainage works to serve the development have been submitted to and approved in writing by the local planning authority. None of the units shall be occupied until the drainage works have been completed in accordance with the approved details.

REASON: In order to ensure adequate drainage is provided to serve the permitted development.

4. No development shall take place in relation to all the buildings within the care village until details of the internal finished floor levels of the buildings in relation to the existing and finished ground levels have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

5. No development shall take place in relation to the care village until the local planning authority have approved details of how provision is to be made on site for the parking and turning of operatives vehicles and the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the permitted development. The details shall also take into account the construction traffic management in relation to public footpaths 41 and 42. The areas and facilities approved in pursuance to

this condition shall be made available before construction works commence on site (other than construction of the site access) and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of highway safety; in order to secure the health and wellbeing of the trees and vegetation which are to be retained at the site; and to ensure that the residential amenities of the occupiers of nearby residential properties is maintained during the construction period.

6. No development shall take place in connection with the care village until details of the measures to be taken to prevent spoil and mud being deposited on the public highway by vehicles leaving the site during the construction works have been submitted to and approved by the local planning authority in writing. The approved measures shall be fully implemented upon the commencement of development and shall be retained for the duration of construction of the development.

REASON: In the interests of highway safety and the amenity of the area.

7. No development shall take place in connection with the care village until a scheme for tree/hedgerow protection has been submitted to and approved by the local planning authority in writing. The approved scheme shall be implemented before any of the substantive development is commenced and shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

8. Before development commences in relation to the care village a ground investigation and an assessment of the risks posed to human health, the building fabric and the wider environment including water resources should be carried out. Where the investigation and risk assessment reveals a risk to receptors, a strategy of remedial measures and detailed method statements to address the identified risks shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place.

9. None of the units within the care village hereby approved shall be occupied until any agreed remedial measures have been implemented. Should contamination be encountered during works that have not been investigated or considered in the agreed scheme of remedial measures; an investigation, risk assessment and a detailed remedial method statement shall be submitted to and agreed by the Local Planning Authority in writing. The remediation shall be verified in writing by an independent competent person to the Local Planning Authority.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place.

10. No development shall take place in relation to the care village until a programme of archaeological mitigation which will be set out in a Written Scheme of Investigation has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed archaeological mitigation.

REASON: In order to ensure that the site, which is located in an area where there is potential for archaeological discovery, is adequately investigated prior to development.

11. No development in relation to each care village building shall take place above damp proof course level until details of all external materials, including windows and doors to be used in the construction of that building have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

12. No hard surfacing shall be laid in relation to the care village until details of the materials and finished colour of all hard surfaced areas have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; to secure the appearance and character of the Titchfield Abbey Conservation Area.

13. None of the units within the care village hereby approved shall be occupied until details of the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved by the local planning authority in writing. None of the units shall be occupied until the boundary treatment relating to them has been erected. The development shall be carried out in accordance with the approved details and the boundary treatment shall thereafter be retained at all times.

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

14. None of the apartments within the care village shall be occupied unless the bin/cycle store relating to them has been constructed and made available in accordance with the approved plans. The bin/cycle store shall thereafter be kept available and retained at all times for its respective purposes.

REASON: In the interests of visual amenity; in order to facilitate alternatives to the motorcar; to ensure that adequate refuse disposal facilities are provided at the site.

15. Attenuation of the units within the care village shall be undertaken in accordance with the approved noise report before the development is brought into use.

REASON: In the interests of residential amenity of the future occupants of the units.

16. Residential units with the care village shall not be occupied until the car parking for the unit has first been provided in accordance with the approved plans. These parking spaces shall thereafter be retained and kept available at all times.

REASON: To ensure adequate parking provision within the site; in the in the interests highway safety.

17. No external lighting serving footpaths, access roads, car parks or other communal areas shall be installed unless details have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

18. No work relating to the construction of the care village (including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the local planning authority.

REASON: To protect the amenities of the occupiers of nearby residential properties.

19. Within six months of the commencement of the care village a detailed landscaping scheme shall be submitted to and approved by the local planning authority in writing. The scheme shall identify a phasing schedule, all existing trees, shrubs and hedges to be retained together with the species, planting sizes, planting distances, density, numbers and provisions for the future maintenance of all new planting, including all areas to be grass seeded and turfed. The landscaping scheme shall reflect the approved landscaping strategy.

REASON: To secure the satisfactory appearance of the development, in the interests of the appearance ad character of the Titchfield Abbey Conservation Area.

20. The landscaping approved under Condition 19 shall be implemented in accordance with the approved details. Unless otherwise first agreed in writing, any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

21. *The development shall be carried out in accordance with the approved Ecological Mitigation, Management and Monitoring Plan, unless otherwise agreed in writing with the Local Planning Authority.*

REASON: To ensure protected species and biodiversity is protected and enhanced.

22. *Details of the proposed access on Cartwright Drive as shown in principle on drawing 4235/SK/201 Rev D shall be submitted to and approved by the Local Planning Authority in writing before development commences in relation to the care village. The agreed details shall be fully implemented before occupation of the units or before the country park is first brought into use.*

REASON: In the interest of highway safety.

23. *Details of the proposed surfacing treatment, including signage, to definitive footpath 41 running south to north along the western boundary shall be submitted to and approved by the Local Planning Authority in writing. The approved details shall be fully implemented before occupation of the care village.*

REASON: In the interest of pedestrian safety.

24. *The proposed community facilities within the care village shall be used solely for purposes ancillary to, and connected with the care village.*

REASON: To ensure the facilities are for the benefit of the residents if the care village or their visitors.

25. *The buildings within the care village shall achieve an equivalent of Level 4 of the Code for Sustainable Homes or BREEM excellent. Within six months of the final building being first occupied written confirmation shall be submitted to the local planning authority confirming the buildings achieve an equivalent of Code Level 4 or BREEAM excellent.*

REASON: In the interests of reducing energy use and increasing resource efficiency through sustainable methods of construction.

26. *Before the sub-station is constructed details of its design, materials and means of enclosure shall be submitted to and approved by the local planning authority in writing. The sub-station shall be erected in accordance with the approved details.*

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

27. *No hard surfacing shall be carried out in relation to the country park car park until details of its surfacing materials, finished colour, surrounding fences, barriers or enclosures and planting have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.*

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

28. The country park hereby approved shall not be brought into use until the 40 spaces car park has been constructed in accordance with the approved plans. These parking spaces shall thereafter be retained and kept available at all times.

REASON: To ensure adequate parking provision within the site; in the interests of highway safety.

29. No works in relation to the children's play area shall be carried out until details of the surfacing material; play equipment and fencing have been submitted to and approved by the local planning authority in writing. The work shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; in the interests of the appearance and character of the Titchfield Abbey Conservation Area.

Note to applicant:

I. The site investigation should be in accordance with British Standards Institute BS 10175: 2011 + A1:2013 Investigation of Potentially Contaminated Sites – Code of Practice and should be carried out by or under the supervision of a suitably qualified competent person. This person should be a chartered member of an appropriate professional body and have experience in investigation contaminated sites.

II. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

iii. A formal application to connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

IV. Due to the protected status of dormice a licence will need to be obtained from Natural England.

Members had careful regard for the tests required by Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and concluded that the substantial benefits of the proposal outweighed the harm to the character and appearance of the Titchfield Abbey Conservation Area and the setting if nearby listed buildings and Scheduled Ancient Monuments.

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

(Voting: 8 in favour; 1 against)

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

6. UPDATE REPORT

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

(The meeting started at 2.00 pm
and ended at 3.10 pm).

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date: 24 June 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

Items relating to development in all wards will be heard from 2.00pm

ZONE 1 - WESTERN WARDS

Park Gate
 Titchfield
 Sarisbury
 Locks Heath
 Warsash
 Titchfield Common

Reference

Item No

P/15/0391/FP
 PARK GATE

123 BRIDGE ROAD SARISBURY GREEN FAREHAM SO31 7HL
 CONSTRUCTION OF FIVE NEW AFFORDABLE DWELLINGS
 TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING AND
 LANDSCAPING

1
PERMISSION

P/15/0489/SU
 TITCHFIELD
 COMMON

JUNCTION OF HUNTS POND ROAD AND NETLEY ROAD
 TITCHFIELD FAREHAM HAMPSHIRE PO144RH
 REPLACEMENT OF EXISTING 12.5 METRE HIGH TELECOMS
 MONOPOLE WITH NEW 15 METRE HIGH MONOPOLE
 INCLUDING TWO 300MM COMMUNICATION DISHES

2
NO OBJECTION

Agenda Item 6(1)

P/15/0391/FP

PARK GATE

FAREHAM BOROUGH COUNCIL

AGENT: WYG

CONSTRUCTION OF FIVE NEW AFFORDABLE DWELLINGS TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING

123 BRIDGE ROAD SARISBURY GREEN FAREHAM SO31 7HL

Report By

Kim Hayler - Direct Dial 01329 824815

Site Description

The site lies on the southern side of Bridge Road, 50 metres west of its junction with Coldeast Way.

