

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Wednesday, 22 July 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
P J Davies
K D Evans
M J Ford, JP
R H Price, JP
D C S Swanbrow

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 - 5)

To confirm as a correct record the minutes of the meeting of the Planning Committee held on 24 June 2015 Wednesday, 22nd July, 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 Actual Revenue Expenditure 2014-15 (Pages 6 - 11)

To consider a report by the Director of Finance and Resources on the actual planning revenue expenditure for 2014-15.

7. Planning applications and Miscellaneous Matters including an update on Planning Appeals (Page 12)

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

**(1) N/15/0003 - LAND NORTH OF WHITELEY BOTLEY ROAD CURBRIDGE
(Pages 13 - 23)**

ZONE 1 - WESTERN WARDS

ZONE 2 - FAREHAM

(2) P/15/0483/FP - 39 FUNTLEY HILL FAREHAM PO16 7UY (Pages 26 - 32)

ZONE 3 - EASTERN WARDS

**(3) P/15/0463/FP - THE CUCKOO PINT 120 CUCKOO LANE FAREHAM PO14
3QP (Pages 34 - 37)**

**(4) P/15/0579/FP - 40 SOLENT ROAD HILL HEAD FAREHAM PO14 3LD
(Pages 38 - 40)**

(5) Planning Appeals (Pages 41 - 45)

P GRIMWOOD
Chief Executive Officer

Civic Offices
www.fareham.gov.uk
14 July 2015

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FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 24 June 2015

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors T Cartwright and B Bayford.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 27 May 2015 and the Special Planning Committee meeting held on 9 June 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.

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/15/0391/FP - 123 BRIDGE ROAD SARISBURY GREEN FAREHAM SO31 7HL

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

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

- (i). The conditions in the report;
- (ii). Imposing additional conditions to:
- (iii). Remove permitted developments rights on plot 5 for extensions and outbuildings;
- (iv). Secure the retention of trees on the eastern side of the site shown as being retained on the tree protection plan; and
- (v). Requiring the submission of amended plans demonstrating greater visual interest in the first floor east elevations of plots 4 and 5 through the incorporation of design features.

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

RESOLVED that subject to:

- (i). The conditions in the report;
- (ii). Imposing additional conditions to;
- (iii). Remove permitted development rights on plot 5 for extensions and outbuildings;
- (iv). Secure the retention of trees on the eastern side of the site shown as being retained on the tree protection plan; and
- (v). Requiring the submission of amended plans demonstrating greater visual interest in the first floor east elevations of plots 4 and 5 through the incorporation of design features.

PLANNING PERMISSION be granted.

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

Upon being proposed and seconded the officer recommendation that prior approval is not required, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that prior approval is NOT REQUIRED.

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

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 developer has confirmed that the roof to the concrete sectional garage which was removed from the site was constructed from tin and not asbestos. The Council's contaminated land officer has agreed that the proposed condition requiring soil samples is not required.*

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report (and for the avoidance of doubt without condition 4 in relation to contamination), was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

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

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

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 Officer report refers to the loss of on-street parking as one of the main planning considerations.*

The report describes there being sufficient space for approximately five vehicles in the stretch of road up until the driveway to nos. 17, 19 & 21 Sunlight Gardens. This is an error. To clarify, there is sufficient room for approximately four vehicles at present.

The provision of the new access would shorten this available space to approximately three vehicle lengths (a loss of one parking space).

Members were also given a further verbal update at the meeting which stated that the case officer has been in contact with the applicant regarding the location of the access and informed members that the applicant is willing to move the location of the access further south towards the junction of Sunlight Gardens and Gudge Heath Lane which would then result in no loss of existing on street car parking space.

A motion was proposed and seconded, to refuse the application on the grounds of loss of landscaping and an unsafe effect on the highway; the motion was voted on and NOT CARRIED.
(Voting: 2 in favour; 7 against).

A further motion was proposed and seconded, to grant PLANNING PERMISSION subject to the receipt of satisfactory amended plans showing the repositioning of the access towards Gudge Heath Lane so that the proposed access would be across existing double yellow lines and would not result in the loss of any existing on street car parking the motion was voted on and CARRIED.
(Voting: 6 in favour; 3 against).

A further motion was proposed and seconded, to request that any amended plans received by Planning Officers should be brought back to Committee for approval; the motion was voted on and NOT CARRIED.
(Voting: 2 in favour; 7 against)

RESOLVED that subject to Officers receiving satisfactory amended plans showing the access across the double yellow lines, Officers were authorised by the Planning Committee to then issue the planning permission.

(5) P/15/0426/FP - LAND AT - ROWNER ROAD

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.

(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.

7. TREE PRESERVATION ORDERS

The Committee considered the confirmation of the following Fareham Tree Preservation Order(s), which had been made by officers under delegated powers and to which no formal objections had been received.

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

Order made on 26 March 2015 for which no objections were made.

RESOLVED that Fareham Tree Preservation Order No 705 be confirmed and made and served.

(The meeting started at 2.00 pm
and ended at 3.44 pm).

FAREHAM
BOROUGH COUNCIL

**Report to
Planning Committee**

Date **22 July 2015**

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

Subject: **PLANNING ACTUAL REVENUE EXPENDITURE 2014-15**

SUMMARY

This report sets out for the information of Members details of the actual revenue expenditure for 2014/15 in respect of the services for which this Committee is responsible.

RECOMMENDATION

The Committee is asked to note the report.

INTRODUCTION

1. The final accounts for the financial year for this Committee shows that the actual expenditure of £769,997 was £31,803 (4%), below the revised budget of £801,800 which was agreed by this Committee on 28 January 2015 and approved by Full Council in February 2015.
2. The actual totals of gross expenditure and income are set out in the table below.

	Revised Budget 2014/15	Actual 2014/15	Variance 2014/15
	£	£	£
Employees	725,700	706,787	-18,913
Transport-Related Expenditure	12,600	14,958	2,358
Supplies & Services	129,900	164,555	34,655
Third Party Payments	127,300	114,123	-13,177
Support Services	170,600	151,520	-19,080
GROSS EXPENDITURE	1,166,100	1,151,943	-14,157
Sales	-2,600	-572	2,028
Fees & Charges	-361,700	-381,374	-19,674
GROSS INCOME	-364,300	-381,946	-17,646
NET EXPENDITURE	801,800	769,997	-31,803

3. The actual expenditure shows a net underspend of £31,803 when compared to the revised budget. The main reasons for the variances are due to a combination of savings on employee costs through vacant posts, less demand for internal legal advice for the overall committee and a reduction in the cost of support services. In addition fee income was higher than anticipated by £19,700.
4. This was offset by the overspend on supplies and services £34,600, which was mainly due to the increased spend on consultants for specialist advice. A more detailed analysis can be found under each service area.
5. The number of applications submitted increased from 1,052 in 2013/14 to 1,156 for financial year 2014/15. The number of major applications increased from 16 in 2013/14 to 19 in 2014/15.
6. The actual net revenue expenditure for the year analysed over the main service heading is shown in the following table:-

	Revised Budget 2014/15	Actual 2014/15	Variance 2014/15
	£	£	£
Processing Applications	233,600	253,221	19,621
Planning Advice	302,200	272,400	-29,800
Enforcement of Planning Control	129,400	142,002	12,602
Appeals	136,600	102,374	-34,226
	801,800	769,997	-31,803

7. A detailed breakdown of the actual cost of the individual services is shown in Appendix A. The main variations from the approved budgets are detailed below.

