

**AGENDA**  
**PLANNING COMMITTEE**

**Date:** Wednesday, 20 July 2016

**Time:** 2.30 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors J E Butts  
B Bayford  
T M Cartwright, MBE  
P J Davies  
K D Evans  
M J Ford, JP  
R H Price, JP

**Deputies:** F Birkett  
S Cunningham  
L Keeble  
Mrs K K Trott



**1. Apologies for Absence**

**2. Minutes of Previous Meeting (Pages 1 - 13)**

To confirm as a correct record the minutes of the Planning Committee meeting held on 22 June 2016.

**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 14)**

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

**ZONE 1 - WESTERN WARDS**

(1) **P/12/0717/FP - PETERS ROAD- LAND TO THE SOUTH OF - LOCKS HEATH** (Pages 16 - 17)

(2) **P/16/0439/FP - 358 BROOK LANE SARISBURY GREEN FAREHAM SO31 7DP** (Pages 18 - 25)

(3) **P/16/0533/FP - LAND ADJACENT TO 33 LOWER DUNCAN ROAD PARK GATE SOUTHAMPTON SO31 1BE** (Pages 26 - 33)

**ZONE 2 - FAREHAM**

(4) **P/16/0530/FP - 85 NORTH WALLINGTON FAREHAM PO16 8TJ** (Pages 35 - 39)

**ZONE 3 - EASTERN WARDS**

(5) **Planning Appeals** (Pages 41 - 45)

P GRIMWOOD  
Chief Executive Officer

Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
12 July 2016

**For further information please contact:  
Democratic Services, Civic Offices, Fareham, PO16 7AZ  
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# FAREHAM

BOROUGH COUNCIL

## Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Wednesday, 22 June 2016

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

**Councillors:** B Bayford, J E Butts, T M Cartwright, MBE, P J Davies,  
K D Evans, M J Ford, JP and R H Price, JP

**Also  
Present:**





**1. APOLOGIES FOR ABSENCE**

There were no apologies of absence.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meeting held on 25 May 2016 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements.

**4. DECLARATIONS OF INTEREST**

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

<b>Name</b>	<b>Application Number/Site</b>	<b>Minute Number</b>
Councillor Ford, JP	P/16/0359/FP 20 Church Road Warsash Southampton SO31 9GD	6 (1)
Councillor Ford, JP	P/15/1023/FP 20 Church Road Warsash Southampton SO31 9GD	6 (2)
Councillor Cartwright	P/16/0015/FP Tide Mark Swanwick Shore Road Swanwick SO31 7EF	6 (3)
Councillors Ford, JP, Cartwright and Evans	P/16/0243/OA Egmont Nurseries Brook Avenue Warsash SO31 9HN	6 (4)

**5. DEPUTATIONS**

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

<b>Name</b>	<b>Spokesperson representing the persons listed</b>	<b>Subject</b>	<b>Supporting or Opposing the Application</b>	<b>Minute Application No/Page No</b>
<b>ZONE 1 – 2.30pm</b>				
Mr C Jordan		20 CHURCH ROAD WARSASH SOUTHAMPTON SO31 9GD – ERECTION OF 4 DETACHED DWELLINGS, TOGETHER WITH	<b>Opposing</b>	6(1) P/16/0359/FP Pg 16

		ASSOCIATED CAR PARKING AND NEW ACCESS FROM SANDYCROFT		
Mr G Pickburn		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mrs C Gould (Agent)		-Ditto-	<b>Supporting</b>	-Ditto-
Mr P Airey (Agent)		EGMONT NURSERIES BROOK AVENUE WARSASH FAREHAM SO31 9HN – DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF EIGHT DETACHED HOUSES AND CREATION OF PADDOCK (OUTLINE APPLICATION WILL ALL MATTERS RESERVED)	<b>Supporting</b>	6(4) P/16/0243/OA Pg 39
Mr R Wyatt	Mrs F Earle, Mr & Mrs Chase and Mr G Bonney	-Ditto-	<b>Opposing</b>	-Ditto-
Ms S Moore		THE NAVIGATOR – LAND ADJACENT- SWANWICK LANE LOWER SWANWICK SO31 7EB – 37 DWELLINGS WITH ASSOCIATED ACCESS AND PARKING FOR EXISTING PLAY AREA – RESERVED MATTERS IN RELATION TO OUTLINE APPLICATION, P13/1121/OA: APPEARANCE, LANDSCAPING, LAYOUT & SCALE	<b>Opposing</b>	6(5) P16/0398/RM Pg 48
Mrs C Gould (Agent)		-DITTO-	<b>Supporting</b>	6(5) P16/0398/RM Pg 48
<b>ZONE 2 – 4.00pm</b>				
Mrs C Gould (Agent)		LAND AT FURZE COURT WICKHAM ROAD FAREHAM	<b>Supporting</b>	6(6) P/15/1261/FP Pg 58

		PO16 7SH – CONSTRUCTION OF 33 DWELLINGS TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING, CYCLE AND REFUSE STORAGE		
<b>ZONE 3 – 4.00pm</b>				

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

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

**(1) P/16/0359/FP - 20 CHURCH ROAD, WARSASH, SOUTHAMPTON, SO31 9GD**

Councillor Ford declared a non-pecuniary interest in this item as he lives close to the application site and the applicant and several of the deputies are known to him. He left the room during the consideration of the item and took no part in the vote.

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

The Committee’s attention was drawn to the Update Report which contained the following information:-

Condition 08 is amended as follows:

*No development shall take place above damp proof course (dpc) level on any new dwelling hereby permitted until a detailed hard and soft landscaping scheme identifying all existing trees, shrubs and hedges to be retained (including a minimum height at which they will be retained but not less than their current height, which should be specified on the landscaping scheme) together with the species, planting sizes, planting distances, density and numbers of any new planting and including new boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include provisions for the implementation of the new hard and soft landscaping across the whole site and provisions for future maintenance of all planting (both proposed and retained), including all areas to be grass seeded and turfed. The maintenance plan should include details of the actions to be taken should any of the landscaping (existing or proposed) be removed, damaged or die. The development shall be undertaken in accordance with the agreed planting scheme and implementation plan.*

*REASON: In order to secure the satisfactory appearance of the development and in the interests of the amenities of neighbouring properties.*

The Officer also provided a verbal update to page 25 of the report on Condition 4 which should read “No development shall take place, including site clearance and preparatory work, until the protective fencing along the western and southern boundaries”, and Condition 7 which should read “No development shall take place above damp proof course (dpc) on any building until details of all external materials to be used in the construction of the development hereby permitted have been submitted and approved by the local planning authority.”

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

(Voting: 4 in favour; 4 against with the Chairman having the deciding vote)

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

**(2) P/15/1023/FP - 20 CHURCH ROAD, WARSASH, FAREHAM, SO31 9GD**

Councillor Ford, JP declared a Non-Pecuniary Interest in this item as he lives close to the application site and the applicant is known to him. He left the room for the consideration of this item and took no part in the vote.

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; 0 against)

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

**(3) P/16/0015/FP - TIDE MARK, SWANWICK SHORE ROAD, SWANWICK, SOUTHAMPTON, SO31 7EF**

Councillor Cartwright declared a non-pecuniary interest in this item as the applicant is known to him.

The Committee’s attention was drawn to the Update Report which contained the following information:-

*Following the recent revisions to the proposals, three further comments have been received from residents who had already objected to the application. The objectors reiterated their concerns and two raised additional points regarding the suitability of the property to accommodate a basement.*

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/16/0243/OA - EGMONT NURSERIES, BROOK AVENUE, WARSASH, FAREHAM, SO31 9HN**

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

Councillors Cartwright, Evans and Ford, JP declared a non-pecuniary interest in this item as the applicant is known to them.