The site currently forms part of the side and rear garden of 123 Bridge Road, a detached two storey dwelling.

The site is adjoined by residential properties in Coldeast Way to the east, Bridge Road and Woodthorpe Gardens to the west and open space to the south.

The application site is linear in its form. It measures around 130 metres (142 yards) in length, and varies from 40 metres (43 yards) in width at its southern end to around 12 metres (13 yards) in width where it abuts Bridge Road.

There are a number of trees within the site covered by a tree protection order (number 307).

The application site is wholly within the designated urban area.

Description of Proposal

The proposed development is for the construction of five affordable two storey houses.

Of the five dwellings, three will be accommodated within a small terrace towards the centre of the site. Each of the units within the terrace will contain two bedrooms. The remaining two dwellings are both detached and each will contain three bedrooms.

Access to the site will be solely from Bridge Road to the east of number 123 Bridge Road.

Policies

The following policies apply to this application:

Adopted Local Plan Part 2: Development Sites and Policies

Policy DSP1: Sustainable Development

Policy DSP2: Environmental Impact

Policy DSP3: Impact on Living Conditions

Policy DSP13: Nature Conservation

Policy DSP15: Recreational Disturbance on the Solent Special Protection Areas (SPA)

Approved Fareham Borough Core Strategy

CS2 - Housing Provision

CS17 - High Quality Design
CS6 - The Development Strategy
CS9 - Development in Western Wards and Whiteley
CS15 - Sustainable Development and Climate Change
CS16 - Natural Resources and Renewable Energy
CS17 - High Quality Design

Representations

Nine letters have been received from eight households objecting on the following grounds:

- Objection to Plot 5 (southernmost) on grounds of loss of privacy and outlook
- Loss of trees - more could be retained including T21 (horse chestnut)
- Impact upon wildlife and protected species
- Impact of additional traffic on to Bridge Road (particularly turning right with traffic lights to Coldeast Way) together with contractors vehicles if permission is granted
- Inadequate parking for family homes
- Loss of privacy
- Increased noise and disturbance from use of gardens
- Land should be used as another access to Coldeast development as originally planned
- Plot 5 should be moved further from eastern boundary
- Elderly persons development would be more suitable
- Grey materials do not match the surroundings
- Solar panels should be shown as this may cause glare
- 2.25m high secure fencing should be extended along boundaries with properties on Coldeast Way
- Designs are not high quality and are out of keeping with the area
- Some concerns might be overcome by reducing the development to single storey
- Narrow first floor window on north elevation of Plot 1 is unnecessary
- Boundary to 125 Bridge Road should be a wall not a fence
- How will pedestrian safety be maintained on the 90m driveway?

One letter of support has been received provided that screen fencing is erected along the boundary with 1a Coldeast Way.

Consultations

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

Director of Planning and Development (Arboriculture) - No objections subject to the Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy - Ref 14083-AIAAS 10 December 2014.

Director of Planning and Development (Ecology) - No objection subject to the submission of a dormice strategy.

Planning Considerations - Key Issues

The key issues are:

- Principle of Development
- Character of the Area

- Effect upon nearby residential properties
- Trees
- Highways
- Ecology
- Other Matters

Principle of the Development

The application site is located within the defined Urban Settlement Policy boundary.

The site measures approximately 0.55 hectares (1.2 acres) in area. The developable area of the site is however less than this in light of the presence of protected trees within and adjoining the site.

The development of this land for housing purposes is acceptable in principle.

Character of the Area

The site is within the built up area of Park Gate and is adjoined by residential development comprising properties on Bridge Road, Woodthorpe Gardens and Coldeast Way. The character of the area is predominantly residential so from that perspective the development proposal will be in keeping.

There is a variety of house types and ages within the surrounding area. Whilst individually the units proposed are smaller than many of those nearby, their arrangement along with the fact that they are situated within a large site means that they would not appear out of character. Furthermore the enclosed nature of the site means this new development cannot be readily viewed as part of the broader area.

It is also noteworthy that the site along with the surrounding area is characterised by its mature tree cover. This will be explored further below but notwithstanding the need to undertake some tree removal, a significant number of trees will be retained ensuring that the essential wooded character will be maintained.

Being enclosed by residential development the impact of the development upon public areas will be limited with only the access being evident on to Bridge Road.

The proposal would result in a low density, spacious layout, with dwellings set within a woodland setting.

Concern has been raised by a resident relating to the nature and colour of the materials to be used. The submission has shown brick with grey roof tiles and tile hanging. The final detail of the materials will be subject to a planning condition.

Officers are satisfied that the proposal would not be harmful to the character and appearance of the area.

Effect upon nearby residential properties

Three of the dwellings (Plots 1 - 3) make up a terrace towards the centre of the site. These dwellings will have rear gardens facing west towards the properties in Woodthorpe Gardens.

All three dwellings have been provided with 11 metre deep rear gardens which this Council has historically accepted as the minimum depth for private rear gardens. The rear gardens of the properties in Woodthorpe Gardens are in the region of 25 metres deep which ensures that no material loss of privacy to those properties or their gardens would occur. Similarly the outlook of those properties in Woodthorpe Gardens would not be materially harmed.

The residents of No.125 Bridge Road initially raised an issue about the provision of a first floor bedroom window on the north elevation of Plot 1 which would have obliquely looked towards their garden. This window has since been removed from the proposals.

The front elevations of Plots 1-3 are located 13-14 metres from the eastern boundary of the site, which also forms the back garden boundary of the properties on Coldeast Way. Those properties have garden depths ranging between 14 and 17 metres in depth. The distance between the front of the proposed dwellings and existing properties in Coldeast Way is in excess of 26 metres which is considered acceptable in terms of preserving outlook and privacy. It should also be noted that a line of protected trees runs along the boundary between Plots 1-3 and numbers 2 and 3 Coldeast Way.

Plot 4: This is a detached dwelling located approximately 6.2 metres from the rear boundary of No.4 Coldeast Way. The dwelling has been designed with no first floor openings facing towards No.4 Coldeast Way which is set between 21.5 metres and 23 metres away. This is significantly in excess of the 12.5 metres minimum distance this Authority has historically sought between rear facing windows of existing properties and new two storey flank walls.

Plot 5: This is a similar design to Plot 4 but rotated by 90 degrees so that the flank elevation is facing Plot 4. Following representations from the neighbour on Coldeast Way the dwelling has been moved 2 metres further from the boundary with No.5 Coldeast Way and is now set between 3.8 metres and 4.2 metres from that boundary. The proposed dwelling presents its narrow elevation to No.5 Coldeast Way with only a first floor bathroom window. The dwelling is also set nearer the northern end of the west boundary of No.5 Coldeast Way so that the main body of the outlook from that property is towards the proposed garden of Plot 5. The existing and proposed dwellings are set approximately 17.2 metres apart.

A number of residents have made comments in relation to boundary treatment. As the site abuts a number of garden boundaries, it would be appropriate for the boundary treatment details to be secured through a planning condition once the site has been cleared.

Notwithstanding the objections received, officers are satisfied that the proposal will not materially harm the living conditions of the neighbouring residential properties.

Trees

A number of trees on the site are subject to Tree Preservation Order No.307.

Two of these trees are located on the east boundary of the site adjacent to the veterinary surgery in the north and No.2 Coldeast Way. Both of these trees are to be retained. The remainder of the trees covered by the Order are to the southwest part of the site and are broadly contained within the undeveloped part of the site and to be retained. A small number of protected trees are to be removed however these are young suppressed specimens.

A full tree survey and report has been submitted as part of the application and has been assessed by the Director of Planning and Development (Arboriculture) who has not raised objection. Although the development does necessitate the removal of a number of trees these are mainly outside of the Tree Preservation Order and where, the loss is considered to be an acceptable one.

Highways

A number of representations have referred to the potential highway hazard of the access point on to Bridge Road, located approximately 50 metres west of the traffic light junction with Coldeast Way.

The access would serve six dwellings (the five proposed plus No.123 Bridge Road which is to be retained). Provided that visibility splays of 2.4 metres by 64 metres are provided at the access on to Bridge Road the Director of Planning and Development (Highways) considers that the arrangements are satisfactory.