PROCESSING APPLICATIONS

8. This service was overspent by just under £20,000. The main reason for the variance was the increased expenditure incurred in supplies and services budget of £65,000. The majority of this overspend (£61,000) was for additional costs incurred for consultants for specialist advice on the larger projects within the Borough and for some pre application work for Welborne, which did not form part of the plan. There was also a small overspend on transport related expenditure of £3,000.
9. All of this was partially offset by vacancies in the employment budget of £17,000, with savings of £4,000 and £11,000 on third party payments and support service costs respectively. There was also additional income of £16,000 compared to the revised budget.

PLANNING ADVICE

10. The overall underspend for this service was £30,000. The main reason for this was an underspend of £9,000 in the employment budget due to staff vacancies, £15,000 for reduced demand for internal legal advice and £5,000 underspend for support services.
11. There was more demand for pre-planning advice which resulted in additional income of £1,000.

ENFORCEMENT OF PLANNING CONTROL

12. This service was overspent by just under £13,000. The majority of this was this was in the employment budget (£8,000) and was due to the higher cost to fill a vacant position in the service with agency staff on a temporary basis. A permanent appointment to the Planning Compliance Officer post has since been made. Contract payments for legal services were more than the revised budget by £7,000, this was partly offset against a small underspend for support services of £2,000.

APPEALS

13. The overall underspend for this service was just over £34,000. The main reason is in the supplies and services budget (£31,000) where during the year it was anticipated that additional legal and other advice may be required for some large appeals. The budget was revised based on an estimated cost but the number of large appeals and the cost associated with them was lower than anticipated.
14. There were smaller underspends of £1,000 in each of employees costs, contract payments for legal services and support services.

RISK ASSESSMENT

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

CONCLUSION

16. The cost of the services provided by this Committee was £31,803 lower than anticipated when the revised budgets were prepared and the reasons for this are set out in this report.

Background Papers:

Reference Papers:

Enquiries:

For further information on this report please contact Sonia Dent. (Ext 4313)

APPENDIX A

PROCESSING APPLICATIONS

	Revised Budget 2014/15	Actual 2014/15	Variance 2014/15
	£	£	£
Employees	377,400	360,381	-17,019
Transport-Related Expenditure	7,400	10,278	2,878
Supplies & Services	33,400	98,776	65,376
Third Party Payments	66,200	61,964	-4,236
Support Services	98,800	87,669	-11,131
GROSS EXPENDITURE	583,200	619,068	35,868
Sales	-2,600	-572	2,028
Fees and Charges	-347,000	-365,275	-18,275
GROSS INCOME	-349,600	-365,847	-16,247
NET EXPENDITURE	233,600	253,221	19,621

PLANNING ADVICE

	Revised Budget 2014/15	Actual 2014/15	Variance 2014/15
	£	£	£
Employees	218,600	209,517	-9,083
Transport-Related Expenditure	2,600	1,991	-609
Supplies & Services	2,000	2,321	321
Third Party Payments	50,400	35,921	-14,479
Support Services	43,300	38,649	-4,651
GROSS EXPENDITURE	316,900	288,399	-28,501
Fees and Charges	-14,700	-15,999	-1,299
GROSS INCOME	-14,700	-15,999	-1,299
NET EXPENDITURE	302,200	272,400	-29,800

ENFORCEMENT OF PLANNING CONTROL

	Revised Budget 2014/15	Actual 2014/15	Variance 2014/15
	£	£	£
Employees	95,400	103,415	8,015
Transport-Related Expenditure	2,500	2,613	113
Supplies & Services	3,100	3,595	495
Third Party Payments	8,000	14,478	6,478
Support Services	20,400	18,001	-2,399
GROSS EXPENDITURE	129,400	142,102	12,702
Fees and Charges	0	-100	-100
GROSS INCOME	0	-100	-100
NET EXPENDITURE	129,400	142,002	12,602

APPEALS

	Revised Budget 2014/15	Actual 2014/15	Variance 2014/15
	£	£	£
Employees	34,300	33,474	-826
Transport-Related Expenditure	100	75	-25
Supplies & Services	91,400	59,864	-31,536
Third Party Payments	2,700	1,759	-941
Support Services	8,100	7,202	-898
GROSS EXPENDITURE	136,600	102,374	-34,226
NET EXPENDITURE	136,600	102,374	-34,226

PLANNING COMMITTEE

NET EXPENDITURE	801,800	769,997	-31,803
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FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date: 22 July 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

Agenda Item 7(1)

N/15/0003

WINCHESTER

WINCHESTER CITY COUNCIL

AGENT: WINCHESTER CITY
COUNCIL

CONSULTATION ON PROPOSED DEVELOPMENT.

OUTLINE PLANNING APPLICATION (STRATEGIC ACCESS ROADS UNRESERVED) FOR PROVISION OF UP 3500 RESIDENTIAL UNITS; INCLUDING AFFORDABLE HOUSING; TWO PRIMARY SCHOOLS AND ONE SECONDARY SCHOOL; UP TO 2000SQM OF FLEXIBLE SPACE FOR A1 (RETAIL), A2 (PROFESSIONAL SERVICES), A3 (CAFE/RESTAURANT), A5 (HOT FOOD TAKEAWAY), B1 (OFFICE) & D1 (MEDICAL/HEALTH), TWO CHILDREN'S NURSERIES; PROVISION OF AN EXTRA CARE FACILITY (WITH SCOPE FOR ALL USES TO REVERT TO RESIDENTIAL IF THERE WERE INSUFFICIENT MARKET DEMAND) IN TWO LOCAL CENTRES; CREATION OF A COMMUNITY BUILDING ; SPORTS FACILITY (INCLUDING PAVILION, GRASS PITCHES & TWO ALL WEATHER PITCHES); ALLOTMENTS; LANDSCAPING; EXTENSIVE RECREATION & PLAY PROVISION. CREATION OF LINK ROADS BETWEEN WHITELEY & BOTLEY ROAD, WIDER HIGHWAYS WORK, CYCLEWAY & FOOTPATH NETWORKS (INCLUDING YEW LOCALISED FOOTPATH DIVERSIONS) BUS PRIORITY MEASURES , CAR PARKING, FLOOD ATTENUATION NETWORK, SERVICE ENHANCEMENTS, DEMOLITION OF A NUMBER OF EXISTING ON SITE STRUCTURES AND ASSOCIATED ENGINEERING WORKS (INCLUDING CHANGES TO LEVELS).

LAND NORTH OF WHITELEY BOTLEY ROAD CURBRIDGE HAMPSHIRE

Report By

Kim Hayler - Direct dial 01329 824815

Introduction

This authority has been consulted on a major planning application which lies to the north of the Fareham Borough boundary within the administrative area of Winchester City Council. Whilst Winchester City Council will be the determining authority, Fareham Borough Council has been formally invited to express views on the submitted application.

The application was originally submitted in March 2015; amended proposals have since been submitted and it is the amended proposals on which the Council's views are being sought.

There are a number of matters which would affect the interests of Fareham Borough and its residents and which are set out below for Members consideration.

Site Description

The application site comprises approximately 208 hectares (ha) of land to the north of the existing Whiteley settlement to which it will form an extension. It lies within the administrative area of Winchester City Council (WCC). To the west and north west of the site lie the village of Curbridge and the A3051, Botley Road. To the north the site boundary follows a length of the mainline railway between Portsmouth and Winchester. To the south and south west lie the existing settlements of Whiteley, Swanwick and Burridge. To the east the site boundary abuts the woodland of Whiteley Pastures SSSI.

The site comprises primarily agricultural land, including parts of Ridge Farm, Barn Farm, Bury Farm, Fairthorne Grange Farm and the northern element of Whiteley Farm.

Winchester City Council adopted Joint Core Strategy (March 2013) Extracts SH1 and SH3 identifies the site for residential development for approximately 3,500 dwellings, with supporting uses and services, to the north of the existing settlement of Whiteley.