The Committee's attention was drawn to the Update Report which contained the following information:-

*Two further emails have been received from residents who had already commented on the application.*

*One of these residents raises concerns over the cumulative effect of any housing development which may take place at the Rosemary Nursery site (on the eastern side of Brook Lane) as well as other sites in Warsash.*

*The other resident expresses a change of view and would like to withdraw their previous stated support for the application and instead raise an objection. The concerns expressed relate to development of other sites in Brook Avenue in a similar manner.*

#### ECOLOGY

*The Council's ecologist has raised concerns over the potential loss of habitat for Dormice, a European Protected Species.*

*The illustrative site layout shows the removal of a long stretch of hedgerow along the site frontage with Brook Avenue. Whilst it is appreciated that the application is in outline form only and the site layout is purely illustrative, removal of at least some of the hedgerow seems likely in order to facilitate vehicular access. In addition the ecological enhancement measures proposed involve reinforcement planting adjacent the existing boundary hedgerows elsewhere on the site.*

*It should be demonstrated that both removal of the frontage hedgerow and reinforcement planting elsewhere would not disturb Dormice during this activity as it is considered there is a reasonable likelihood they would be present and affected by the development. At present insufficient information has been provided to this effect.*

*Had the application been found to be acceptable in all other regards the applicant would have been invited to provide further information so that the LPA would then be in a position to consider if Dormice are affected – with consideration to timing and methodology and through clarification that the Brook Avenue hedge is or is not to be retained. The LPA would also have been in a position to consider the likelihood of the development being granted a licence by Natural England for disturbance or removal of Dormice habitat.*

*The following revised recommendation takes account of this issue and recommends that a further reason for refusal be included concerning the insufficient information provided by the applicant to address the above ecology concerns.*

#### **RECOMMENDATION**

##### **REFUSE:**

*The development would be contrary to Policies CS2, CS6, CS14, CS17 and CS18 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13 and DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:*

*(a) the proposal represents development outside the defined urban settlement boundary for which there is no justification or overriding need. Furthermore development of this site by the erection of eight detached dwellings would be harmful to the character of this countryside location;*

*(b) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;*

*(c) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to contribute to the off-site provision of affordable housing in the Borough;*

*(d) insufficient information has been submitted to demonstrate that Dormice, a protected species, and their habitat would be protected and enhanced during the development.*

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

**RESOLVED that PLANNING PERMISSION be REFUSED.**

##### Reasons for Refusal:

The development would be contrary to Policies CS2, CS6, CS14, CS17 and CS18 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13 and DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

(a) the proposal represents development outside the defined urban settlement boundary for which there is no justification or overriding need. Furthermore development of this site by the erection of eight detached dwellings would be harmful to the character of this countryside location;

(b) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site

would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;

(c) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to contribute to the off-site provision of affordable housing in the Borough;

(d) insufficient information has been submitted to demonstrate that Dormice, a protected species, and their habitat would be protected and enhanced during the development.

**(5) P/16/0398/RM - THE NAVIGATOR - LAND ADJACENT - SWANWICK LANE, LOWER SWANWICK, SO31 7EB**

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

The Committee's attention was drawn to the Update Report which contained the following information:- *Suggested additional condition to secure play area parking spaces:*

*Prior to the play area car parking being first brought into use in accordance with Condition 22 of the outline planning permission (P/13/1121/OA), details of the measures of how the management company will ensure the play area car parking is to be utilised only for those visiting the play area during daylight hours shall be submitted to and approved in writing by the local planning authority. The agreed measures shall be imposed at all times, unless otherwise agreed in writing with the Local Planning Authority.*

*REASON: To ensure the playing area parking spaces are available for use by the public.*

*An archaeological evaluation has been submitted and Hampshire County Council Archaeologist has confirmed that condition 5 of the outline planning permission has been discharged in full.*

*Full list of plans in relation to Condition 1:*

*Location plan – P1234.07;*

*Topo survey – 05SW01 Sheet 1.pdf;*

*Topo survey – 05SW01 Sheet 2.pdf;*

*Planning layout – P1234.01 Rev G;*

*Materials layout – P1234.02 Rev D;*

*Building height layout – P1324.03 Rev D;*

*Tenure layout – P1234.02 Rev D;*

*Parking plan – P1234.05 Rev D;*

*Refuse layout – P1234.06 Rev D;*

*Play area parking plan – P1234.08 9 (where there is a difference between the Play Area parking Plan and any other approved plans, the former shall prevail upon implementation);*

*Street scenes – P1234.SS.01 Rev A;*

*Street scenes – P1234.SS.02 Rev A;*

*Block A ground floor plan (Plots 1–10) – P1234.BLKA.01 Rev A;*

*Block A first floor plan (plots 1-10) – P1234.BLKA.02 Rev B;*

*Block A second floor plan (plots 1-10) – P1234.BLKA.03 Rev B;*

*Block A roof plan (plots 1-10) – P1234/BLKA.04 rev B;*  
*Block A front elevation (plots 1-10) – P1234.BLKA.05 rev A;*  
*Block A side elevation (plots 1-10) – P1234/BLKA.06 rev B;*  
*Block A rear elevation (plots 1-10) – P1234.BLKA.07 rev B;*  
*Block A side elevation (plots 1-10) – P1234.BLKA.08;*  
*P1234.2BF.01;*  
*P1234.2BF.02;*  
*P1234.2BM.01;*  
*P1234.2BM.02;*  
*P1234.H06.01;*  
*P1234.H06.02;*  
*P1234.H08.01;*  
*P1234.H11.01;*  
*P1234.H11.02;*  
*P1234.H12.01;*  
*P1234.H12.02;*  
*P1234.H13.01;*  
*P1234.H13.02;*  
*P1234.H15.01;*  
*P1234.H15.02;*  
*P1234.H15.03;*  
*P1234.H15.04;*  
*P1234.H17.01;*  
*P1234.H17.02;*  
*P1234.S01.01;*  
*P1234.S02.01;*  
*P1234.GAR.01 rev A;*  
*P1234.GAR.02;*  
*P1234.GAR.03 rev A;*  
*P1234.GAR.05 rev A;*  
*P1234.GAR.07;*  
*Carport and storage plans and elevations (plots 16, 17 & 35) –*  
*P1234.GAR.08;*  
*Carport and storage plans and elevations (plots 27, 36 & 37) –*  
*P1234.GAR.09;*  
*Double carport and storage plans and elevations (plots 21, 22, 32 & 33) –*  
*P1234.GAR.10;*  
*Engineering layout – 5090-02-01 Sheet 1 Rev A;*  
*Engineering layout – 5090-02-02 Sheet 2 Rev A;*  
*Longitudinal sections – 5090-03;*  
*Highway construction details – 5090-05;*  
*On-street lighting layout – 5090-20 Rev A;*  
*Swept path analysis for plots 18 to 20 – 5090-21;*  
*Proposed shared surface refuse track – 5090-SK01 Rev A;*  
*Soft landscape proposals – BELL20431 11 Rev C Sheet 1;*  
*Soft landscape proposals – BELL20431 11 Rev C Sheet 2;*  
*Hard landscape proposals – BELL20431 12 Rev C Sheet 1; and*  
*Hard landscape proposals – BELL20431 12 Rev C Sheet 2.*

*Notes for information:*

*For the avoidance of doubt the following conditions require discharging in relation to the outline planning permission:*



*Condition 4 (ii), (iii), (iv) and (v) – Affordable Housing;*  
*Condition 6 – contamination;*  
*Condition 9 – Tree protection (in part);*  
*Condition 17 – Access/off site highways works (timetable);*  
*Condition 18 – Signage.*

Upon being proposed and seconded the officer recommendation to grant approval of the reserved matters, 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, the reserved matters be APPROVED.

**(6) P/15/1261/FP - LAND AT FURZE COURT, WICKHAM ROAD, FAREHAM, PO16 7SH**

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

The Committee's attention was drawn to the Update Report which contained the following information:- *Updated drawings have been provided to show the changes to the proposed parking layout. Accordingly the wording of draft condition 2 has been revised to take account of these drawings as follows:*

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

- a) Proposed location plan – drawing no. 15.2082.110 P1*
- b) Proposed site plan – drawing no. 15.2082.101 P7*
- c) Proposed floor plans Block D – drawing no. 15.2082.102 P7*
- d) Proposed floor plans Block E – drawing no. 15.2082.103 P5*
- e) Block D – Block E proposed elevations – drawing no. 15.2082.104 P6*
- f) Proposed elevations Block D – Proposed refuse stores – drawing no. 15.2082.105 P7*
- g) Proposed context elevations Block E – drawing no. 15.2082.106 P6*
- h) Proposed landscaping plan – drawing no 15.2082.107 P6*
- i) Blocks A, C & D plan extracts – drawing no. 15.2082.108 P2*
- j) Typical apartment ventilation detail – Apartment 13 Block D – drawing no. 15.2082.410 P3*
- k) Typical apartment window detail – Apartment 13 Block D – drawing no. 15.2082.411 P2*
- l) Typical apartment ventilation detail – Apartment 15 Block D – drawing no. 15.2082.412 P4*
- m) Typical apartment detail – Apartment 15 Block D – drawing no. 15.2082.413 P2*
- n) Typical apartment detail – Apartment 08 Block E – drawing no. 15.2082.414 P4*
- o) Typical apartment window detail – Apartment 08 Block E – drawing no. 15.2082.415 P1*
- p) Domestic Ventilation and the Building Regulations Part F and L – by VentAxia*
- q) Ventilation system specification - details of Sentinel Kinetic MVHR Range*

- r) Ventilation system – details of MVHR – Lo-Carbon Sentinel Kinetic
- s) Extended Phase 1 Ecological Assessment prepared by Ecosupport Ltd
- t) Surface Water Strategy and Flood Risk Assessment – by Opus International – 14<sup>th</sup> March 2016
- u) Noise Impact Assessment – revised 23<sup>rd</sup> March 2016 – by Clarke Saunders Acoustics
- v) Proposed parking plan – drawing no 15.2082.112
- w) Letter from WYG dated 8<sup>th</sup> June regarding Parking Provision
- x) Proposed parking plan – drawing no. 12.2082.111 P2

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

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

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

**(7) P/16/0319/LB - UPLANDS LODGE, 67 PARK LANE, FAREHAM, PO16 7HJ**

The Committee's attention was drawn to the Update Report which contained the following information:- *Further suggested conditions:*

*1. Prior to construction of the wall and railings hereby approved on the eastern boundary of the property details of their design and the materials to be used in their construction shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.*

*REASON: To secure the satisfactory appearance of the development; to safeguard the architectural and historic interests of this Grade II listed building.*

*2. Before the new external doors hereby approved are fitted to the building, drawings showing their detailed design, including the sections of timber to be used in their construction, shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.*

*REASON: To secure the satisfactory appearance of the development; to safeguard the architectural and historic interests of this Grade II listed building.*

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

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and the update report, LISTED BUILDING CONSENT be granted.