The layout provides for 11 car parking spaces for the five new dwellings and three for No.123 Bridge Road. The provision meets the requirements of the adopted Residential Car and Cycle Parking Supplementary Planning Document (2009). Adequate passing area would be available at the access point and immediately to the rear of 123 Bridge Road. The layout has also been designed to facilitate refuse collection within the site.

Ecology

The application was supported by a Phase 1 Habitat survey, including surveys relating to bats and reptiles.

There are a small number of young trees that need to be removed, which provide some connectivity between the development site and the larger woodland areas to the south. In light of this the Council's ecologist has agreed with the applicant's ecologist that a dormouse mitigation strategy is to be submitted detailing avoidance measures to ensure no dormice are harmed if they are present on the site. The details of this strategy have been agreed between the relevant ecologists.

The proposal would represent five 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. This is achieved via a commuted payment which will be paid by the applicant.

Other Matters

Concern has been raised that solar panels proposed might result in glare. However, Members will be aware that central government allows for the installation of solar panels on all residential properties. Given this and the separation of the proposed dwellings from adjacent properties it is not considered that this is a matter that should influence the decision on this application.

Conclusion

The site is within the built up area of Park Gate where the principle of development is acceptable. The site is of more than adequate size to accommodate the modest level of development proposed and is not widely visible. The layout fully respects the amenities of the residents of adjacent properties. Access and parking are satisfactory and significant areas of trees are retained, safeguarding the established verdant character of the area.

The development proposal is for five affordable houses which will make an important contribution towards providing affordable housing units for which there is a clear need.

Recommendation

PERMISSION subject to the following conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with the procedures set out in the Town and Country Planning (Development Management Procedure) Order 2010 and Section 91 of the Town and Country Planning Act 1990.

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

V14031_SX - Topographical Survey

A085795[D]04 revision A - Elevations

A085795[D]08 - Floor plans: Plots 1, 2 & 3

A085795[D]09 - Floor plans: Plots 4 & 5

A085795[D]02 revision A - Site layout: ground floor plan

A085795[D]03 revision A - Site layout: first floor plan

A085795[D]01 - Application site boundary

Design and Access Statement - WYG April 2015

Extended Phase 1 Habitat Survey Report 17 April 2015

Reptile Presence / Likely Absence Survey Report April 2015

Arboricultural Impact Appraisal and Method Statement - Barrell Tree Consultancy (10th December 2014)

14083-BT1 - Tree Constraints Plan

14083-BT2 - Tree Schedule

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No development shall take place until details of the internal finished slab levels of the dwellings in relation to the existing and finished ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: In order to preserve the amenities of the occupiers of adjoining residential properties.

4. No development shall take place until details of the measures to be taken to prevent spoil and mud being deposited on the public highway by vehicles leaving the site during the construction works have been submitted to and approved by the local planning authority in writing. The approved measures shall be fully implemented upon the commencement of development and shall be retained for the duration of construction of the development.

REASON: In the interests of highway safety.

5. No development shall take place until the local planning authority have approved details of how provision is to be made on site for the parking and turning of operatives vehicles and the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the permitted development. The areas and facilities approved in pursuance to this condition shall be made available before construction works commence on site (other than construction of the site access) and shall thereafter be kept available at all times during the construction period, unless otherwise agreed in writing with the local planning authority.

REASON: In the interests of highway safety; in order to secure the health and wellbeing of the trees and vegetation which are to be retained at the site; and to ensure that the residential amenities of the occupiers of nearby residential properties.

6. No dwelling shall be occupied until the approved parking and turning areas for that property have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: In the interests of highway safety.

7. No dwelling shall be occupied until the bin/cycle stores have been made available in accordance with the approved plans. The designated areas shall thereafter be kept available and retained at all times for the purpose of bin and cycle storage.

REASON: In the interests of visual amenity; in order to facilitate alternatives to the motorcar.

8. No dwelling shall be occupied until details of the access with Bridge Road has been submitted to and approved in writing by the local planning authority. No part of the development shall be occupied until the access has been constructed in accordance with the approved details.

REASON: In the interests of highway safety.

9. No dwelling shall be occupied until 2.4m by 64m visibility splays have been provided at the junction of the site access road with Bridge Road in accordance with the approved details. The visibility splays shall thereafter be kept free of obstruction at all times.

REASON: In the interests of highway safety.

10. The development shall be carried out fully in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Barrell Tree Consultancy - Ref 14083-AIAAS 10 December 2014.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

11. No development in relation to each dwelling shall take place above damp proof course level until details of all external materials, including windows and doors to be used in the construction of that building have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the finished appearance of the development blends satisfactorily with its surrounds.

12. No hard surfacing shall be laid until details of the materials and finished colour of all hard surfaced areas have been submitted to and approved by the local planning authority in

writing. The development shall be carried out in accordance with the approved details.

REASON: To ensure that the finished appearance of the development blends satisfactorily with its surroundings in accordance with Policy CS17 of the Fareham Borough Core Strategy.

13. No work relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the local planning authority.

REASON: To protect the amenities of the occupiers of nearby residential properties.

14. No materials obtained from site clearance or from construction works shall be burnt on the site.

REASON: To protect the amenities of nearby.

15. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order revoking and re-enacting that Order) at no time shall any windows, doors or other openings be inserted at first floor level into the east elevations of Plots 4 and 5 and the north elevation of Plot 1 hereby permitted without the prior written consent of the Local Planning Authority.

REASON: To prevent overlooking and to protect the living conditions of the occupiers of the adjacent properties.

16. None of the dwellings shall be occupied until details of the positions, design, materials and type of boundary treatment to be erected have been submitted to and approved by the local planning authority in writing. None of the units shall be occupied until the boundary treatment relating to them has been erected. The development shall be carried out in accordance with the approved details and the boundary treatment shall thereafter be retained at all times.

REASON: To ensure that adequate screening is provided to the development so as to avoid loss of privacy and overlooking of adjoining properties and to ensure the visual amenities of the area are maintained.

17. The development hereby permitted shall be carried out strictly in accordance with the recommendations set out in the submitted 'Extended Phase 1 Habitat Survey Report' dated 17th April 2015, the 'Reptile Presence/Likely Absence Survey Report' dated April 2015 and the dormice mitigation strategy.

REASON: To ensure that the development is carried out without harm to any protected species that may be found to be present at the site.

18. The dwellings shall achieve an equivalent of Level 4 of the Code for Sustainable Homes. Within six months of the final dwelling being first occupied written confirmation shall be submitted to the local planning authority confirming the dwellings achieve an equivalent of Code Level 4.

REASON: In the interests of reducing energy use and increasing resource efficiency through sustainable methods of construction.

Notes:

1. You are advised to contact Hampshire Highways at roads@hants.gov.uk Tel no 0845

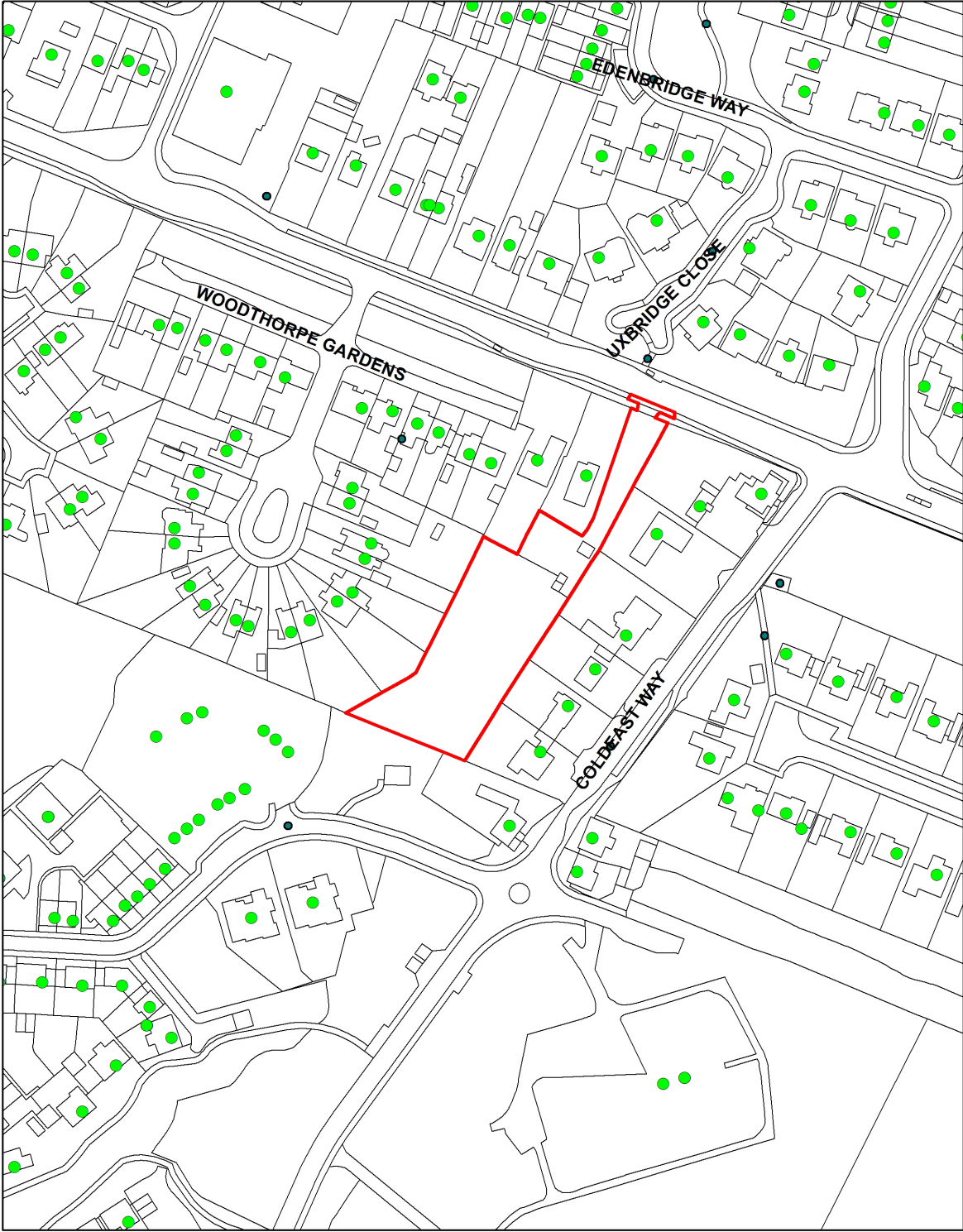
6035633 in relation to the access onto Bridge Road.

2. (i) Your attention is drawn to the enclosed Warning Notice relating to development not in accordance with approved plans. The protocol for 'Dealing with variations to Planning Permission' is available from the Civic Offices or in the Council's web site www.fareham.gov.uk

(ii) You are also reminded that where a decision contains conditions which are required to be discharged before development commences, to commence development before those conditions are discharged means that the development is not pursuant to the planning permission and is therefore UNAUTHORISED DEVELOPMENT.

FAREHAM

BOROUGH COUNCIL



123 Bridge Road
Scale 1:1250



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Agenda Item 6(2)

P/15/0489/SU

TITCHFIELD COMMON

VODAFONE LIMITED

AGENT: SAVILLS

REPLACEMENT OF EXISTING 12.5 METRE HIGH TELECOMS MONOPOLE WITH NEW 15 METRE HIGH MONOPOLE INCLUDING TWO 300MM COMMUNICATION DISHES

JUNCTION OF HUNTS POND ROAD AND NETLEY ROAD TITCHFIELD FAREHAM HAMPSHIRE PO144RH

Report By

Richard Wright - direct dial 01329 824758

Site Description

The application site is located within a landscaped verge on the western side of Hunts Pond Road just south of the junction with Netley Road. The allotment gardens are located immediately to the east.

At the present time a 12.5 metre high monopole is positioned here with two cabinets in very close proximity to its north. Last year Members of the Planning Committee considered a proposal to erect a replacement mast of the same height and a third cabinet at this site. It was resolved that prior approval was not required in that instance (ref P/14/0498/SU).

Description of Proposal

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

The application is made under Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015. This part of the Order requires the applicant to apply to the Local Planning Authority for a determination as to whether the prior approval of the authority will be required to the siting and appearance of the development only.

This application proposes to replace the existing 12.5 metre high mast with a new 15 metre high monopole in the same location and with the addition of two 300mm diameter communication dishes.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP55 - Telecommunications

Relevant Planning History

The following planning history is relevant:

P/14/0498/SU

Replacement of existing 12.5 metre high telecoms monopole with new 12.5 metre high monopole including two 300mm transmission dishes and installation of one additional telecoms equipment cabinet

PRIOR APPR NOT 04/07/2014
REQ'D

P/10/0628/SU

REPLACEMENT OF EXISTING 12 METRE COLUMN WITH NEW 12.5 METRE DUAL USER STREET POLE TELECOMMUNICATIONS COLUMN AND ADDITIONAL CABINET

PRIOR APPR NOT 26/08/2010
REQ'D

Representations

None

Planning Considerations - Key Issues

As described above, Part 16 of the General Permitted Development Order only allows this authority to consider the 'siting' and 'appearance' of the proposed mast.

SITING:

In this case the proposed mast is in the same location as an existing mast. As such the siting of communications equipment in this location has already been established and is acceptable.

APPEARANCE:

The changes to the appearance of the mast compared to the existing structure include the raising of the height to 15 metres and the addition of two transmission dishes (which resemble small satellite dishes) at a height of 10 metres above ground level. The colour of the mast would be brown, the same as the existing structure, and its overall shape and appearance would not be significantly different. The increased height of the mast would not harm the appearance or character of the surrounding area and the two small dishes would be a modest addition to the monopole.

Officers consider the appearance of the new mast is acceptable.

Recommendation

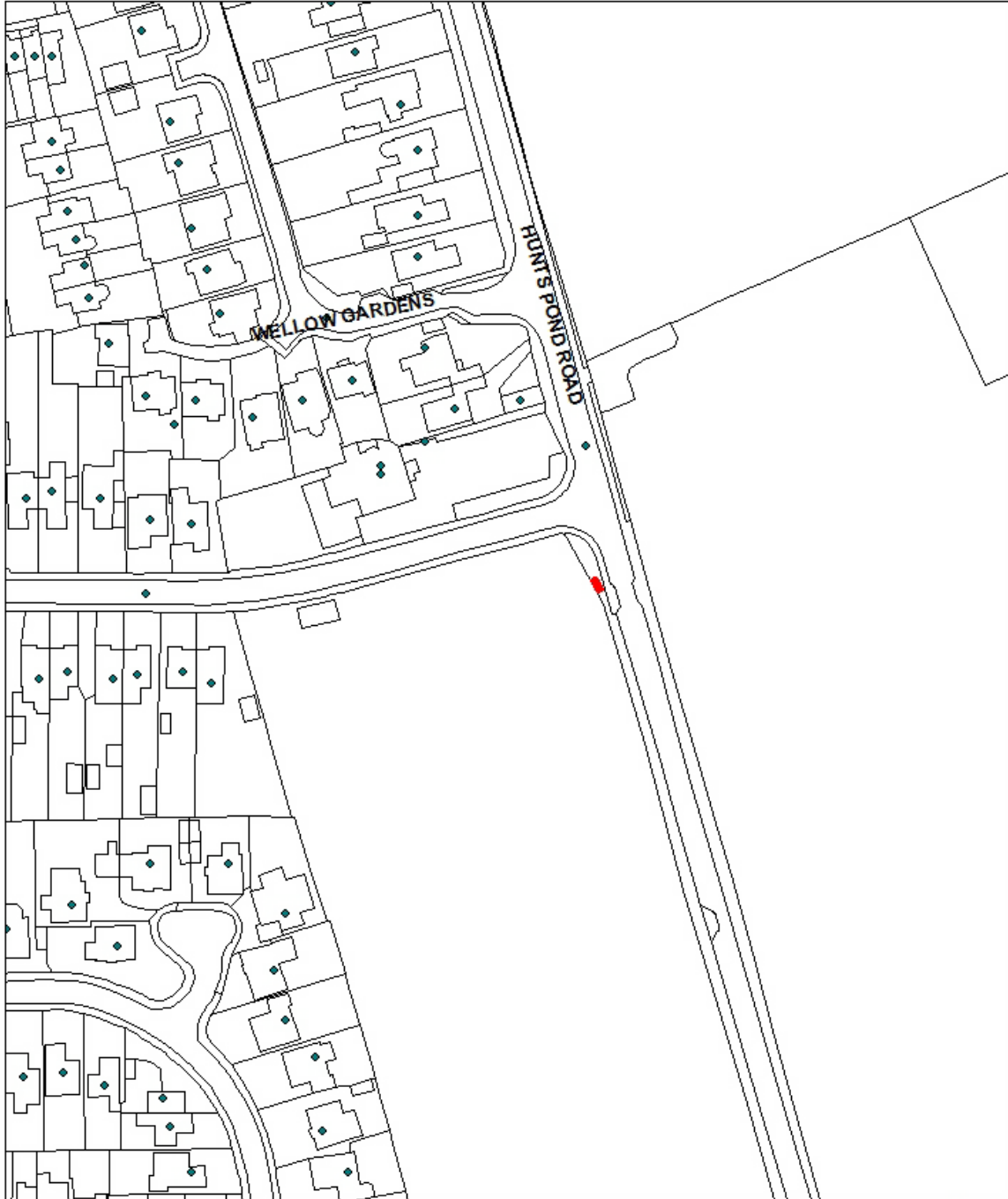
PRIOR APPROVAL NOT REQUIRED

Background Papers

P/15/0489/SU; P/14/0498/SU

FAREHAM

BOROUGH COUNCIL



JUNCTION OF HUNTS POND ROAD
AND NETLEY ROAD
SCALE: 1:1,250

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ZONE 2 - FAREHAM

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

Reference

Item No

P/15/0377/FP
 FAREHAM
 NORTH-WEST

30 FAREHAM PARK ROAD - PLOT 1 & 2 - FAREHAM
 HAMPSHIRE PO15 6LE
 RETENTION OF A PAIR OF SEMI DETACHED TWO STOREY
 HOUSES & DETACHED BIN/CYCLE STORES (ALTERNATIVE TO
 P/13/0133/FP)