Description of Proposal

Outline planning permission is sought for development as described in the description above.

Detail of the three strategic highway access routes through the site, providing north south connections (the extension of Whiteley Way, plus Bluebell Way and provision of Curbridge Way), is provided for consideration and agreement at this time.

A number of off-site highway improvements will be undertaken to mitigate the impact of the proposed development. These include the following upgrades:

- A3051 Botley Road / A334 Mill Hill /A334 Station Hill junction to a signalised junction, with improved pedestrian and cycleway provision, bus stop facilities, and a toucan crossing;
- Whiteley Way / Whiteley Town Centre roundabout to a signalised junction, including new bus lanes;
- Whiteley Way / Marjoram Way / Whiteley Town Centre roundabout, including new bus lanes, improved pedestrian and cycleway provision;
- Whiteley Way / Parkway priority junction, including new bus lanes and a toucan crossing;
- Whiteley Way / Rookery Avenue /Parkway junction to a signalised cross roads including toucan crossings, bus lanes and improved pedestrian / cycle provision;
- M27 junction 9, including new bus lanes, toucan crossings, an uncontrolled pedestrian cycle crossing, improved pedestrian / cycle provision and prioritisation of buses on Whiteley Way south.

The significant changes to the scheme since originally submitted seek to deliver the proposed development in eight years rather than the twelve years that were previously anticipated. Under the revised plans, development is envisaged as commencing in 2016 and completing in 2023. Whilst the individual components of the proposed development remain unchanged the timing of their provision has been amended to reflect the expedited delivery of highways infrastructure and housing, and the need to ensure that the environmental impacts of enhanced delivery rates can be satisfactorily mitigated. It is their timing which will have material implications for Fareham.

The principal change to the phasing plans is that housing development would start simultaneously in the northern and southern parts of the site, rather than in a northwards direction as originally envisaged. The phasing of the development is summarized below:

Year 1

- Residential development starts at four locations;
- Site access from two points on Botley Road, from Bluebell Way and from R3 (roundabout closest to Tesco) Whiteley Way;
- Access to southern primary school site provided;
- First allotment provided;
- Whiteley Gardens park/ play area delivery commences;
- Shuttle bus to provide access from Botley Road development to Southern Primary School and Whiteley town centre.

Year 2

- Southern primary school opens (Temporary Whiteley school closes);
- Bluebell Way extends towards Botley Road;
- Work commences on the connection between the southern and northern parts of the site;
- Temporary community building provided in northern part of the site (location to be agreed).

Year 3

- Bluebell Way link to Botley Road complete (early in year 3);
- Access provided to secondary school site and northern primary school site;
- Work commences on provision of all-weather pitches;
- Curbridge Way completed;
- Footpath/cycle path connects southern primary school with the secondary school;
- LEAP provided in the northern part of the site;
- Second allotment provided;
- Work commences on the northern local centre.

Year 4

- Construction of northern primary school underway;
- Third allotment and sports pitches provided;
- LEAP provided in the southern part of the site;
- Construction of secondary school underway.

Year 5

- Whiteley Way under construction;
- Southern local centre under construction;
- Secondary school opens;
- NEAP provided in the northern part of the site;
- Northern local centre largely completed;
- Footpath/cyclepath connects Bluebell Way with Curbridge Way.

Year 6

- Whiteley Way completed;
- Southern local centre open;
- Northern primary school opens;
- Northern local centre complete.

Year 7

- Housing development continues.

Year 8

- Final houses constructed;
- North eastern pitches provided with associated pavilion;
- Final allotment area provided.

Representations

Comments have been received from a resident of Burr ridge which have been forwarded to Winchester City Council for consideration as the determining Authority. The comments state:

Object to the scale of the proposal and the opening of an access onto Botley Road;
Traffic volume and HGV movements impacting on the quality of the lives of local residents;
Highway safety implications;
Botley Road is not suitable for HGVs;
Alternative infrastructure should be prioritized;
Deterioration of air quality.

Planning Considerations - Key Issues

Schools and retail provision
Urban design issues that have an impact upon Fareham
Employment provision
Highways and access

SCHOOLS AND RETAIL PROVISION

Primary Schools -

There will be provision for up to six forms of entry. This is deemed as being acceptable in terms of meeting the level of need from the development (which is assessed as five forms of entry). The provision will be split between two separate schools which are proposed to be opened in year 2 (2017) and year 6 (2021).

School catchment is not discussed in the planning statement in any detail, and would ultimately be a matter for the Local Education Authority to consider. However, the location of the southern primary school could potentially provide much closer schooling for pupils living in Burr ridge and Whiteley. This would reduce travel time for pupils and levels of road traffic through Burr ridge, Swanwick and Park Gate.

Secondary school -

There will be provision for nine forms of entry, with the school phased to be open in year 5 (2020). The development is estimated to generate five forms of entry, therefore there appears to be significant additional capacity to accommodate other catchments.

The future Whiteley secondary school would provide a closer schooling facility to those pupils living in Burr ridge and Whiteley. The school catchment like the primary school is not known at this stage, this is a matter for the Local Education Authority to consider. The secondary school would help reduce travel time for pupils, reduce levels of traffic through Burr ridge, Swanwick and Park Gate.

Retail -

The proposed retail offer in the north and southern local centres within the proposed development is relatively small scale, with a total of six retail/mixed units and a convenience store. BurrIDGE currently has no retail offer and as such, the offer at the development site does not present any competition to existing retail outlets in the locality. Indeed the two units in the southern local centre could provide improved services to BurrIDGE residents, subject to the provision of pedestrian/cycle links to be provided and/or improved between the proposed development and BurrIDGE.

URBAN DESIGN ISSUES THAT HAVE AN IMPACT UPON FAREHAM

Density Plan -

Density development parcels 35 - 40 dph are shown where there is a boundary to Fareham. This is appropriate in the context of completed Fareham developments.

Building Heights -

The adjacent plots to Fareham show buildings up to 16 metres (52 feet) high. This could equate to 4.5 to 5 storey buildings which is inappropriate in this rural edge location. The design code indicates that the school and local centre will be the higher buildings and the majority of residential units will be 2 -3.5 storey. Reassurance that the majority are 2 -2.5 storey where they join with Fareham should be sought as this is an area of concern.

Movement and Access -

Footpath 21 from Dumas Drive has a tarmac surface up to the David Wilson Homes estate boundary; from this point it becomes an unmade footpath heading north. A new parallel tarmac shared pedestrian/cycle route is proposed within Winchester. Consideration should be given to hard surfacing the footpath from the David Wilson Homes development to the proposed development, particularly as it is where a new primary school and local centre is to be located.

Furthermore consideration should be given to providing a pedestrian footpath linking Maryat Way with Whiteley Lane, in accordance with phasing of the school.

Design Codes -

The southern urban village is where the development relates to that part of Whiteley that is within Fareham Borough. The area is made of a mix of unit types from terraces to detached and some apartments. It illustrates detached units fronting woodland belts, which reflects development in Fareham. This will be the lowest density area with less formal and strong building lines and with shared space streets ('destination street/lane'). Materials are predominantly brick and tile with some render, timber and tile hanging. This approach is considered acceptable.

EMPLOYMENT PROVISION

Other than employment opportunities at the new schools and local retail areas there are no employment allocations within the proposal. The development is reliant upon the existing

employment areas at Solent Business Park and Segensworth.

The proposal results in the loss of approximately 50 existing businesses at Bury Farm with an estimated 300 employees. Winchester City Council should actively support the affected businesses, offering help linking businesses up with agents and landlords of alternative premises, along with more general business support for those who may want it.