**(8) P/16/0453/FP - UPLANDS LODGE, 67 PARK LANE, FAREHAM, PO16 7HJ**

The Committee's attention was drawn to the Update Report which contained the following information:- *Further suggested conditions:*

1. Prior to construction of the wall and railings hereby approved on the eastern boundary of the property details of their design and the materials to be used in their construction shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

*REASON: To secure the satisfactory appearance of the development; to safeguard the architectural and historic interests of this Grade II listed building.*

2. Before the new external doors hereby approved are fitted to the building, drawings showing their detailed design, including the sections of timber to be used in their construction, shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

*REASON: To secure the satisfactory appearance of the development; to safeguard the architectural and historic interests of this Grade II listed building.*

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

(Voting: 9 in favour; 0 against)

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

## **(9) Planning Appeals**

The Committee noted the information in the report.

## **(10) 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 under delegated powers and to which no formal objection had been received.

### **Fareham Tree Preservation Order No.723 – 3&4 The Brackens and 8 Coombdale, Locks Heath.**

Order served on 12 April for which there were no objections.

RESOLVED that Fareham Tree Preservation Order No 723 be confirmed and made served.

### **Fareham Tree Preservation Order No. 725 – Strawberry Hill, Turnstones, Fenmead, Drift House, Hamble Edge, Ferry Lane House and Land to the South East, Brook Lane, Warsash.**

Order served on 6 May 2016 for which there were no objections.

RESOLVED that Fareham Tree Preservation Order No 725 be confirmed and made served.

**Tree Preservation Order Revoked.**

The Committee considered the following Tree Preservation Order which seeks to revoke the following old Tree Preservation Order as it falls under Hampshire County Council Ownership.

**Fareham Tree Preservation Order 484 – Crofton School, Gosport Road, Stubbington, Fareham.**

RESOLVED that Fareham Tree Preservation Order No 484 be revoked.

**Tree Preservation Orders Served.**

The following Tree Preservation Orders have been made this month.

Fareham Borough Council Laureli, Crossways, Brambles, Godreich and Camrose, Holly Hill Lane, Sarisbury Tree Preservation Order (No. 644) 2016.

Fareham Borough Council Glen Acres and land south of Inwood House, Holly Hill Lane, Sarisbury Tree Preservation Order (No.708) 2016.

Fareham Borough Council September Lodge, Holly Hill Lane, Sarisbury Tree Preservation Order (No. 709) 2016.

Fareham Borough Council Foxlease, Holly Hill Lane, Sarisbury Tree Preservation Order (No. 710) 2016.

(The meeting started at 2.30 pm  
and ended at 4.32 pm).

# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date:** 20 July 2016

**Report of:** Director of Planning and Regulation

**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 2.30pm at Civic Offices, Civic Way, Fareham PO16 7AZ.

**ZONE 1 - WESTERN WARDS**

Park Gate  
 Titchfield  
 Sarisbury  
 Locks Heath  
 Warsash  
 Titchfield Common

**Reference**

**Item No**

**P/12/0717/FP**  
 PARK GATE

PETERS ROAD - LAND TO THE SOUTH OF - LOCKS HEATH  
 DEED OF VARIATION OF SECTION 106 PLANNING  
 OBLIGATION RELATING TO P/12/0717/FP (RESIDENTIAL  
 DEVELOPMENT, ERECTION OF 206 DWELLINGS ON LAND  
 SOUTH OF PETERS ROAD)

**1**  
**PERMISSION**

**P/16/0439/FP**  
 PARK GATE

358 BROOK LANE SARISBURY GREEN FAREHAM SO31 7DP  
 CONSTRUCTION OF 2NO. THREE BEDROOM DWELLINGS ON  
 LAND TO THE REAR OF 358 BROOK LANE WITH ASSOCIATED  
 PARKING AND LANDSCAPING

**2**  
**PERMISSION**

**P/16/0533/FP**  
 PARK GATE

LAND ADJACENT TO 33 LOWER DUNCAN ROAD PARK GATE  
 SOUTHAMPTON SO31 1BE  
 DETACHED DWELLING

**3**  
**PERMISSION**

# Agenda Item 6(1)

P/12/0717/FP

PARK GATE

RADIAN

AGENT: RADIAN

DEED OF VARIATION OF SECTION 106 PLANNING OBLIGATION RELATING TO P/12/0717/FP (RESIDENTIAL DEVELOPMENT, ERECTION OF 206 DWELLINGS ON LAND SOUTH OF PETERS ROAD)

PETERS ROAD - LAND TO THE SOUTH OF - LOCKS HEATH

## ***Report By***

Kim Hayler - Direct dial 01329 824815

## ***Introduction***

Planning permission was allowed on appeal on 13 February 2014 under reference P/12/0717/FP for the erection of 206 dwellings including affordable housing with new vehicle and pedestrian access, associated parking, landscaping and open space.

The planning permission was subject to a number of planning conditions and a Section 106 planning obligation dated 14 January 2014.

The Section 106 planning obligation secured a number of matters, one of which related to the delivery of affordable housing. Radian (via one of its subsidiaries The Swaythling Housing Society Limited) are providing the affordable housing on the site in accordance with the planning permission.

A request has been made to change the wording of the obligation.

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

The existing Section 106 includes an existing mortgagee protection clause. The applicant is seeking a deed of variation in order to vary the agreement to the standard wording adopted by lenders nationally.

The proposed change is substantially the same and Officers do not consider there to be any adverse planning impacts on the development nor on the potential outcome should such circumstances arise.

## ***Recommendation***

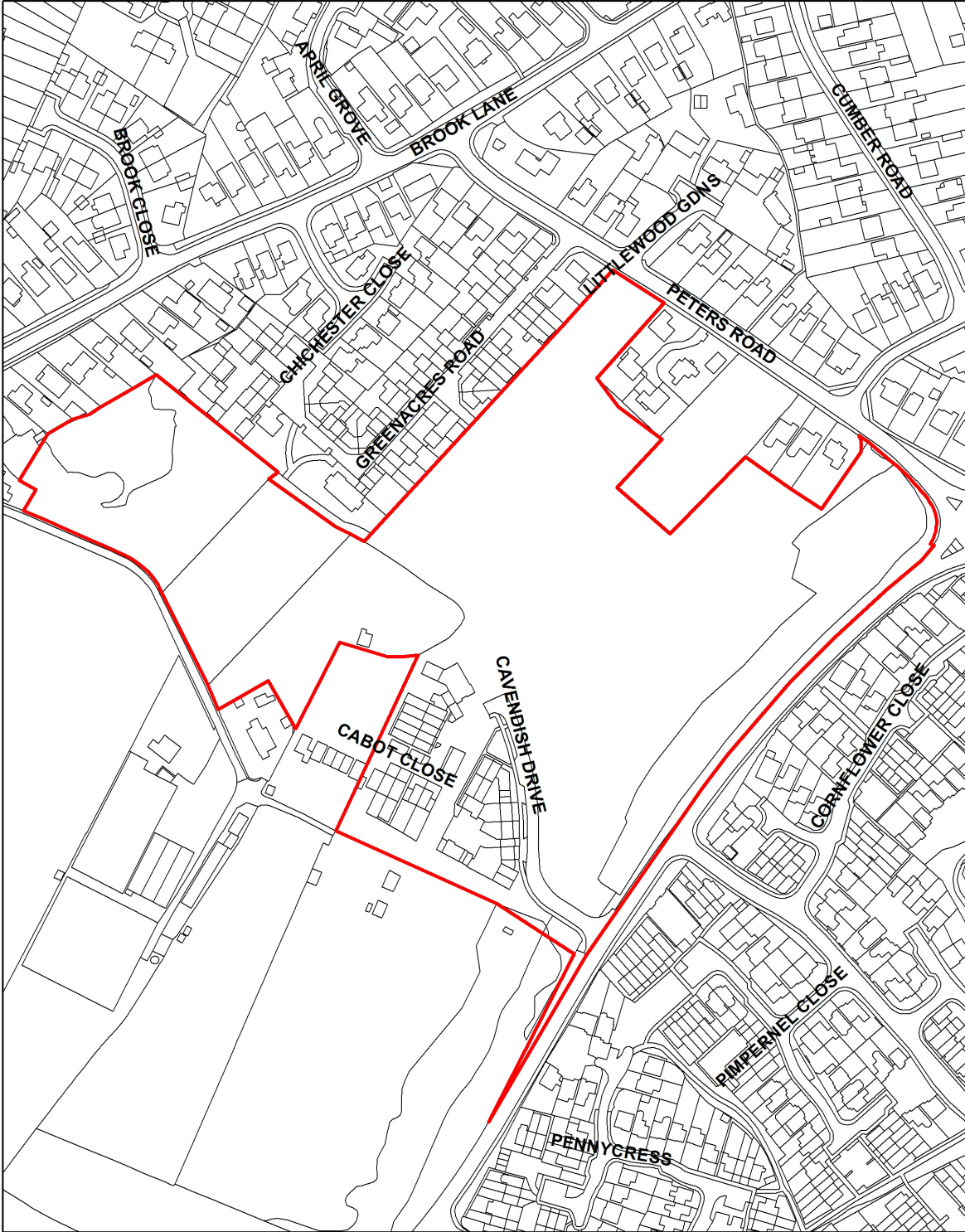
Members authorise a Deed of Variation to vary the original planning obligation on terms drafted by the Solicitor to the Council as set out in the report above.