3
PERMISSION

P/15/0409/FP
 FAREHAM
 NORTH-WEST

137 GUDGE HEATH LANE FAREHAM HAMPSHIRE PO15 6PR
 AMENDMENT TO PLANNING PERMISSION NO P/14/0741/FP -
 PROVISION OF ACCESS FROM SUNLIGHT GARDENS TO
 SERVE REAR PLOT AND INTERNAL BOUNDARY
 AMENDMENTS

4
PERMISSION

Agenda Item 6(3)

P/15/0377/FP

MR HOPWOOD

FAREHAM NORTH-WEST

AGENT: ROSENTHAL DESIGN
SERVICES LTD

RETENTION OF A PAIR OF SEMI DETACHED TWO STOREY HOUSES & DETACHED
BIN/CYCLE STORES (ALTERNATIVE TO P/13/0133/FP)

30 FAREHAM PARK ROAD - PLOT 1 & 2 - FAREHAM HAMPSHIRE PO15 6LE

Report By

Susannah Emery - direct dial 01329 824526

Introduction

This application has been called on to the agenda by Councillor Peter Davies. It has been requested that the planning committee give consideration in particular to the impact of the height increase of the dwellings and any highway safety implications as a result of the increase in bedroom numbers.

Site Description

This application relates to a site to the south-west side of Fareham Park Road within the urban area. The site previously formed part of the residential curtilage of No.30 Fareham Park Road which lies on the corner of Nashe Way which is currently being redeveloped. A pair of two storey semi-detached dwellings has recently been constructed on the application site fronting Nashe Way. Each dwelling is served by a private vehicular access and has on-site car parking and an amenity space located to the side of the dwelling.

Description of Proposal

Planning permission was previously granted for the erection of a pair of semi-detached dwellings on the site in 2013. The construction of the dwellings is now complete but it was brought to officers attention by Building Control that a fourth bedroom had been provided within the roofspace of each dwelling which was not shown on the approved plans. During investigations it became apparent that the ridge height of the dwellings had also been increased to gain head height and that pre-commencement planning conditions had not been discharged on the original planning consent.

Retrospective planning permission is therefore sought to retain the dwellings as built. The height of the dwellings has been increased from 7.7 metres to 9.4 metres. A detached bin/cycle store has also been constructed on the frontage of the dwellings which requires planning permission.

Policies

The following policies apply to this application:

Fareham Borough Core Strategy (adopted August 2011)
CS5 - Transport Strategy and Infrastructure
CS17 - High Quality Design

Development Sites and Policies (adopted June 2015)
DSP1 - Sustainable Development
DSP3 - Impact on Living Conditions

PERMISSION; subject to conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- i) Proposed Ground Floor Plan - PG No.1
- ii) Proposed First Floor Plan - PG No.2
- iii) Proposed Second Floor Plan - PG No.3
- iv) Site Plan - PG No.4
- v) Proposed Elevations - PG No.5
- vi) Site Location & Site Plan - PG No.6

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The dwellings hereby approved shall not be occupied until the means of vehicular access to each plot has been constructed in accordance with the approved plans.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

3. The areas shown on the approved site plan (PG No.4) for the parking of vehicles shall be kept available for the parking and turning of vehicles at all times.

REASON: In the interests of highway safety; in accordance with Policies CS5 and CS17 of the Fareham Borough Core Strategy.

4. Within one month from the date of this decision notice or prior to occupation of the dwellings (whichever is the sooner) the applicant should submit to the Local Planning Authority documentation demonstrating that all asbestos was cleared from site and that soil in the top 600mm is not contaminated with asbestos, this shall include results of at least two soil samples per plot (4 in total), samples should aim to target the original ground at formation level in both the front and rear gardens.

REASON: To ensure that the site is not contaminated.

5. The first floor bathroom windows inserted into the north-west (rear) elevation of the dwellings shall be glazed with obscure glass and be of a non opening design and construction to a height of 1.7 metres above internal finished floor and shall thereafter be retained in that condition at all times.

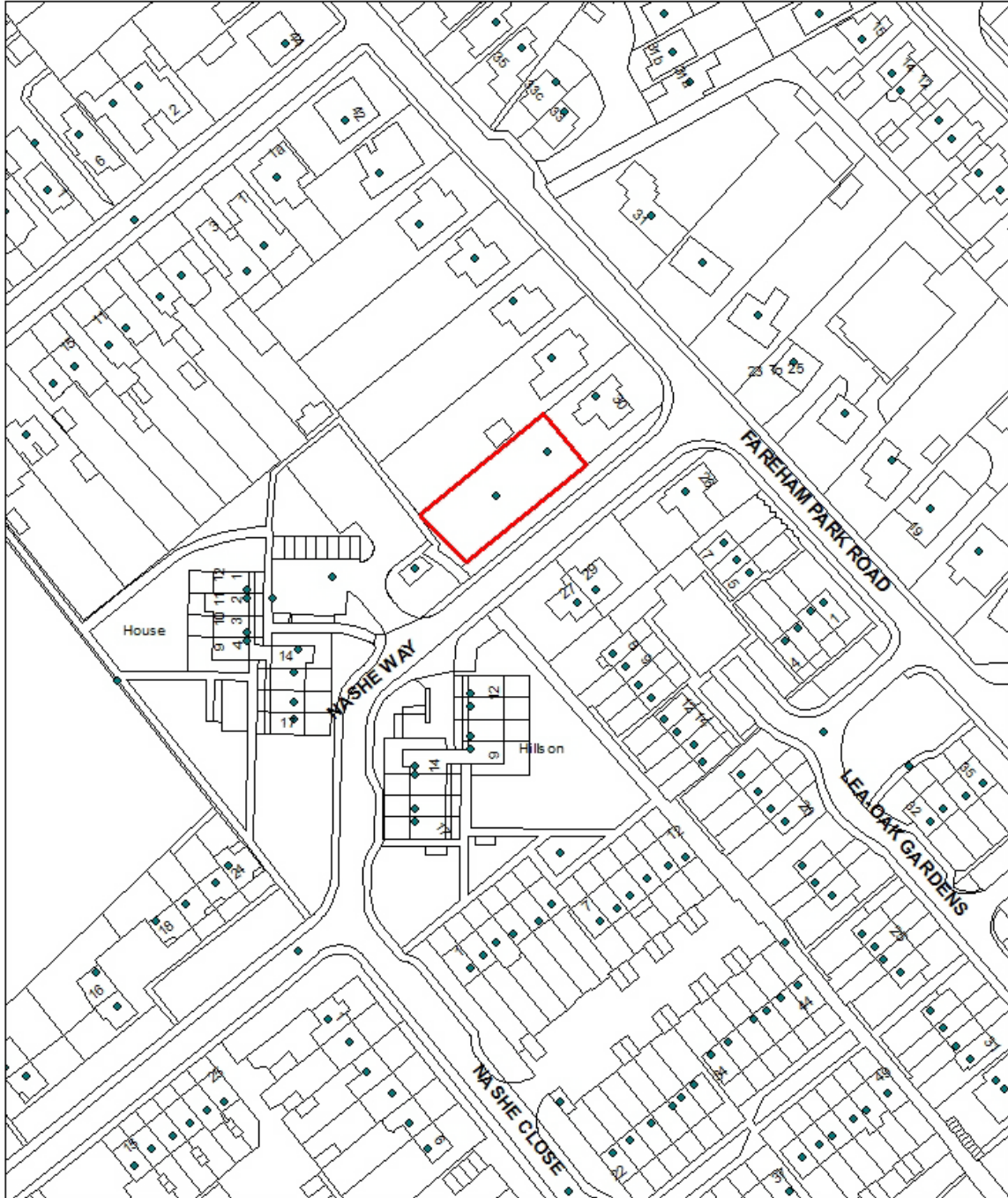
REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