Furthermore, land should be allocated within the development to accommodate businesses that cannot be relocated.

HIGHWAYS AND ACCESS

A review of documents submitted in support of the amended outline application (June 2015) for land north of Whiteley has been undertaken to provide further clarity and understanding on the following transport-related aspects of development proposals:

- Identifying the main transport infrastructure changes associated with the Development that are likely to influence traffic patterns and movements through Fareham.
- The extent to which the main traffic impacts of the development proposals are likely to affect residents and businesses in Fareham.
- The potential benefits of plans for sustainable travel modes and opportunities for providing improved access to these facilities from within Fareham.

In order to carry out a more comprehensive review of proposals it will be necessary to obtain further details on various elements of infrastructure design and programme from the developers and promoters.

Road networks and movements -

On-Site and off-Site Highway Works (Amended Draft S106 Agreement)

Key highway infrastructure improvements, include the three strategic routes for which planning permission is sought:

- Extension of Bluebell Way to the Western Site Access on A3051 Botley Road;
- Extension of Whiteley Way to the Northern Site Access on Botley Road;
- Curbridge Way.

These three route alignments are fully contained within the development area boundary and are outside FBC's jurisdiction. When complete they will provide main road connections between the new development, Botley Road to the north and west, and existing Whiteley Way to the south with direct access to M27 Junction 9. Therefore, although located outside the Fareham Borough boundary they can be expected to have a bearing on future travel patterns on the Fareham road network.

The Draft S106 Agreement also identifies a number of junction improvements and traffic management measures that are intended to mitigate the main effects on the existing network resulting from extra traffic generated by the development. Two of these measures

are located within Fareham Borough - these are traffic calming in Swanwick Lane (a sum of £50,000 towards capital costs) and contributions to improving Segensworth Roundabout on the A27.

Phasing of new infrastructure

Prior to completion of the three road links referred to above, all traffic accessing the development site will be required to use the existing road network. In particular, Yew Tree Drive would continue to function as an access route between the existing Whiteley Way/M27 Junction 9 and Botley Road.

Initial Phases - Years 1 to 3 (2016 to 2018)

The Phasing Plans for the development indicate completion of Bluebell Way to provide a through route to Botley Road in Year 3. According to the build-out profile a total of 1,075 units will be completed in within the first 3 years of development. Therefore, until Bluebell Way is complete traffic generated by the development wishing to travel across the site will need to use the existing road network. This will include the proposed Shuttle Buses operating from the new development areas on the western side to the southern primary school and Whiteley Town Centre.

In addition, construction traffic destined for the western and northern site accesses would need to route via Botley Road. The movement of construction vehicles and other site-related traffic will therefore need to be carefully managed during the development phases of the project.

As stated above the Swanwick Lane Traffic Calming Measures have a Trigger Point of Year 2. Segensworth Roundabout Junction Improvements do not currently have an allocated Trigger Point.

Later Phases - Years 4 to 8 (2019 to 2023)

The Phasing Plans indicate completion of a Whiteley Way/Curbridge Way through route to Botley Road in Year 4 (2019), and final sections of Whiteley Way completed in Year 6 (2021). The Plans indicate that a second traffic route through the development area will become available, connecting directly to the northern site access in Botley Road, by Year 4 when 1,710 units have been completed. It is noted that Whiteley Way will be designed as an estate road, supporting non-car modes of transport, rather than an expressway as previously permitted.

Work programme and funding -

Phasing assumptions for the transport infrastructure states that Bluebell Way will be complete by the end of Year 2, with Whiteley Way/Curbridge Way completed during Year 3.

According to the details given both western and northern site accesses are due to commence in the first quarter of 2016. Assumptions are made on timescales that are "subject to negotiations with Hampshire County Council and Highways England", and "take a pragmatic view on likely deliverability of schemes".

The Amended Infrastructure Provision Statement submitted with the application states that the following funding has been secured from Solent LEP:

- Extension of Bluebell Way to Botley Road
- Extension of Whiteley Way to location of proposed secondary school
- Improvements to Whiteley Way between Bluebell Way and Rookery Avenue junctions (including walking/cycling and public transport infrastructure improvements)

This document also states that "Discussions with the SLEP concerning funding arrangements are ongoing, but subject to further technical design work and ecological mitigation, it is hoped that the first tranche of funding would be available to spend in 2015/16."

It can be seen from the above that whilst funding for the Bluebell Way extension appears to be secure, detailed discussions on the spend profile for the infrastructure programme are continuing. Should planning permission for the development be granted later in 2015, then it is apparent that the time period for planning and mobilisation in order to meet the proposed commencement date for construction (Quarter 1 2016) will be relatively short.

Any delays to the delivery of these roads could have implications for the proposed build-out programme and may result in additional traffic impact on Yew Tree Drive and other local roads within Fareham Borough during the early phases of the proposed development.

Summary of main comments on highway works -

- Phasing Plans imply that, during the first 3 years when over 1,000 homes will be built, access to North Whiteley will be dependent upon the individual Site Accesses from the existing strategic road network, as no through routes will have been completed.
- Traffic flows on adjacent local roads in Fareham are likely to increase up to and following completion of Bluebell Way in Year 3. The latter impacts are recognised in the proposal to introduce traffic calming measures on Swanwick Lane during Year 2.
- It is unclear what level of contingency has been allowed for in planning infrastructure delivery to mitigate any delays in funding agreements or allow for other programme risks - any delays in the completion of Bluebell Way is likely to result in increased traffic using the existing road network.
- There is no apparent reference to the management of construction traffic and arrangements that would be put in place to access the site during all phases of the project.

Traffic impacts (model reports) -

Modeling has tested future year scenarios 'with' and 'without' development, and the effect of predicted traffic flows on the road network.

A summary of main comments on the transport model results show:

- The results of the transport model appear to be reasonably robust in terms of predicted changes in traffic flows on the road network, even though Fareham Borough Council has not been involved in the development of the transport model;
- The development of the transport model for forecasting purposes has been agreed by the

relevant highway authorities - Hampshire County Council and Highways England.

· As configured, the study area covers a limited area of Fareham Borough and would not be suitable for detailed analysis of the local traffic impacts associated with the development.

BUS SERVICE PROPOSALS

Bus services (Amended Draft S106 Agreement) -

The Amended Draft S106 Agreement defines a 'Bus Services Contribution' of £1,877,973. Payment of this Contribution should be made in stages according to a schedule of dwelling thresholds set out in Schedule 3 (Part 3) of the S106 Agreement and linked to proposals to be included in a Framework Travel Plan.

A contribution for off-site Bus Stops at a threshold on 600 dwellings occupation is referred to in Part 2 of Schedule 3 ("Highways and Transportation Contributions"). This is elaborated in the S106 Agreement as a sum of £340,000 to be applied towards the capital costs of providing 17 pairs of bus stops.

The Phasing Plan for Year 1 indicates provision of shuttle bus services between the sites on the western and south-western sides of the development area, the southern primary school and Whiteley Town Centre. The Year 2 Plan shows a similar shuttle bus service for the north-western development site only, whilst no shuttle services are indicated on the Phasing Plans for subsequent years.

The North Whiteley Access and Movement Strategy produced in August 2012 defined a phased introduction of 'kick start' bus services connecting North Whiteley to Swanwick Station, Fareham and Hedge End. These proposals also included the introduction of a strategic route between Fareham, Segensworth, Whiteley and Hedge End in a later phase of the development.

Since publication of this Strategy report there have been a number of changes to bus services including withdrawal of the Route 26 Fareham-Botley-Hedge End service.