## ***Background Papers***

P/12/0717/FP

# FAREHAM

BOROUGH COUNCIL



Land at Peters Road  
Scale 1:2500



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# Agenda Item 6(2)

P/16/0439/FP

PARK GATE

MR P ANCEL

AGENT: C & L MANAGEMENT

CONSTRUCTION OF 2NO. THREE BEDROOM DWELLINGS ON LAND TO THE REAR OF 358 BROOK LANE WITH ASSOCIATED PARKING AND LANDSCAPING

358 BROOK LANE SARISBURY GREEN FAREHAM SO31 7DP

## ***Report By***

Peter Kneen - Direct Dial: 01329 824363

## ***Site Description***

The application site is located within the existing defined urban area of the Western Wards, and presently forms a large, detached, two storey dwelling, set back approximately 31m from the highway. The property includes a large rear garden area, measuring 52m by 17m (approximately). The garden area is bounded by existing residential development, all being two storey, with the exception of a detached backland developed bungalow located to the north of the site, sited in line with the existing two storey host dwelling, and the neighbouring property to the south of the site at 356 Brook Lane. The boundaries comprise existing 1.8m high screen fencing and mature hedging. To the north of the site lies an existing backland development (Leabrook), comprising three large detached two storey dwellings and the bungalow adjacent to the host dwelling.

The property is accessed via Brook Lane, a C-Class road, which forms one of the main service roads entering the Locks Heath/Park Gate/Warsash area, providing direct access to the A27 (to the north) and Warsash and Locks Heath (to the south). The road is well served by buses, with the nearest bus stops located on the Park Gate roundabout approximately 200m to the north of the site.

## ***Description of Proposal***

This application seeks planning permission for the construction of 2no. three bedroomed detached dwellings within the rear garden of 358 Brook Lane. The scheme has been amended since its original submission, with one of the two dwellings being re-sited 3m further to the west, in order to improve the relationship with the neighbouring property to the south (28 Hollybrook Gardens). The two dwellings would each comprise 12m and 16.5m long rear gardens, with each plot measuring 8.5m wide. The existing property includes a long gravelled driveway to the southern side of the existing property, which would be formalised to serve as the access road for the two properties. Three new car parking spaces would be created in the existing large front garden to serve the host dwelling, and a parking court providing four parking spaces would be situated in front of the two new properties to serve the dwellings.

The host dwelling would retain an 11m long private rear garden.

## ***Policies***

The following policies apply to this application:

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

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy  
CS9 - Development in Western Wards and Whiteley  
CS17 - High Quality Design

**Approved SPG/SPD**

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

**Development Sites and Policies**

DPS1 - Sustainable Development  
DSP2 - Environmental Impact  
DSP3 - Impact on living conditions  
DSP15 - Recreational Disturbance on the Solent Special Protection Areas

***Relevant Planning History***

The following planning history is relevant:

<b><u>P/14/1217/FP</u></b>	<b>CONSTRUCTION OF TWO-STOREY EXTENSION TO THE FRONT ELEVATION</b>	
	APPROVE	02/03/2015
<b><u>P/13/1100/FP</u></b>	<b>ERECTION OF FRONT PORCH AND TWO STOREY REAR EXTENSION</b>	
	REFUSE	11/02/2014

***Representations***

Six residents have objected to the original proposed development. The key matters of concern raised were:

- Loss of outlook and privacy;
- Visually overbearing and overlooking;
- Loss of sunlight;
- Noise pollution;
- Risk of damage to the drainage ditch to the northern boundary; and,
- Increased traffic and parking concerns.

The amended plans have been advertised.

At the time of writing this report one letter had been received commenting there were still concerns relating to the amended proposals. Any further representations received in relation to the amended proposals will be reported in the form of an update to Members.

***Consultations***

INTERNAL

Highways: Provided the garage building is converted into a car port, no objection, subject to appropriate conditions including provision of car parking and turning areas, provision of bin and cycle storage and maintenance of adequate visibility splays onto Brook Lane.

***Planning Considerations - Key Issues***

The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- Principle of the development;
- Impact on living conditions to neighbouring occupiers;
- Impact on the drainage ditch;
- Ecology; and,
- Highway safety and car parking.

#### Principle of the development:

The site is located within the defined urban area of the Western Wards, where there is a presumption in favour of new development, in principle. The site lies within a highly sustainable location for new development, providing a wide range of services and facilities, including schools, shops, access to variety of modes of public transport and a wide mix of employment opportunities.

#### Impact on Living Conditions:

This planning application proposes the construction of two detached, two storey dwellings, within the rear garden of 358 Brook Lane, access by the existing driveway to the rear of the site. The rear garden is entirely bounded by existing residential development, for which it is important to have regard to the provisions of the adopted Design Guide. The two proposed three bedroom dwellings would include a kitchen/dining area to the rear of the property at ground floor level, with a living room at the front of the property. There would be three bedrooms at first floor, two at the rear and the master bedroom to the front. The bathroom would be situated in the centre of the first floor with an obscure glazed window on the side elevation.

The two dwellings (Plots 1 and 2) would each comprise 12m and 16m (respectively) rear gardens, and Plot 1 would be located 24m from the rear elevation of the neighbouring property at 1 Orleander Close. This level of separation is considered acceptable, and would not result in an unacceptable level of overlooking beyond what is considered acceptable within the defined urban area. The distance complies with the advice in the Adopted Design Guidance. Additionally, Plot 2 has been re-sited some 3m further to the west, making it largely staggered beyond the rear elevation of the neighbouring property at No.28 Hollybrook Gardens. Plot 2 would remain 12.5m from the rear elevation, although the direct straight line of sight to Plot 1 would be located over 20m away. This level of separation, coupled with the use of a pale render to the first floor of the two dwellings would ensure that the scheme would not result in an overbearing impact on the outlook for the neighbour occupiers. Finally, the side to side relationship with Plot 1 and No.3 Leabrook measures 5.8m, which given the side elevation of No.3 Leabrook has no windows, accords with the provisions of the Adopted Design Guidance.

The host dwelling will retain an 11m long rear garden, with the front elevation of the two proposed dwellings being sited over 24m (Plot 2) away from the rear elevation. Further, there are only two high-level secondary windows on the side elevation of the existing dwelling, and given the existence of the driveway along the side of the dwelling at present,

and the proposed re-siting of parking for the host dwelling, the increased use of the driveway would be limited to one additional dwelling, and therefore it is considered that this increase would not be sufficient to result in substantial harm to the occupiers of the original dwelling.

Therefore, overall, whilst the addition of the two dwellings will result in a change to the outlook for the surrounding properties, many of which have benefitted from an open aspect, the siting, layout and scale of the two proposed dwellings accord with the advice of the Design Guide, and would make efficient use of this underutilised space.