Background Papers

P/13/0133/FP, P/15/0377/FP

FAREHAM

BOROUGH COUNCIL



30 FAREHAM PARK ROAD
SCALE: 1:1,250

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Agenda Item 6(4)

P/15/0409/FP

D J STONE PROPERTY LTD

FAREHAM NORTH-WEST

AGENT: IAN SULLIVAN
ARCHITECTURE LTD

AMENDMENT TO PLANNING PERMISSION NO P/14/0741/FP - PROVISION OF ACCESS FROM SUNLIGHT GARDENS TO SERVE REAR PLOT AND INTERNAL BOUNDARY AMENDMENTS

137 GUDGE HEATH LANE FAREHAM HAMPSHIRE PO15 6PR

Report By

Richard Wright - direct dial 01329 824758

Site Description

The application site comprises the residential property at 137 Gudge Heath Lane and 4B Sunlight Gardens which is a dwelling constructed in the rear garden of that property.

The red edge of the site also includes a section of the adjacent landscaping strip and footpath of Sunlight Gardens.

Description of Proposal

This application seeks to amend the planning permission already granted for alterations to the dwelling at 137 Gudge Heath Lane and the erection of the dwelling at 4B Sunlight Gardens (ref P/14/0741/FP). In actual fact if consent was granted it would be in the form of a whole new permission.

The changes proposed are:

- The formation of a new access from Sunlight Gardens to serve the new dwelling at no. 4B (including new timber gates)
- Alterations to the boundary line between the two properties (to effectively enlarge the rear garden of 137 Gudge Heath Lane)
- Repositioning of car parking spaces within the two properties

The applicant has submitted amended drawings (drawing no. GHL/PL/003 C) on 12th June to show the proposed design of the entrance gates and to confirm that a small section of the driveway immediately inside of the gates is to be tarmac and not gravel.

Policies

The following policies apply to this application:

Fareham Borough Core Strategy (adopted August 2011)

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS7 - Development in Fareham

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Development Sites and Policies (adopted June 2015)
DSP1 - Sustainable Development
DSP2 - Environmental Impact
DSP3 - Impact on Living Conditions
DSP15 - Recreational Disturbance on the Solent Special Protection Areas

Residential Car & Cycle Parking Standards SPD (adopted November 2009)

Relevant Planning History

The following planning history is relevant:

<u>P/14/0741/FP</u>	ALTERATIONS OF EXISTING DWELLING AND ERECTION OF A 4 BEDROOM DWELLING AND CARPORT AND ASSOCIATED WORKS
APPROVE	25/09/2014

Representations

Nine letters of objection have been received, with at least seven of those being from residents living in Sunlight Gardens, raising the following planning issues:

- The new access will be dangerous to highway safety because of poor visibility from new access / narrowness of road / proximity to junction and bend in Sunlight Gardens
- The applicant does not own / has no right of access over the adjacent strip of land
- Parking on the street will be reduced
- Loss of a section of landscaping

Consultations

Director of Planning & Development (Highways) -

No highway objection is raised to this application subject to the initial 5 metres of the access from the kerb line of Sunlight Gardens being hardsurfaced to reduce the risk of gravel spreading onto the highway, and the following conditions: vehicular access constructed before dwelling is occupied; car parking and turning space provided and retained on site; bin/cycle storage provided and retained on site.

Planning Considerations - Key Issues

a) Ownership of the adjacent landscaping strip

A number of residents have written in to voice their concerns over the proposal. One consistent point of objection is that the applicant does not own the land which forms the landscaping strip along the south-eastern boundary of the site and over which vehicular access to 4B Sunlight Gardens is proposed. Officers understand that the landscaping strip in question is in two separate ownerships, a strip belonging to the Highwood Construction Group and land in the ownership of Taylor Wimpey Homes.

Members will be aware that a planning application may be made in relation to land owned by another party provided the requisite notice is served on that party and the relevant Certificate of Ownership is submitted at the time of the application. Section 24 of the completed application form confirms that the applicant has served notice on both other land owners. Members will also understand that in such cases planning permission may be granted on land belonging to others.

Notwithstanding the legality of applying for and granting permission on third party land,

Officers have sought clarification from the applicant's agent as to how his client intends to implement the planning permission should it be forthcoming. The agent has responded to explain that his client has purchased an option agreement relating to the land owned by the Highwood Construction Group. The land benefits from a right of way over the owner of the accessway (Taylor Wimpey) and so it would be entirely possible for the proposed access to be constructed across that land should planning permission be granted.

b) Effect of the proposed access on highway safety

Planning permission for the alterations to 137 Gudge Heath Lane and the erection of the new house at 4B Sunlight Gardens (ref P/14/0741/FP) was originally granted with access to no. 4B being provided through the curtilage of no. 137 from a shared access from Gudge Heath Lane. Notwithstanding this earlier permission the applicant is entitled to seek an alternative access arrangement from Sunlight Gardens if they so wish. The duty of the planning authority is, regardless of the previously approved access arrangements, to determine whether the alternative being proposed would have adverse implications so that such a proposal would be refused planning permission.

The Council's Highways Officer (Director of Planning & Development - Highways) has advised on the proposed new access. It is considered that there would no reason to resist the proposal on highway safety grounds subject to a number of planning conditions and the proposed surfacing being amended. The submitted site plan demonstrates that sufficient visibility splays in either direction along Sunlight Gardens can be provided as expected for an access of this kind and in a residential street of this nature. The position of the access is considered to be sufficiently far away from the junction with Gudge Heath Lane so as not to create conflict between vehicles turning into Sunlight Gardens and vehicles leaving the application site. Similarly the distance between the proposed access and that which already exists to serve nos 17, 19 & 21 Sunlight Gardens is deemed adequate.

c) Loss of on-street parking

Shortly after the homes in Sunlight Gardens were built and occupied concerns were raised by local residents and ward Members in respect of parking in the road close to the junction with Gudge Heath Lane. A traffic regulation order (TRO) was subsequently introduced following a decision by the Executive Member for Public Protection in November 2012.

As a result of the TRO the entrance to Sunlight Gardens has double-yellow lines on either side of the road until approximately the frontage of no. 10 in order to prohibit parking. Beyond this point the lines continue on that side of the road but not on the opposite kerbside allowing cars to park along the section adjacent to the application site up until the bend in the road. There is sufficient space for approximately five average sized vehicles to park in this stretch of the road up until and without blocking access to the driveway to nos. 17, 19 & 21.

The submitted site plan shows the vehicular crossover (dropped kerb) associated with the proposed access would be 7 metres wide meaning over that stretch of roadside parking would no longer be possible without obstructing the new access. This would in effect lead to the loss of at least one parking space and reduce the available space for parking on that side of the road to a length equivalent to three or four vehicles.

Officers acknowledge that this is a particularly sensitive issue for residents of Sunlight Gardens and the letters received in response to the consultation on this application reflect

the strength of feeling on the matter. However, in itself the loss of this short section of roadside for parking would have no materially harmful effect on the availability of parking in the area.

d) Loss of section of landscaping strip

The landscaping strip is planted with a hedgerow approximately 1.7 metres high at present with another lower hedgerow between it and the back edge of the adjacent highway footpath. The new access would result in the loss of a four metre section of this planting, however this would not harm the appearance of the street provided the timber gates proposed to be inserted were of a suitably sympathetic design.

e) Changes to parking layout and boundary between 137 Gudge Heath Lane and 4B Sunlight Gardens

If the proposed entrance to 4B Sunlight Gardens was constructed there would be no need to provide vehicular access from Gudge Heath Lane through the curtilage of no. 137. The amended parking arrangements are considered appropriate for each of the dwellings they serve. The changes to the boundary between the two properties are beneficial in that a larger section of rear garden is retained by no. 137 without compromising the rear garden space at no. 4B.

Conclusion

Officers have considered all of the relevant planning issues presented in this application and have taken into account the representations received from local residents and the advice of the Director of Planning & Development (Highways). The proposal is considered acceptable in that it would have no demonstrable harmful effect on the availability of on-street parking in the area, no adverse implications for highway safety, and the loss of a section of planting adjacent the highway would not be sufficient reason to refuse to grant planning permission.