Public transport proposals (amended planning support statement) -

The Amended Planning Support Statement states that two new bus services will be introduced to serve the proposed development and delivered in a phased manner during construction. According to this Statement: "New frequent and high quality bus services will be provided along Whiteley Way passing through the new development, to provide an integrated network linking to the existing Whiteley area, Botley and Swanwick rail stations, employment areas at Solent and Segensworth Business Parks and wider destinations at Locks Heath, Warsash, Fareham, Botley and Hedge End".

Existing bus stops will be improved along the proposed service routes, with a southbound bus lane provided along Whiteley Way to give priority through junctions.

No further details have been made available on the delivery of new bus services but it would be appropriate for Developers and Hampshire County Council's Passenger Transport Group to use this opportunity to undertake a comprehensive assessment of public transport requirements in the Fareham, Segensworth and Whiteley area. This should be aimed at improving public transport connections and ensuring that new services are introduced in a

timely manner.

Summary of main comments on bus services -

- Details of the proposed Shuttle bus services are required in order to assess their effectiveness and availability.
- It would be appropriate to liaise with Fareham Borough Council when developing proposals for the new bus routes serving the development area and associated improvements in bus stop infrastructure.

CYCLE ROUTES

Cycling proposals -

The Amended Planning Support Statement emphasises the provision of walking and cycling facilities throughout the development in order to promote sustainable travel modes. In addition to a 5km network of on-site pedestrian and cycle paths, a continuous, segregated off-road footway/cycleway will be provided between Botley Railway Station and Segensworth Roundabout.

The Amended Draft S106 Agreement refers to an 'Off Site Cycle Parking Contribution' of £10,000 to be applied towards the capital costs of installing cycle parking within a radius of 8km of the Site. This facility should provide improved access to Whiteley and a commuter route through to Solent Business Parks and Segensworth.

Summary of main comments on cycle routes -

Given assurances on the delivery of commitments stated in the planning documents, Fareham residents and commuters can be expected to benefit from improved cycle links between Segensworth and Whiteley once these are implemented

CONCLUSION

Fareham Borough Council acknowledges the application is a strategic housing allocation within the Winchester City Council Core Strategy. However, the above comments have raised a number of important issues which require further clarification and/or assurances and these are listed below in the recommendation.

Recommendation

NO OBJECTION, subject to:

- (i) pedestrian/cycle links should be improved/upgraded/provided between the development and Burridge;
- (ii) Footpath 21 should be hard surfaced between the David Wilson Homes estate to the development site and a pedestrian link provided from Maryat Way through to Footpath 21 in Whiteley Lane, in order to improve pedestrian connectivity in accordance with the phasing of the southern primary school;

- (iii) buildings that adjoin Fareham should be no more than 2-2.5 storeys high;
- (iv) the existing businesses currently sited at Bury Farm should be given support and assistance in helping to relocate. Land should be provided within the development site for businesses that cannot be relocated;
- (v) a comprehensive assessment should be undertaken of public transport requirements in the Fareham, Segensworth and Whiteley area. This should be aimed at improving public transport connections and ensuring that new services are introduced in a timely manner. It is essential that Fareham Borough Council are given the opportunity to comment on the assessment;
- (vi) details of the proposed shuttle bus services are required in order to assess their effectiveness and availability and Fareham Borough Council should be given the opportunity to comment on the details;
- (vii) Fareham Borough Council should be consulted when developing proposals for the new bus routes serving the development area and associated improvements in bus stop infrastructure;
- (viii) there should be no construction traffic to use Botley road at any stage in the development of the land North of Whiteley. Fareham Borough Council should be consulted and given the opportunity to comment upon the construction traffic management plan when submitted;
- (ix) a number of roads on the masterplan are shown to be narrow and traffic calmed; they should be designed in a way to encourage traffic to use the routes through the development rather than Botley Road;
- (x) Curbridge Way should be designed as a distributor road providing a direct route from Junction 9 at Segensworth through to Botley Road, reducing traffic on the existing road network;
- (xi) an increased contribution should be sought in relation to traffic calming measures in Swanwick Lane;
- (xii) measures should be put in place to ensure the completion of Bluebell Way within two years;
- (xiii) contingency plans must be put in place to mitigate any delays in funding agreements or allow for other programme risks as any delays in the completion of Bluebell Way is likely to result in increased traffic using the existing road network.

Agenda Annex

ZONE 2 - FAREHAM

Fareham North-West

Fareham West

Fareham North

Fareham East

Fareham South

Reference

Item No

P/15/0483/FP
FAREHAM
NORTH

39 FUNTLEY HILL FAREHAM HAMPSHIRE PO16 7UY
TWO STOREY FRONT AND REAR EXTENSIONS AND NEW
FIRST FLOOR WINDOW IN EXISTING SOUTHERN ELEVATION

2
PERMISSION

Agenda Item 7(2)

P/15/0483/FP

FAREHAM NORTH

MR D HEPPLER

AGENT: MR ALEX BROWN

TWO STOREY FRONT AND REAR EXTENSIONS AND NEW FIRST FLOOR WINDOW IN EXISTING SOUTHERN ELEVATION

39 FUNTLEY HILL FAREHAM HAMPSHIRE PO16 7UY

Report By

Richard Wright - direct dial 01329 824758

Site Description

The application site is a detached dwelling located on the western side of Funtley Hill, Fareham. It is within the defined urban settlement boundary of Funtley.

To the front of the house is a hard surfaced driveway. There is a conservatory and decked area to the immediate rear of the house. At the end of the garden, which is approximately 22 metres long, lies a log cabin/outbuilding with a raised decked area.

Description of Proposal

Planning permission is sought for two storey front and rear extensions.

The front extension would extend the width of the existing ground floor front projection to the house and add a first floor coming out the same depth from the front of the house (2.0 metres). The resultant extension would span the width of the dwelling with a gable end facing the street. The extension would have a new roof ridge slightly higher than the existing (by around 0.5 metres) which it would run back to join.

To the front of the house a driveway approximately 5.5 x 9.5 metres would remain providing sufficient space for three cars to park.

To the rear, the proposed two storey extension would replace the existing conservatory extending approximately 1.4 metres further to the rear and bringing it in line with the existing two storey section. The ground floor section would be set in from the party boundary with no. 41 by 0.3 metres and the first floor part would be set in from the boundary a further 1.2 metres (1.5 metres in total).

Permission is also sought for the insertion of a first floor window into the existing southern elevation of the dwelling. This is a revision to the original submitted application which had proposed a window in the northern elevation.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS17 - High Quality Design

Approved SPG/SPD

DSP3 - Impact on living conditions

Development Sites and Policies

DSP3 - Impact on living conditions

Representations

Five letters have been received objecting to the application and raising the following planning issues:

- Loss of light to and outlook from no. 41
- Loss of privacy to no. 41
- Extensions will be out of character with area
- Disruption during construction
- Parking problems, highway safety issues and noise from childminding business
- Inadequate parking provision on frontage
- Vehicles on driveway will overhang the footpath
- Does the log cabin and raised decking require planning permission?

Consultations

Director of Community (Contaminated Land Officer) -

This property is very old, it is adjacent to the former Funtley brickworks, old clay pits are shown on old maps approx. 30m from the house and approx. 10m from the fence line.

It is unlikely that the original property has any gas protection measures. When considering whether to put gas protection measures into extensions guidance looks at whether the property is being extended closer to the potential source of ground gas or if the size of the property is increasing by more than a third.

A rear extension would take the property closer to the former brickworks site, installing basic gas protection in the form of ventilated sub floor void and a 2000 gauge DPM and DPC which is lapped and sealed, crosses any cavities and has all service entry points sealed would not be an excessive cost but would mitigate risks from the low potential for ground gases.

Planning Considerations - Key Issues

a) The family circumstances of the applicant

The applicant has agreed to share details of their family circumstances in order to help explain the proposed extensions.