#### Impact on Drainage Ditch

Two third party letters have raised concern that the development would have a detrimental impact on a drainage ditch that runs along the northern part of the site. An investigation of the site could not identify the location of this ditch, which it is assumed runs largely along the opening within No.3 Leabrook. The open drainage ditch contributes towards reducing surface water drainage of the properties along Orleander Close. The northern elevation of Plot 1 is located over 1m from the northern boundary, and therefore, subject to appropriate conditions, the drainage ditch would be maintained to ensure the development does not result in additional surface water drainage accumulating on the properties to the rear of the site. A detailed drainage plan was provided with the application demonstrating that the surface water drainage on the site would be dealt with via soakaways in the rear gardens.

#### Ecology:

The Solent coastline provides feeding grounds for internationally protected populations of overwintering birds and is used extensively for recreation. Natural England has concluded that the likelihood of a significant effect in combination arising from new housing around the Solent cannot be ruled out. Applications for residential development within the Borough therefore need to propose measures to mitigate the direct impacts of their development on the Solent SPA. This can be done by the provision of a financial contribution of £176.00 per dwelling. The applicant has made this payment and therefore is considered to have satisfactorily addressed the mitigation concerns.

#### Highway Safety and Car Parking:

Following the comments from the Council's Highways Officer, amended plans were submitted removing the garage building, thereby providing the required four parking spaces to serve the two proposed dwellings. Therefore, the level of car parking accords with the advice in the Council's Adopted Parking Standards. Additionally, cycle storage and bin storage provision have been identified on the plans, therefore ensuring compliance with the advice of the Highways Officer.

The access arrangements allows for the safe waiting and manoeuvring at the junction with Brook Lane, where adequate visibility splays can be achieved, together with the provision of 3no. additional car parking spaces to serve the original host dwelling.

#### ***Reasons For Granting Permission***

In summary, it is considered that the proposed construction of 2no. three bedroomed detached dwellings accords with the principles of the adopted Design Guidance and Parking Standards. The levels of separation, siting, design and layout of the two properties are considered appropriate for the existing, built-up residential environment, and would not

therefore be detrimental to the living conditions of neighbouring occupiers.

Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

***Recommendation***

PERMISSION; subject to conditions:

1. The development shall begin within 3 years of the date of this planning 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) Location Plan (Drawing: 443-100 Rev A);
- b) Existing Site Plan (Drawing: 443-101 Rev A);
- c) Proposed Site Plan (Drawing: 443-102 Rev C);
- d) Proposed Drainage Plan (Drawing: 443-104 Rev C);
- e) Proposed Floor Plans (Drawing: 443-200 Rev B);
- f) Plot 1 - Proposed Elevations (Drawing: 443-201 Rev C);
- g) Plot 2 - Proposed Elevations (Drawing: 443-202 Rev C); and,
- h) Street Scene (Drawing: 443-203 Rev B).

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

3. The development hereby permitted shall be constructed using external materials and finishes as defined on page 3 of the submitted Revised Supporting Statement (prepared by C & L Management), unless otherwise agreed in writing through the submission of a new application to the Local Planning Authority.

REASON: In order to secure the satisfactory appearance of the dwellings.

4. The development hereby permitted shall not be brought into use unless and until the car parking spaces shown on the submitted plans have been provided on site. Once provided the parking spaces shall be kept available for that use for the lifetime of the development.

REASON: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways.

5. The development hereby permitted shall not be brought into use unless and until refuse bin storage and secure cycle storage have been provided as shown on the submitted plans.

REASON: To encourage non car modes of transport and to ensure proper provision for refuse disposal.

6. Nothing over a height of 0.6m shall be retained within the site frontage closer than 2.4m from the kerb line of Brook Lane for the lifetime of the development.

REASON: To maintain adequate visibility splays.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted

Development) Order, 2015 (or any Order revoking and re-enacting or amending that Order) no additions to, or extensions or enlargements of, or alterations affecting the external appearance of, the building(s) hereby approved shall be made or erected without a grant of planning permission from the Local Planning Authority.

REASON: To enable the Local Planning Authority to retain control over the enlargements/alterations of the building(s) in the interests of the proper planning and amenities of the area.

8. The bathroom and hallway window(s) at first floor level in the north and south elevation(s) shall be obscure glazed with obscure glass to a minimum level of obscurity equivalent to Pilkington Texture Glass Level 3, or similar equivalent and be permanently fixed shut and non-opening below 1.7 metres from finished floor level and shall be retained in that condition at all times.

REASON: To protect the amenities of adjoining residential properties.

9. The development shall not be occupied unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the eastern boundary of the site, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. The scheme shall make particular provision for the conservation and enhancement of biodiversity on the application site.

REASON: In the interests of amenity and of the environment of the development and to comply with the Natural Environment and Rural Communities Act 2006.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: In the interests of amenity and of the environment of the development.

11. No building hereby permitted shall be occupied until the surface water and foul drainage works have been completed in accordance with the submitted plans.

REASON: To ensure that the development is satisfactorily drained.

12. Details regarding the location and retention of the existing drainage ditch along the northern boundary of the site shall be submitted to and approved in writing to the Local Planning Authority before the development commences. The drainage ditch shall thereafter be retained for the lifetime of the development in accordance with the approved details.

REASON: To ensure that the development and the surrounding area is satisfactorily drained.

13. The construction of the development and associated works shall not take place on Sundays or Public/bank Holidays or any time otherwise than between the hours of 0800 hours and 1800 hours Monday to Friday and 0800 hours and 1300 hours on Saturday.

REASON: In the interests of residential amenity.

14. No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

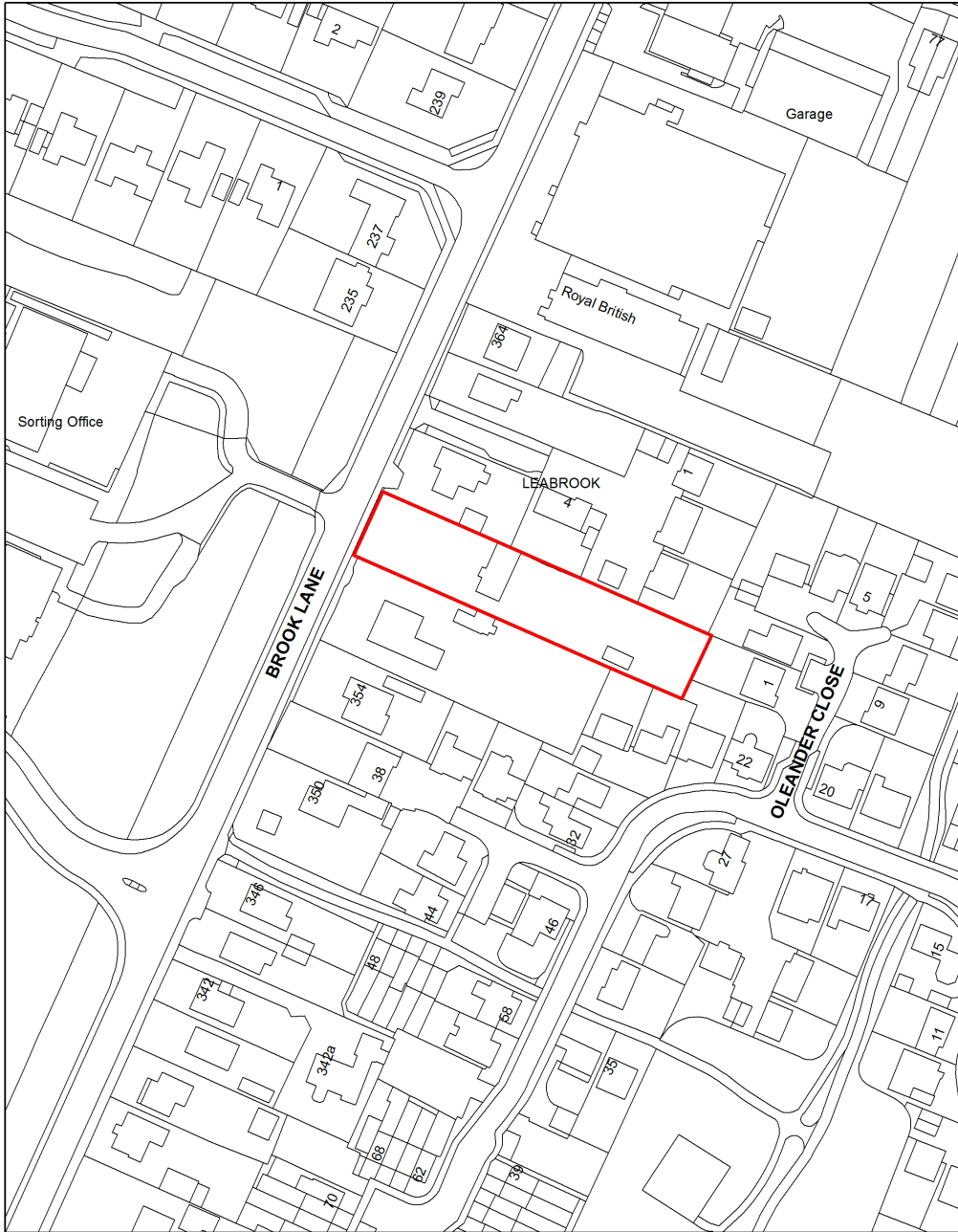
- (i) the parking of vehicles of site operatives and visitors;
  - (ii) loading and unloading of plant and materials;
  - (iii) storage of plant and materials used in constructing the development;
  - (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - (v) wheel washing facilities;
  - (vi) measures to control the emission of dust and dirt during construction;
  - (vii) turning on site of vehicles;
  - (viii) the location of any site huts/cabins/offices.
- REASON: To ensure safe and neighbourly construction.