The proposal is found to accord with the relevant policies of the adopted Fareham Borough Core Strategy and Local Plan Part 2: Development Sites and Policies as set out above.

Since a new permission would be granted it is recommended that various conditions pertaining to the whole development approved under the previous consent (ref P/14/0741/FP) be imposed where relevant. The recommended conditions are set out in full below.

Recommendation

PERMISSION:

1. The development hereby permitted shall begin before the expiry of three years from the date of this permission.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

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

- Proposed site plan - drawing no. GHL/PL/003 C
- Drawing "Carport GHL.PL008" as previously approved by reference P/14/0741/FP

- Drawing "GHL.PL0004" as previously approved by reference P/14/0741/FP
 - Drawing "GHL.PL0006" as previously approved by reference P/14/0741/FP
 - Drawing "GHL.PL0010" as previously approved by reference P/14/0741/FP
 - Drawing "GHL/C/100 - Proposed Landscaping, External Works and Enclosures Plan" as previously approved by reference P/14/0741/DP/A
 - Samples submitted and details contained in the letter dated 26th September 2014 from Ian Sullivan Architects as previously approved by reference P/14/0741/DP/A
- REASON: To avoid any doubt over what has been permitted.

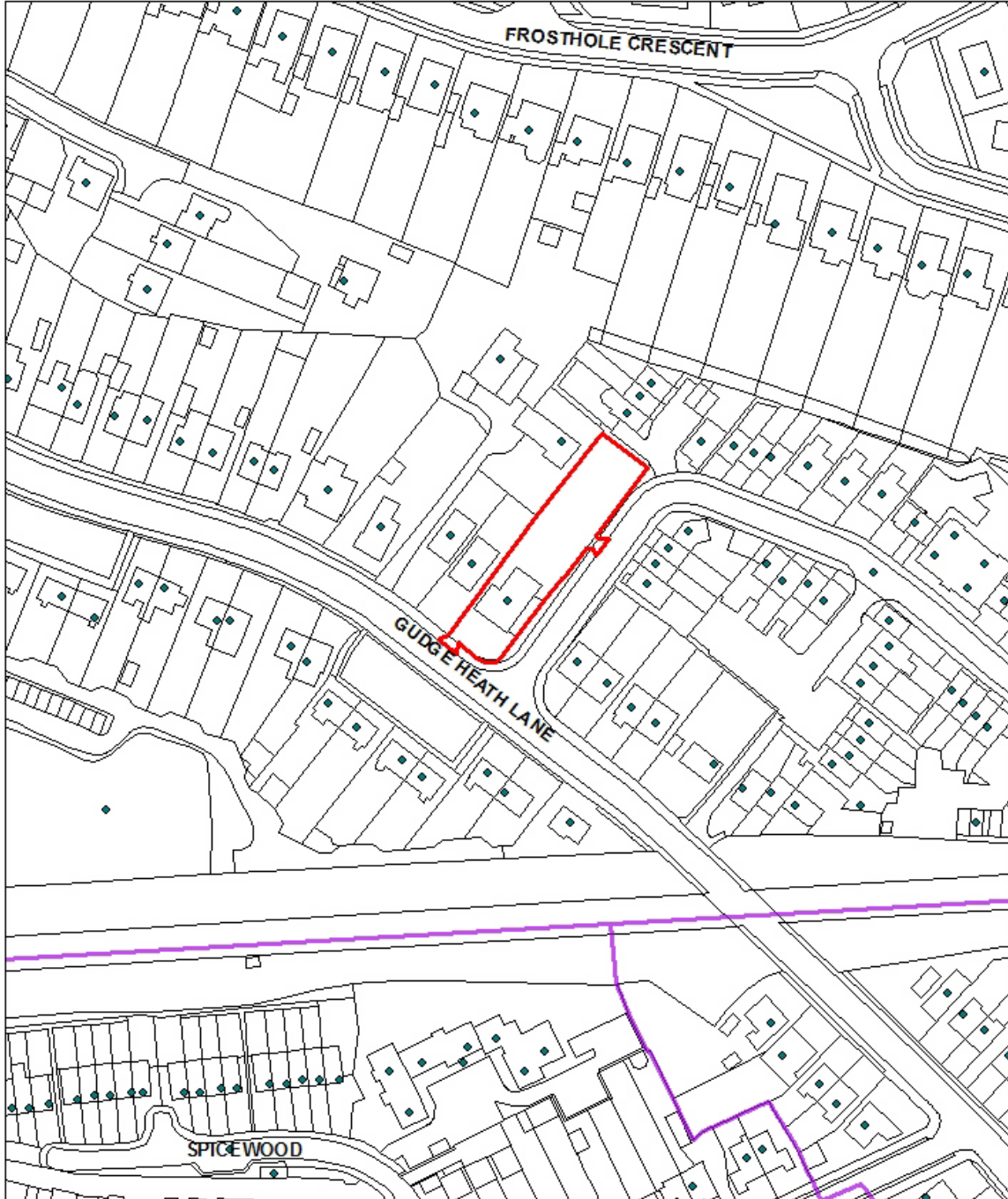
3. The new dwelling hereby permitted shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.
REASON: In the interests of highway safety.

3. The new dwelling hereby permitted shall not be occupied and the alterations to the existing dwelling shall not be brought into use until the approved parking and turning areas for those properties (including the car port) have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.
REASON: In the interests of highway safety and to ensure that adequate parking space is provided.

4. The new dwelling hereby permitted shall not be occupied and until bin/cycle storage has been made available in accordance with the approved plans. The designated areas shall thereafter be kept available and retained at all times for the purpose of bin and cycle storage.
REASON: To ensure a satisfactory appearance to the development; in order to facilitate sustainable modes of transport as an alternative to the motorcar.

FAREHAM

BOROUGH COUNCIL



137 GUDGE HEATH LANE
SCALE: 1:1,250

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Agenda Annex

ZONE 3 - EASTERN WARDS

Portchester West
Hill Head
Stubbington
Portchester East

Reference

Item No

P/15/0426/FP
STUBBINGTON

LAND AT - ROWNER ROAD
REPLACEMENT OF THE EXISTING 15M MONOPOLE WITH A
NEW 17.5M MONOPOLE; INSTALLATION OF 1 NO. NEW
EQUIPMENT CABINET; INSTALLATION OF 2 NO. NEW 300MM
DISH ANTENNAS; PLUS ANCILLARY WORKS.

5
PERMISSION

Agenda Item 6(5)

P/15/0426/FP

STUBBINGTON

CTIL & VODAFONE LTD

AGENT: DALY INTERNATIONAL

REPLACEMENT OF THE EXISTING 15M MONOPOLE WITH A NEW 17.5M MONOPOLE; INSTALLATION OF 1 NO. NEW EQUIPMENT CABINET; INSTALLATION OF 2 NO. NEW 300MM DISH ANTENNAS; PLUS ANCILLARY WORKS.

LAND AT - ROWNER ROAD

Report By

Emma Marks - Direct dial 01329 824756

Site Description

The site lies on the southern side of Rowner Road, 75 metres eastwards of the Peel Common roundabout.

The nearest residential property is 105 metres to the east within Gosport Borough.

Description of Proposal

Planning permission is being sought to replace an existing 15 metre high monopole with a new 17.5 metre high monopole installation, including one new equipment cabinet; installation of two 300mm dish antennas, plus ancillary works.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP55 - Telecommunications

Relevant Planning History

The following planning history is relevant:

P/01/0110/SU: Erection of 12.5 Metre High Monopole Telecommunications Mast, Antenna, Dish and Equipment Cabinets and Ancillary Works - PRIOR APPR NOT REQUIRED 15/03/2001

P/06/0383/SU: Installation of 15 Metre High Telecommunications Mast, 1No. Equipment Cabinet and Ancillary Development - STAT UND NOT REQUIRED 08/05/2006

Representations

No representation have been received.

Planning Considerations - Key Issues

THE PRINCIPLE FOR DEVELOPMENT:

This planning application relates to an existing 15 metre telecommunication mast monopole which is to be replaced with a new 17.5m monopole; new equipment cabinet and two 300mm dish antennas; plus ancillary works.

The current mast provides 3G only (internet) coverage to Vodafone and Telefonica customers in the area. As part of Vodafone's continued network improvement programme there is a requirement for the mast to be upgraded at this location to provide new 2G (calls) and 4G (fast data) services.

Development of this site provides an opportunity to improve the existing local telecommunications network and show compliance with national and local planning policy which both encourage the use of existing structures and sharing of telecommunications facilities.