Mr Hepple and his partner Mrs Campbell live at 39 Funtley Hill with their six children, three of whom are fostered. The property currently has four bedrooms at first floor level and a further bedroom on the ground floor. The proposed extensions will increase the number of bedrooms upstairs to six (seven overall) as well as providing additional bathroom facilities. The ground floor of the house would be extended and remodeled to provide an open plan living space. The need for this accommodation is as a direct result of the applicant's large family.

b) Childminding use of property

The letters received from neighbours in relation to this application have all raised issues regarding a childminding business operating from the property.

Mrs Campbell is a childminder working from home. Officers have discussed the childminding business with Mrs Campbell and the applicant. After taking advice from the Council's legal team, Officers have advised Mrs Campbell that the scale and nature of the childminding use amounts to a material change of use of the property away from a single dwelling to a mixed use. The applicant and Mrs Campbell have indicated to Officers that it would not be possible to continue the childminding use during construction of the extensions, were they to be permitted. Mrs Campbell does not intend to resume childminding after that period.

The letters received from neighbours have raised concerns over the associated parking problems, highway safety issues and noise and disturbance from the large number of children often at the property as a result of the childminding use. If Mrs Campbell ceases the childminding use these issues will have been addressed. If however the use was to continue, for example if the extensions were not built, or if it was resumed following the completion of the extension works then the Council would consider taking formal enforcement action accordingly.

The application before the committee is for extensions and alterations to a dwelling and it is on that basis that the advice contained in this report is given.

c) Design and appearance

The front extension to the property will significantly alter the appearance of the house. The house is of mid to late 20th century construction whilst the properties on either side and elsewhere along the road are of earlier Victorian styling. To help the new front elevation blend in and complement the streetscene it has been designed purposefully with a steeper pitched roof to match those dwellings either side. The brickwork and architectural detail on the front elevation has also been proposed so as to improve the overall appearance of the house and its contribution to the character of the surrounding area.

In design terms therefore Officers consider the proposal accords with the aims of Core Strategy Policy CS17.

d) Parking and highway safety

The Council's Residential Car & Cycle Parking Standards SPD recommends that properties with four bedrooms or more provide three on site parking spaces to meet the needs of the household.

Between the front extension and the back edge of the footpath 5.5 metres would remain which would be sufficient to allow three cars to park whilst still maintaining enough space to access the front door of the property. An existing shed on the driveway would need to be removed to make space.

e) Effect of rear extension on light to and outlook from 41 Funtley Hill

The Council's Extension Design Guide (EDG) provides useful advice on the impact of extensions on adjacent properties. It says that "in the case of first or two storey side or rear extensions the minimum distance required between a side window serving a habitable room

and a proposed development will normally be six metres. Only in exceptional circumstances depending upon the presence of intervening screening, the size and height of the extension and the nature of the window (main or secondary), character, levels and orientation, will smaller distances to a minimum of four metres be acceptable".

There are two windows in the southern side of the house at 41 Funtley Hill each of which is the only window to a habitable room (a ground floor dining room and a first floor bedroom, one above the other) and both of which would face onto the flank wall of the proposed rear extension.

The dining room window currently faces out onto the boundary fence (approximately 2.3 metres away) and the side of the existing conservatory (approximately 2.6 metres away). Beyond that the two storey rear section of the existing house is approximately 7.3 metres away. In that flank wall are two first floor windows facing back towards the neighbouring house.

The proposed extension would replace the conservatory with a single storey flat roof section 2.6 metres from the dining room window and a first floor side flank set back a further 1.2 metres (3.8 metres from both of the windows in the side of no. 41). There would be no side facing windows.

The case officer has visited the neighbouring property to observe the existing situation from both the dining room and upstairs bedroom of no. 41. The dining room window is already affected by the existing house including the two storey rear section, conservatory and boundary fence. There is also an existing side facing first floor window which currently provides direct overlooking into both the bedroom and dining room. This overlooking would be removed if the extension was built. The proposed extension itself would have a relatively low roof ridge height and a hipped roof end. However, it would also be in close proximity to the party boundary and to the south of the windows in the facing elevation of no. 41. The judgement therefore over whether the effect on the living conditions of the neighbours is acceptable or not is a marginal one and requires the balancing of the benefit to the privacy of both parties against the adverse effect on light and outlook to no. 41 of which it is acknowledged there would be some.

Officers have carefully assessed the proposal giving particular attention to the existing situation, the bulk and design of the proposed extension and the overall effect on the living conditions of no. 41. Careful regard has also been given to the advice given in the EDG. Notwithstanding the suggestion in the guide that extensions less than 4 metres from such windows would not be acceptable, on balance it is considered that the light to and outlook from the dining room would not be unacceptably reduced such that planning permission should be refused.

Two more openings in the rear most part of no. 41 are not considered to be adversely affected. One, a ground floor kitchen door, is a secondary opening to a room which has its main source of light and outlook from the rear. The other, a first floor bathroom window, is not considered to be a 'habitable' room for planning purposes.

e) Proposed first floor window in southern elevation

A first floor window is proposed to be inserted into the southern elevation of the existing house. The window would look down onto the passageway providing access along the side of the application property and onto the flank wall of the adjacent property 37 Funtley Hill.

The flank wall of no. 37 is directly on the party boundary and contains only one very small window/vent which faces out onto the passageway of no. 39. There would be no harm to the privacy of the occupants of no. 37 through the installation of the new window at no. 39.

The window would be short distance from the blank flank wall of no. 37. It is acknowledged that this would not be an ideal arrangement in terms of providing a good quality living space with a decent outlook from that bedroom. However, bearing in mind the family's need for additional accommodation and also that future occupants may not have the same need so this room may in time be incorporated into one of the other bedrooms with a more satisfactory source of light and outlook, Officers are minded to recommend that this particular element of the proposal is acceptable.

f) Other matters

Officers have investigated the log cabin and raised decking at the bottom of the rear garden at the application site. The applicant has been advised that both the cabin and decking require planning permission and an application has been submitted in respect of the log cabin. Officers have sought clarification over the applicant's intention with regards the raised decking.

Conclusion

The application for planning permission for two storey front and rear extensions and the insertion of a new first floor window to the southern side of the existing house is considered acceptable.

Officers consider the effect on the living conditions of neighbours would not be such that planning permission ought to be refused. The design and appearance of the extensions is considered to be of a sufficiently high quality. The parking layout on the frontage of the property would provide sufficient car parking space to meet the likely needs of the household.

Other issues raised by local residents in response to the public consultation phase but in relation to matters other than the proposed extensions have been addressed and Officers are working with the applicant to satisfactorily resolve any adverse effects.

The proposal is considered to accord with those relevant policies of the adopted Core Strategy and Local Plan Part 2.

Recommendation

PERMISSION:

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

- a) Plan 1 of 2 - Existing elevations, plans and site location plans
- b) Plan 2 of 2 - Proposed elevations and plans - revision B
- c) Proposed gas protection measures in email from Alex Brown on 9th July 2015

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

3. The extensions hereby permitted shall not be occupied until the parking spaces shown on the approved site block plan have been laid out and made available for use. The parking spaces shall thereafter be retained and kept available at all times for parking purposes.

REASON: To provide appropriate parking space for the residential use of the property.

4. The external facing brickwork and above window brickwork detail used in the construction of the front extension hereby permitted shall match as close as possible the adjacent dwellings 37 and 41 Funtley Hill.

REASON: To ensure a high quality design and appearance to the development which responds positively to the existing character of the street.

5. The development shall be carried out in accordance with the approved gas protection measures provided in the email from Alex Brown on 9th July 2015 unless otherwise agreed in writing with the local planning authority.