***Background Papers***

See above

# FAREHAM

BOROUGH COUNCIL



358 Brook Lane, Sarisbury  
Scale 1: 1,250



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# Agenda Item 6(3)

P/16/0533/FP

KNIGHTSGATE (UK) LTD

PARK GATE

AGENT: M2 ARCHITECTURE  
LIMITED

DETACHED DWELLING

LAND ADJACENT TO 33 LOWER DUNCAN ROAD PARK GATE SOUTHAMPTON SO31  
1BE

## ***Report By***

Richard Wright - direct dial 01329 824758

## ***Site Description***

The application site comprises a piece of land within the urban area adjacent to the residential property 33 Lower Duncan Road. The land is located to the north eastern side of the existing two storey detached dwelling and on it until recently stood a large double garage outbuilding and a further shed. Vehicular access to the site from the road was through a pair of gates in the north eastern boundary however the perimeter of the site has recently been enclosed with a high close boarded fence and the gates replaced by brick piers and temporary heras fencing.

The garages and parking areas for 8 & 10 Collingworth Rise abut the north western site boundary whilst Lower Duncan Road runs adjacent to the north eastern and south eastern boundaries. The application site is mainly level however it is approximately 1.5 metres higher than the adjacent road side at the south eastern boundary. Within the application site close to that south eastern boundary lie two protected mature oak trees.

## ***Description of Proposal***

Full planning permission is sought for a single dwelling on the site.

The dwelling would be two-storey with a main pitched roof with reduced eaves heights at the rear and part of the front elevation. The house would sit centrally within the plot but with the 'rear' private garden area to its south-eastern side and access and 'front' driveway to its north-west in contrast to the rest of the houses in the street.

## ***Policies***

The following policies apply to this application:

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

CS2 - Housing Provision

CS5 - Transport Strategy and Infrastructure

CS6 - The Development Strategy

CS9 - Development in Western Wards and Whiteley

CS15 - Sustainable Development and Climate Change

CS17 - High Quality Design

### **Approved SPG/SPD**

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

### **Development Sites and Policies**

DSP3 - Impact on living conditions

DSP15 - Recreational Disturbance on the Solent Special Protection Areas

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

The following planning history is relevant:

<b><u>P/13/0742/OA</u></b>	<b>ERECTION OF DETACHED DWELLING (OUTLINE APPLICATION)</b>
	APPROVE                      21/11/2013
<b><u>P/11/1082/OA</u></b>	<b>ERECTION OF DETACHED DWELLING</b>
	REFUSE                        14/09/2012
<b><u>P/07/0930/RM</u></b>	<b>ERECTION OF DETACHED DWELLING (DETAILS PURSUANT TO OUTLINE PLANNING PERMISSION P/04/1107/OA)</b>
	APPROVE                      07/09/2007
<b><u>P/04/1107/OA</u></b>	<b>Erection of Detached Dwelling (Outline Application)</b>
	OUTLINE PERM      13/09/2004

### ***Representations***

Five sets of comments have been received in objection to the application and raising the following concerns:

- Overlooking/loss of privacy - including from raised level of site and windows in rear elevation
- Loss of light to gardens of properties in Collingworth Rise
- Design and appearance - dwelling on raised land will dominate and appear imposing
- Traffic increase along this quiet stretch of road and possible access via bollards between Lower Duncan Road and Collingworth Rise
- Parking is limited due to presence of single yellow lines
- Contractors vehicles will park illegally and prevent turning
- Danger from construction traffic in road
- Inadequate parking for dwelling
- The applicant does not own the verge over which access is required
- Increase in noise through increase in traffic

### ***Consultations***

INTERNAL

Highways - No objection subject to a planning condition securing provision of car parking on site

Trees - The proposed development can be supported on arboricultural grounds subject to the details, specifications and recommendations of the Arboricultural Report produced by James Fuller Arboriculture ref JFA0078 - April 2016

Contaminated Land - This application could be approved subject to a condition that takes account of any unexpected ground conditions or materials discovered during construction

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

a) Planning history

Outline planning permission was previously granted for a single dwellinghouse on the site in September 2004 (reference P/04/1107/OA). A further submission of the reserved matters was approved in September 2007 (P/07/0930/RM). The approved dwelling was a three storey building with the lower storey providing an undercroft garage and with access. The permission for this development has since lapsed.

Outline planning permission was sought once more in 2011 (reference P/11/1082/OA) but refused due to the failure of the applicant to enter into a section 106 agreement to secure financial contributions towards off-site open space provision and improvements to highway infrastructure as were required at the time.

Outline permission was granted once again in 2013 for a detached dwelling with all matters reserved (reference P/13/0742/OA).

#### b) Principle of development and effect on character of surrounding area

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place a priority on reusing previously developed land within the defined urban settlement boundaries. The site is understood to have comprised part of the residential curtilage of 33 Lower Duncan Road in the past but is now a separate plot in separate ownership from the existing house. The National Planning Policy Framework (NPPF) excludes private residential gardens, as this land was last used as, from being defined as previously developed land but sets out that there should be a presumption in favour of sustainable development.

This application therefore falls to be considered on its individual merits taking into account the relevant policies of the development plan and any other material considerations. Policy CS17 (High Quality Design) of the Core Strategy is particularly relevant in that it expects development to "respond positively to and be respectful of the key characteristics of the area, including heritage assets, landscape, scale, form, spaciousness and use of external materials".

Lower Duncan Road and the immediate surrounding area is characterised as a predominantly residential area with mainly detached housing in a variety of architectural styles. The size of the plot compares favourably with other properties in the surrounding area, in keeping with the prevailing pattern of development in the neighbourhood. The design of the proposed dwelling has been arrived at in order to ensure it appears sympathetic and in keeping with the scale of dwellings in the street and in particular the height and bulk of the adjacent house at no. 33. It is designed with reduced height roof eaves and dormer-style windows in the rear elevation to match the scale of the adjacent house. The submitted site section drawings demonstrate that the house would be no higher than no. 33 and its roof eaves would be similar in height notwithstanding that the proposed dwelling would be sited on higher ground than its neighbour.

The raised levels of the site mean that the house would appear higher when viewed from the roadside as well as from nearby properties to the north in Collingworth Rise. However, the design of the dwelling with its reduced roof eaves coupled with the fact that the road running to the north of the site provides separation to those neighbouring houses means that, although the building would clearly be visible, it should not appear dominant in the streetscene or prove overbearing. A few of the residents who have commented on the application have asked why the ground levels on the site could not be reduced with the house 'dug in' instead. Whilst it is understood that the previous permission granted in 2007

approved details of a house involving works to reduce the levels of the site, Officers consider that the approach proposed in the current application is less likely to have any harmful effect on the extensive root system of the two protected oaks which lie at the south-eastern end of the plot.

In summary, Officers consider that the design and appearance of the proposed dwelling would relate well to the character of the surrounding streetscene and the proposal accords with Policy CS17.

c) Effect on living conditions of neighbours

The raised levels of the site and, in comparison, low levels of rear gardens of properties in Collingworth Rise to the north gives rise to potential overlooking issues. Because of the level differences some views are already possible into the gardens of 12, 20 & 28 Collingworth Rise when standing on the land. To demonstrate that the proposal would not create additional overlooking of those properties the submitted site sections and site plan (as revised July 2016) show that the level of the site would not be built up further. Amendments to the scheme as originally submitted have been made to lower part of the rear patio area and in addition it is proposed to add a 0.2m high trellis panel to the top of the 1.8m high close boarded fence running along the northern site boundary. This would also act to screen views from the rear garden area of the proposed house.

There are no upper floor windows proposed in the side (north) facing elevation of the dwelling. Due to the level changes mentioned above it would be appropriate to require the ground floor utility room window in that elevation to be obscure glazed and fixed shut. Windows in the rear of the house would face south-east and not directly towards properties in Collingworth Rise although as with many houses in built-up urban areas there would be some oblique angled views possible.