Policy DSP55 (Telecommunications) of the adopted Local Plan Part 2: Development Sites and Policies states that telecommunications equipment will be permitted provided it is located such that it will have a minimal visual impact, sharing of facilities is explored by the applicant, landscape mitigation is provided when appropriate and that the equipment is removed and land restored when no longer needed.

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

IMPACT UPON AMENITY:

The application site is within the countryside on a wide highway verge. The existing mast is set back 5m from Rowner Road with a backdrop of mature trees of varying height and 12 metre high street lighting columns sited either side of the carriageway. Views of the mast from any adjacent neighbouring properties are limited and there is a good degree of separation. Notwithstanding the increase in the mast height by 2.5m officers do not consider that its visual impact would be significant on the local landscape or neighbouring properties.

OTHER MATTERS:

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

Recommendation

PERMISSION:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.

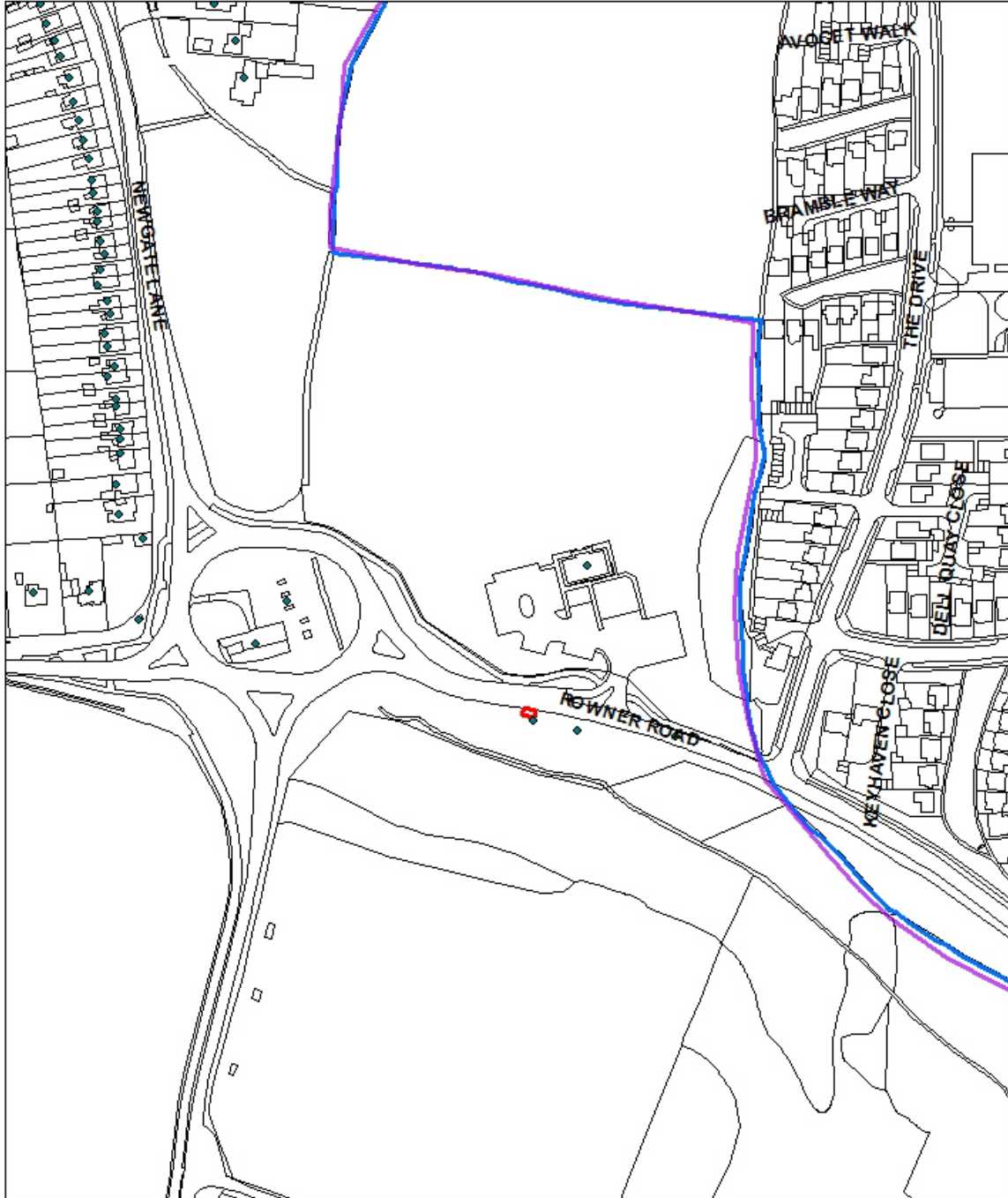
2. The development shall be carried out in accordance with the following approved documents:

- a) Site location maps drawing number 100 rev A
- b) Existing site plan drawing number 200 rev A
- c) Proposed site plan drawing number 201 rev A
- d) Existing site elevation A rev A

e) Proposed site elevation B rev a
REASON: To avoid any doubt over what has been permitted.

FAREHAM

BOROUGH COUNCIL



LAND AT - ROWNER ROAD
SCALE: 1:2,619

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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/14/0618/FP

Appellant: **MR STUART ADAMS**
Site: 195 Locks Road Locks Heath Southampton SO31 6LD
Decision Maker: Officers Delegated Powers
Recommendation:
Council's Decision: APPROVE
Date Lodged: 31 March 2015
Reason for Appeal: Front and Rear Dormers; the appeal is against CONDITION 2 : The development shall be carried out in accordance with the following approved documents:
 a) Proposed front and rear dormer windows Lock001 REV C
 REASON: To avoid any doubt over what has been permitted.

P/14/0882/FP

Appellant: **MRS T BROWN**
Site: 5 Osborne Road - Land To Rear Of - Warsash Southampton SO31 9GJ
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 07 April 2015
Reason for Appeal: PROPOSED TWO BEDROOM DETACHED BUNGALOW TO REAR OF NO. 5 UTILISING EXISTING WIDENED AREAS

PLANNING APPEALS

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

CURRENT

P/14/0948/FP

Appellant: MR DEAN WEST
Site: 62 Newgate Lane Fareham Hampshire PO14 1BE
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 31 March 2015
Reason for Appeal: EXTENSIONS AND ALTERATIONS TO EXISTING DETACHED GARAGE, INCLUDING ENLARGEMENT OF ROOFSPACE AND PROVISION OF DORMER AND VELUX ROOF WINDOWS

P/14/1121/TO

Appellant: MRS MARIA MORRIS
Site: 14 St Edmund Close Fareham Hampshire PO14 4RQ
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 20 May 2015
Reason for Appeal: FELL ONE OAK PROTECTED BY TPO 695.

P/14/1203/TO

Appellant: MR R. AYLING
Site: Sarisbury Green Social Club 108 Bridge Road Southampton Hampshire SO31 7EP
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 14 May 2015
Reason for Appeal: FELL 1 MONTEREY CYPRESS PROTECTED BY TPO 299.

PLANNING APPEALS

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

CURRENT

P/15/0037/FP

Appellant: MATTHEW HILL
Site: 17c West Street Fareham Hampshire PO16 0BG
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 15 May 2015
Reason for Appeal: TWO STOREY EXTENSION TO GROUND AND FIRST FLOOR FLATS ON SOUTHERN SIDE OF BUILDING

P/15/0063/FP

Appellant: MR TONY BEAL
Site: 68 High Street Fareham Hampshire PO16 7BB
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 07 May 2015
Reason for Appeal: DETACHED DWELLING AND DOUBLE GARAGE TO REAR OF 68 HIGH STREET

DECISIONS

P/14/0778/FP

Appellant: MS R SNOWDEN
Site: Hook Park Road - Land At Hook Warsash Hants
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 26 February 2015
Reason for Appeal: PROVISION OF STORAGE CONTAINER, PORTABLE TOILET FOR EXISTING RIDING ESTABLISHMENT
Decision: ALLOWED
Decision Date: 04 June 2015

PLANNING APPEALS

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

DECISIONS

P/14/1084/FP

Appellant: MR ABDELGHANI DJEBARA
Site: 28a Highlands Road Fareham Hampshire PO15 6AX
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 16 April 2015
Reason for Appeal: PROVISION OF DROPPED KERB TO PROVIDE PARKING ON THE FRONTAGE
Decision: ALLOWED
Decision Date: 10 June 2015

P/14/1085/FP

Appellant: MR ALAN TAYLOR
Site: 30 Highlands Road Fareham Hampshire PO15 6AX
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 16 April 2015
Reason for Appeal: PROVISION OF DROPPED KERB TO PROVIDE PARKING ON THE FRONTAGE
Decision: ALLOWED
Decision Date: 10 June 2015