REASON: To ensure appropriate remedial measures are taken to address the effects of potential land contamination.

FAREHAM

BOROUGH COUNCIL



39 FUNTLEY HILL
SCALE: 1:1,250

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ZONE 3 - EASTERN WARDS

Portchester West
Hill Head
Stubbington
Portchester East

Reference

Item No

P/15/0463/FP
HILL HEAD

THE CUCKOO PINT 120 CUCKOO LANE FAREHAM HAMPSHIRE
PO14 3QP
STAND ALONE WALK IN FREEZER ROOM.

3
PERMISSION

P/15/0579/FP
HILL HEAD

40 SOLENT ROAD HILL HEAD FAREHAM HANTS PO14 3LD
SINGLE STOREY FRONT/SIDE EXTENSION

4
PERMISSION

Agenda Item 7(3)

P/15/0463/FP

GREENE KING PLC

HILL HEAD

AGENT: SMITH COLDHAM
DESIGN LTD

STAND ALONE WALK IN FREEZER ROOM.

THE CUCKOO PINT 120 CUCKOO LANE FAREHAM HAMPSHIRE PO14 3QP

Report By

Arleta Miszewska - Direct dial 01329 824666

Site Description

The Cuckoo Pint is a two and single storey detached building situated directly on the north side of Cuckoo Lane opposite its junction with Plymouth Drive.

The building has been operating as a public house since the late 1970s.

Description of Proposal

This planning application seeks planning consent for a stand alone building accommodating freezer units to be located on the northern boundary adjacent to Upper Old Street.

The application is accompanied by an Environmental Noise Assessment Report.

The freezer building would measure 4.1 metres by 2.9 metres and 2.8 metres high. It would have a mineral felt flat roof and light grey stove enamelled aluminium cladding. There would be a door inserted in the elevation facing the main building.

A small fully insulated condenser unit would be positioned to the east of the building measuring 1.2 metres square and 0.7 metres high.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Environmental Impact

Relevant Planning History

The following planning history is relevant:

FBC.7672/1

PERMISSION 24/04/1979

P/10/1051/FP

RETENTION OF LEAN-TO SMOKING SHELTER (RETROSPECTIVE APPLICATION)

PERMISSION 10/01/2011

P/08/0426/FP

PROVISION OF FLAT ROOF CANOPY TO SIDE OF PUBLIC HOUSE TO PROVIDE EXTERNAL DRINKING/SMOKING AREA

REFUSE 16/05/2008

P/08/0196/FP ERECTION OF PART EXTENSION/CANOPY OVER EXTERNAL DRINKING AREA TO SIDE OF BUILDING

WITHDRAWN 31/03/2008

P/07/1258/FP RETENTION OF OUTDOOR SMOKING SHELTER AND THREE SCREENS

PERMISSION 30/11/2007

P/96/0015/AD DISPLAY OF EXTERNALLY ILLUMINATED SIGNAGE

CONSENT 5 YEARS 30/01/1996

Representations

Five letters of objection have been received raising concerns over potential noise pollution and one letter also mentioning that two interconnecting doors would be better to help prevent domestic pets and small animals getting trapped within the freezer.

Consultations

Director of Community (Environmental Health) - no objections.

Planning Considerations - Key Issues

The freezer building would be largely screened by trees, hedges and brick wall and thus it does not raise concerns over impact on the character and appearance of the street scene or the local area. Therefore, the main consideration includes its impact on the living conditions of residents of the nearby dwellings, in terms of noise pollution.

A noise assessment has been undertaken and submitted to establish the level of noise from the freezers within the proposed building. This assessment has been based on the level of noise generated by the proposed freezers and the background noise within its proposed location using methods prescribed by British Standards which are used to assess the impact of noise from commercial/industrial activity upon residential properties. Background noise measurements were taken between 7pm and 1am for periods of 15 minutes.

The Council's Environmental Health Officer has confirmed the assessment indicated that there is unlikely to be an intrusion from the freezers during the operating period with the recommended acoustic and control measures in place. The agent has provided details of the proposed enclosures and the Environmental Health Officer confirmed that they are acceptable.

For the reasons set out above, planning permission is recommended.

Recommendation

PERMISSION:

1. The development shall begin before 23th July 2018.

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 shall be carried out in accordance with the following approved

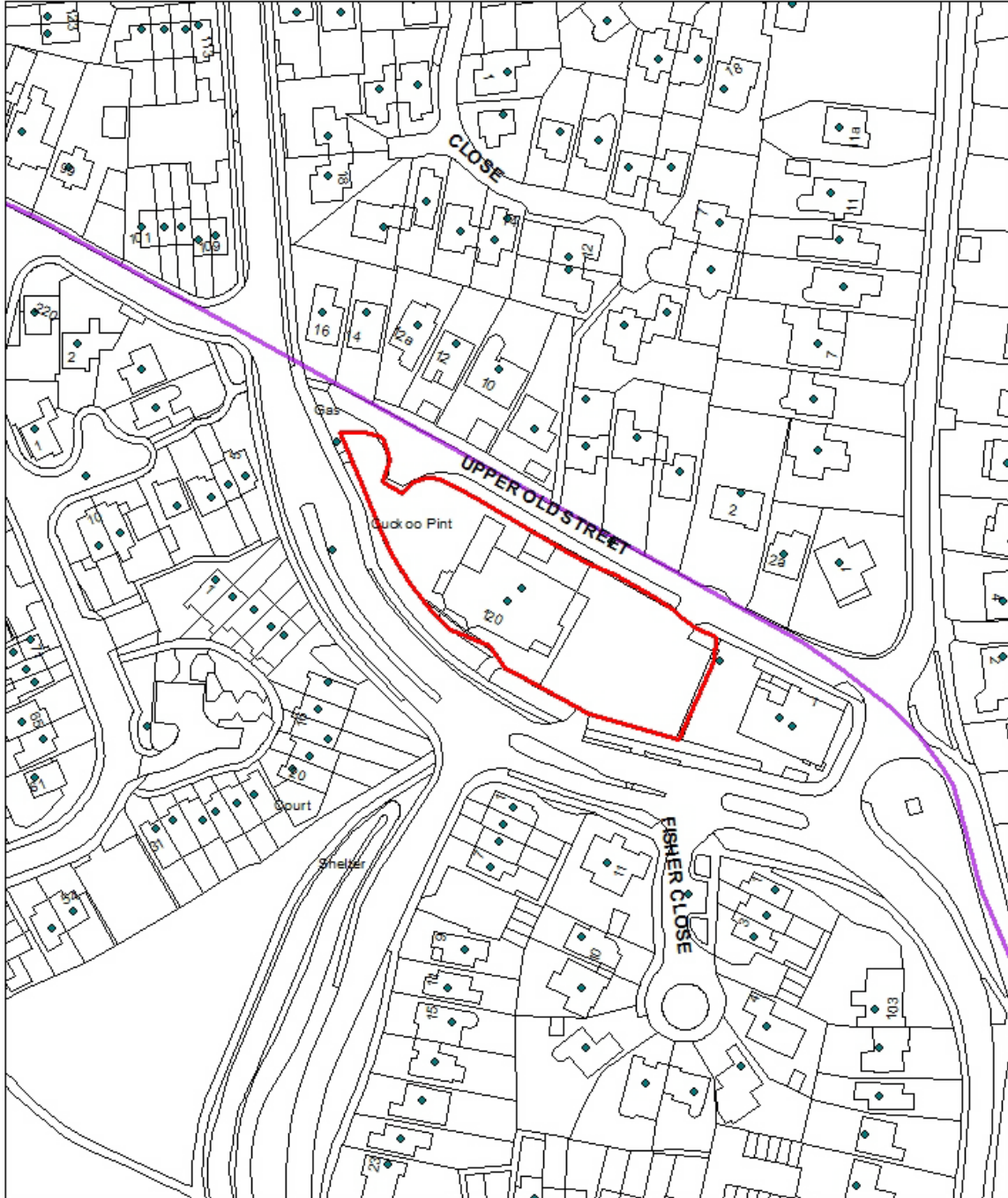
documents:

- a) Proposed site layout plan;
- b) Proposed plan and elevations, dwg. no. 5741-15-104;
- c) Proposed freezer elevations and free standing unit, dwg. no. 5741-15-105;
- d) Details of Storer Enclosures Systems, including noise data;
- e) Environmental Noise Assessment Report by ENL Acoustic Consultants Ltd date June 2015.