Two secondary windows to habitable rooms are present in the side (north) facing elevation of the existing house at 33 Lower Duncan Road, one on the ground floor one at first floor level. The proposed dwelling would be located more than 5 metres from these windows. The Council's adopted Design Guidance SPD (p7) explains that "A lesser distance of 4 metres between the neighbouring property's habitable room window and the flank of the new dwelling may be acceptable where [amongst other things]; the neighbouring room is served by other windows which wouldn't be affected by the new dwelling; the affected window currently has limited outlook and light available to it; the window affected is at first floor level". In this instance the windows in the side elevation of no. 33 both serve rooms which benefit from other sources of light and outlook in the front or rear of the house and are both north facing meaning they receive little direct sunlight through large parts of the day. One of the windows is at first floor level. Officers consider the proposal accords with this guidance and do not consider the impact on light to or outlook from the neighbouring property would be grounds to refuse this planning application.

d) Access and parking

An existing vehicular access point from the north-western spur of Lower Duncan Road is proposed as the means of access for the new dwelling. A block paved driveway would provide space for three vehicles to park - a level of parking provision which meets the expected standard set out in the Council's adopted Residential Car & Cycle Parking Standards SPD.

Several neighbours have raised concerns over the potential for the dwelling to be accessed via Collingworth Rise. At present vehicular access is prevented by bollards at the junction of Lower Duncan Road and Collingworth Rise and no information has been provided with the application to suggest that the applicant wishes to use this route instead of the existing vehicular access route via Lower Duncan Road. As part of the adopted highway Officers understand that Hampshire County Council retain control over the retention of these bollards.

Concerns have also been raised that the grass verge between the site and Lower Duncan Road is in third party ownership and is not controlled by the applicant. Officers have discussed this matter with the applicant and as a result the applicant has served notice on the owner of the verge and provided the Council with a copy of Certificate of Ownership B. Securing a legal right of access over the land from the highway to the dwelling is a private matter between the applicant and the land owner.

Initially the planning application was accompanied by a plan showing how the site would be set up during construction including the allocation of parking spaces on the highway outside of the site for contractors and site operatives. Officers have made the applicant aware that parking on the public highway outside the site is restricted by a traffic regulation order (TRO - single yellow line) prohibiting parking during the hours of 0800 - 1700 Monday to Friday. As a result the applicant has made alternative arrangements to allow four parking spaces to be provided at the base of ACL Plastering and Drylining Limited (Barley Business Park, Duncan Road).

e) Impact on two protected oak trees

The application is supported by an arboricultural report which sets out tree protection measures to be followed during construction as well as special excavation techniques to be followed within the root protection area of the two mature oak trees on the site. The measures proposed are considered appropriate and should be secured through a suitably worded planning condition.

f) Solent Recreation Mitigation Partnership (SRMP)

Through the work of the Solent Recreation Mitigation Partnership (SRMP) it has been concluded that any net increase in residential development will give rise to likely significant effects on the Solent Coastal Special Protection Areas (SPA's), either 'alone' or 'in combination' with other development proposals. In accordance with Policy DSP15 of the adopted Fareham Borough Local Plan Part 2 all development will be required to mitigate the negative impact. This is achieved via a commuted payment secured under section 111 of the Local Government Act 1972 and which the applicant has already made.

Conclusion

The proposal is found to be acceptable in that, subject to certain planning conditions to be imposed, the new dwelling would not be harmful to the visual appearance or character of the surrounding area, the living conditions of neighbours, the safety and convenience of highway users or the two protected trees on site. Sufficient mitigation has been provided through a commuted payment towards offsetting the impact of the development on the Solent Coastal SPA's.

The development accords with Policies CS2, CS5, CS6, CS15 & CS17 of the adopted Fareham Borough Core Strategy and Policies DSP3 & DSP15 of the adopted Fareham

**Recommendation**

PERMISSION subject to the following conditions:

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) Proposed elevations and floor plans - drawing no. 16019-601c (revised June 2016)

b) Cycle store - drawing no. 16019-603

c) Site sections - drawing no. 16019-503D (revised July 2016)

d) Proposed site plan - drawing no. 16019-501E (revised July 2016)

e) Location plan - drawing no. 16019-101

f) Arboricultural Report - James Fuller Arboriculture

g) Materials Schedule - provided by email 17 June 2016

h) Site set up plan - drawing no. 16019-102 (revised July 2016)

i) Letter from ACL Plastering and Drylining Limited regarding contractors and site operatives parking during construction

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

3. Notwithstanding the provisions 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 extensions, porches, outbuildings or additional hard surfaced areas be constructed within the curtilage of the dwelling hereby permitted unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: To protect the tree preservation order (TPO) protected trees on the site; to protect the living conditions of neighbours; in the interests of the visual appearance of the streetscene.

4. The ground floor utility room window proposed to be inserted into the northern side elevation 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 protect the privacy of neighbours.

5. Before the dwelling hereby permitted is first occupied boundary treatment shall be erected in accordance with the approved site plan (drawing no. 16019-501E).

REASON: To protect the living conditions of neighbours and future occupants of the dwelling.

6. Before the dwelling hereby permitted is first occupied secure cycle storage shall be provided in accordance with the approved drawing no. 16019-603.

REASON: In order to facilitate alternatives to the motorcar and encourage use of sustainable modes of transport.

7. Before the dwelling hereby permitted is first occupied parking and turning space shall be

provided in accordance with the approved site plan (drawing no. 16019-501E) and retained and kept available thereafter at all times for the purposes of parking and turning cars.

REASON: To ensure adequate parking space is provided.

8. The planting shown on the approved site plan (drawing no. 16019-501E) shall be carried out within the first planting season following the commencement of the development or as otherwise agreed in writing with the local planning authority and shall be maintained in accordance with the agreed schedule. 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 a high quality standard of landscape planting is provided.

9. The dwellings hereby permitted shall achieve a standard of energy efficiency equivalent to Level 4 of the Code for Sustainable Homes.

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

10. Development shall cease on site if, during any stage of the works, unexpected ground conditions or materials which suggest potential contamination are encountered, unless otherwise agreed in writing with the local planning authority. Works shall not recommence before an investigation and risk assessment of the identified material/grounds conditions has been undertaken and details of the findings along with a detailed remedial scheme, if required, has been submitted to and approved in writing by the local planning authority. The remediation scheme shall be fully implemented and shall be validated in writing by an independent competent person as agreed with the local planning authority prior to the occupation of the dwelling hereby permitted.

REASON: To ensure any potential contamination found during construction is properly taken into account and remediated where required.

11. No work relating to the construction of any of the development hereby permitted 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.

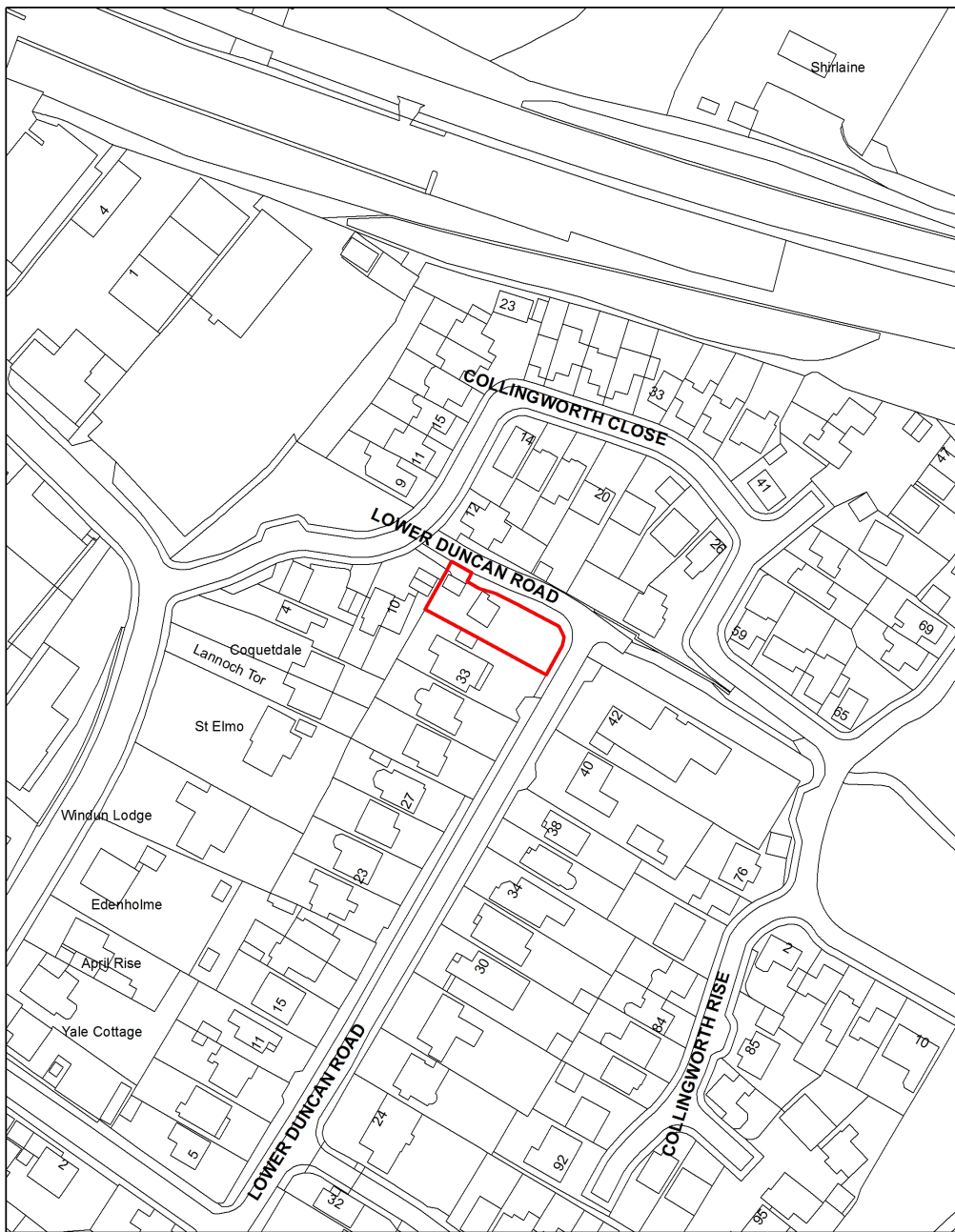
REASON: To protect the living conditions of neighbours.