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

FAREHAM

BOROUGH COUNCIL



THE CUCKOO PINT
SCALE: 1:1,250

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Agenda Item 7(4)

P/15/0579/FP

D P WOODD & N A WOODD

HILL HEAD

AGENT: D P WOODD & N A
WOODD

SINGLE STOREY FRONT/SIDE EXTENSION

40 SOLENT ROAD HILL HEAD FAREHAM HANTS PO14 3LD

Report By

Arleta Miszewska - Direct dial 01329 824666

Introduction

The application has been included on the agenda for consideration by the Planning Committee as the plans were prepared by an employee of the council.

Site Description

The application relates to a single storey detached dwelling situated on the eastern side of Solent Road, which is located within Hill Head ward.

The nearby street comprises a mixed character formed by properties of various sizes, storey heights and architectural features.

Description of Proposal

Single storey front extension.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP3 - Impact on living conditions

Representations

No representations have been received.

Planning Considerations - Key Issues

The proposal has been assessed on site.

The extension, due to its size, design and location in relation to the adjacent properties does not raise concerns over impact on the living conditions of these neighbours, in terms of loss of privacy, outlook and light.

The proposal would result in an increase from three to four bedrooms. The frontage of the dwelling can easily accommodate three parking spaces for this size of property, therefore the proposal is acceptable in highway terms.

A revised plan has been submitted showing the ground floor en-suite window to be obscure glazed and the new window within the existing property has been moved so that it would not directly look into the adjacent neighbours' living room window.

For the reasons given above, planning permission is recommended.

Recommendation

PERMISSION:

1. The development shall begin before 23th July 2018.

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 shall be carried out in accordance with the following approved documents:

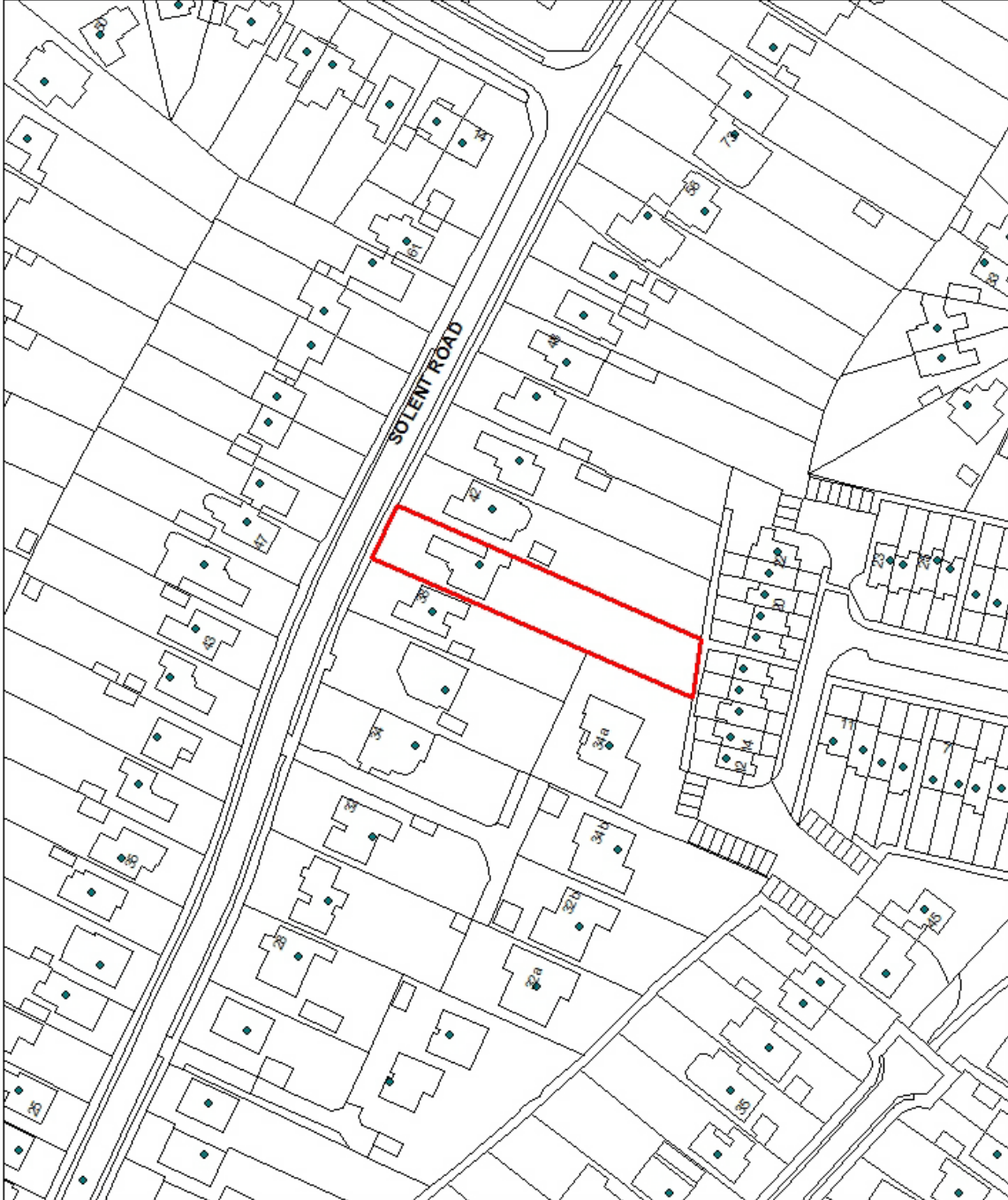
a) Proposed site layout plan at 1:500;

b) Proposed ground floor plan and elevations received on 6 July 2015.

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

FAREHAM

BOROUGH COUNCIL



40 SOLENT ROAD
SCALE: 1:1,250

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PLANNING APPEALS

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

CURRENT

ENF/13/0095

Appellant: MS ROS SNOWDEN
Site: Spring Road Sarisbury Green Southampton Hampshire SO31 7FG
Date Lodged: 19 June 2015
Reason for Appeal: The Enforcement Notice has been appealed on the following grounds:
 (a) that planning permission should be granted for what is alleged in the notice (or that the condition or limitation referred to in the enforcement notice should be removed);
 (c) that those matters (if they occurred) do not constitute a breach of planning control;
 (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
 (e) that the notice was not properly served on everyone with an interest in the land;
 (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
 (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

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.

PLANNING APPEALS

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

CURRENT

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

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

PLANNING APPEALS

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

CURRENT

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.

P/14/1241/FP

Appellant: BROUGHTON DESIGNS LIMITED
Site: 166 Hunts Pond Road Fareham Hampshire PO14 4PL
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 25 June 2015
Reason for Appeal: CHANGE OF USE OF THE EXISTING A1 FLOORSPACE TO A1 AND A5 (HOT FOOD TAKEAWAY) USE AND INSTALLATION OF AN EXTRACTION FAN

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