### ***Background Papers***

P/13/0742/OA

# FAREHAM

BOROUGH COUNCIL



Land adjacent to 33 Lower Duncan Road  
Scale 1: 1,250



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# Agenda Annex

## ZONE 2 - FAREHAM

Fareham North-West

Fareham West

Fareham North

Fareham East

Fareham South

### Reference

### Item No

**P/16/0530/FP** 85 NORTH WALLINGTON FAREHAM HAMPSHIRE PO16 8TJ  
FAREHAM EAST SINGLE STOREY REAR EXTENSION, FIRST FLOOR REAR  
EXTENSION AND ALTERATIONS TO ROOF TO CREATE ROOM  
IN THE ROOF

**4**  
**PERMISSION**

# Agenda Item 6(4)

**P/16/0530/FP**

**FAREHAM EAST**

MR & MRS BULLOCK

AGENT: AXIS ARCHITECTURE

SINGLE STOREY REAR EXTENSION, FIRST FLOOR REAR EXTENSION AND ALTERATIONS TO ROOF TO CREATE ROOM IN THE ROOF

85 NORTH WALLINGTON FAREHAM HAMPSHIRE PO16 8TJ

## ***Report By***

Graham Pretty (Ext. 4665)

## ***Amendments***

Amended plans have been submitted altering the roof form of the proposed first floor addition. Where the original submission was for a pitched roof spanning the whole width of the property resulting in a ridge height the same as the house, the amended plans show a pair of ridged roofs resulting in an overall 1.9m reduction in the height of the roof.

## ***Site Description***

The application site comprises the southwestern dwelling of a pair of semi-detached houses on the southeastern side of North Wallington. Access is gained via a private spur road running from the junction of North Wallington with Riverside Avenue, parallel to North Wallington. The dwelling currently has a fully hipped roof and a full width, single storey rear, lean-to extension to the rear, 3m deep. The adjoining dwelling in the pair has a hipped roof rear extension approx. 4.75m deep adjacent to the boundary. To the rear of the existing extension and adjacent to the garage of the neighbour to the southwest there is an outbuilding with a dual pitch roof.

## ***Description of Proposal***

The proposal involves three elements:

- The raising of the side hip of the main roof of the existing house to create a gabled form with a barn hip. With the provision of three rooflights within the front roof plane this enables the provision of an ensuite bedroom within the roof space.
- The construction of a first floor over the existing ground floor rear extension with a dual hipped roof.
- The construction of an approx. 3m by 3m flat roofed rear garden room on the northeastern boundary to the rear of the existing 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

## ***Relevant Planning History***

The following planning history is relevant:

**P/97/0845/MA/A REAR EXTENSIONS TO HOUSE AND GARAGE: REVISED FENESTRATION TO REAR ELEVATION**

APPROVE 05/11/1997

**P/97/0845/FP ERECTION OF SINGLE STOREY REAR EXTENSION AND EXTENSION TO GARAGE**

PERMISSION 18/09/1997

***Representations***

Thirteen letters have been received from seven households including reaffirmation of comments in respect of amended plans submitted. The following issues have been raised:

- Overlarge extensions out of keeping with this character of dwelling
- Potential adverse impact on the condition of the shared access road
- Potential obstruction to the right of way along the shared access road
- Inaccuracies on plans and submissions
- Loss of light to habitable rooms on both adjoining and adjacent dwellings
- Overshadowing of habitable rooms
- Loss of outlook
- Question of where the builders vehicles and materials would be stored during construction
- The proposed front rooflights are out of keeping with the character of the area
- Precedent for other similar alterations to the detriment of the character of this row of dwellings
- The development is not sustainable under the terms of the NPPF because of the adverse impact upon neighbouring living conditions

***Planning Considerations - Key Issues***

The Key issues in this case are:

- The impact of the development on the character and appearance of the dwelling within the locality
- Overdevelopment of Plot
- The impact of the development upon the amenities of the residents of the adjoining and adjacent properties
- The impact upon the private road

**Impact of the Development on the Character of the Area -**

The frontage of dwellings of which the application site forms a part are not located within a conservation area and are not listed. Notwithstanding this there is a prevailing character established by their similar age and scale. The pairs of semi-detached properties and the single detached property, in the row are, however, not all identical. Whilst there are matching pairs, the pair of which the application site forms a part does not match the property to the southwest (which is detached) or the pair to the northeast.

The alteration to the roof to form a barn hip would not therefore in itself be out of keeping with the established character which is varied. Since each case must be determined on its merits the issue of setting a precedent particularly where there is existing variation of design, is not considered a relevant factor in this case. Representations draw attention to the introduction of roof lights to the front elevation and that these are out of keeping, however, it would be possible to insert these into the existing roof without requiring planning

permission, and, equally, this could be the case on any of the other dwellings in the row. These windows are not considered to be harmful to the character of the dwelling, its pair or the area in general.

#### Overdevelopment of Plot -

The application site is not a small plot. At present the distance from the rear ground floor extension on average to the rear boundary is 21.5m with a plot width of about 9m. The existing rear extension is only 3m from the rear wall of the original house and the first floor addition would take no more of the plot. The same applies to the roof alteration. The only further uptake of the plot would be the small 3m deep, partial width garden room which is located on an existing hardsurfaced patio area.

#### Impact on Neighbours -

The adjacent neighbour to the southwest (No.84) is a detached house but set roughly parallel with the application property in terms of its original front and rear elevations. The property has a small kitchen window on the side elevation facing the proposed first floor extension but there is a larger window serving the same room facing the rear. The outlook to the first floor extension will change from the side window but given that this is a secondary window, faces northeast and there is a 4.8m gap to the application dwelling it is not considered that the impact upon the outlook from or light available to that property would be unacceptably harmed.

To the northeast the adjoining property already has a hipped roofed single storey extension along the boundary with the application site to a depth of 4.8m. The result of this is that the addition of the first floor above the existing rear extension on the application site will not have the full impact on the neighbour of a two storey extension. The extension must be assessed against the impact on one floor only; in this respect the proposal is akin to a single storey ground floor extension where a 3m extension would normally be acceptable. As there is no right to a view over someone else's property the assessment is in terms of outlook and light. At 3m depth and taking account of the lowered height of the roof proposed in the amended plans, both of these impacts would be within acceptable parameters. The impact of the proposed garden room extending approximately 1.4m to the rear of the neighbouring extension is considered to be minimal.

#### Impact on the Private Road -

The impact upon the use of the private access during building works is not a planning consideration and the grant of permission would not afford the applicants with any special rights to obstruct access to other properties. Nonetheless the applicants are aware of the concerns and have submitted a statement to this effect and confirming that they will make every effort to ensure that problems do not arise.

#### **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 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:

16-002-PL101 - Existing Plans

16-002-PL102 Rev D - Amended Proposed Plans

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

3.The external facing and roofing materials to be used shall match in type, colour and texture those used on the existing building unless otherwise first agreed in writing with the local planning authority.

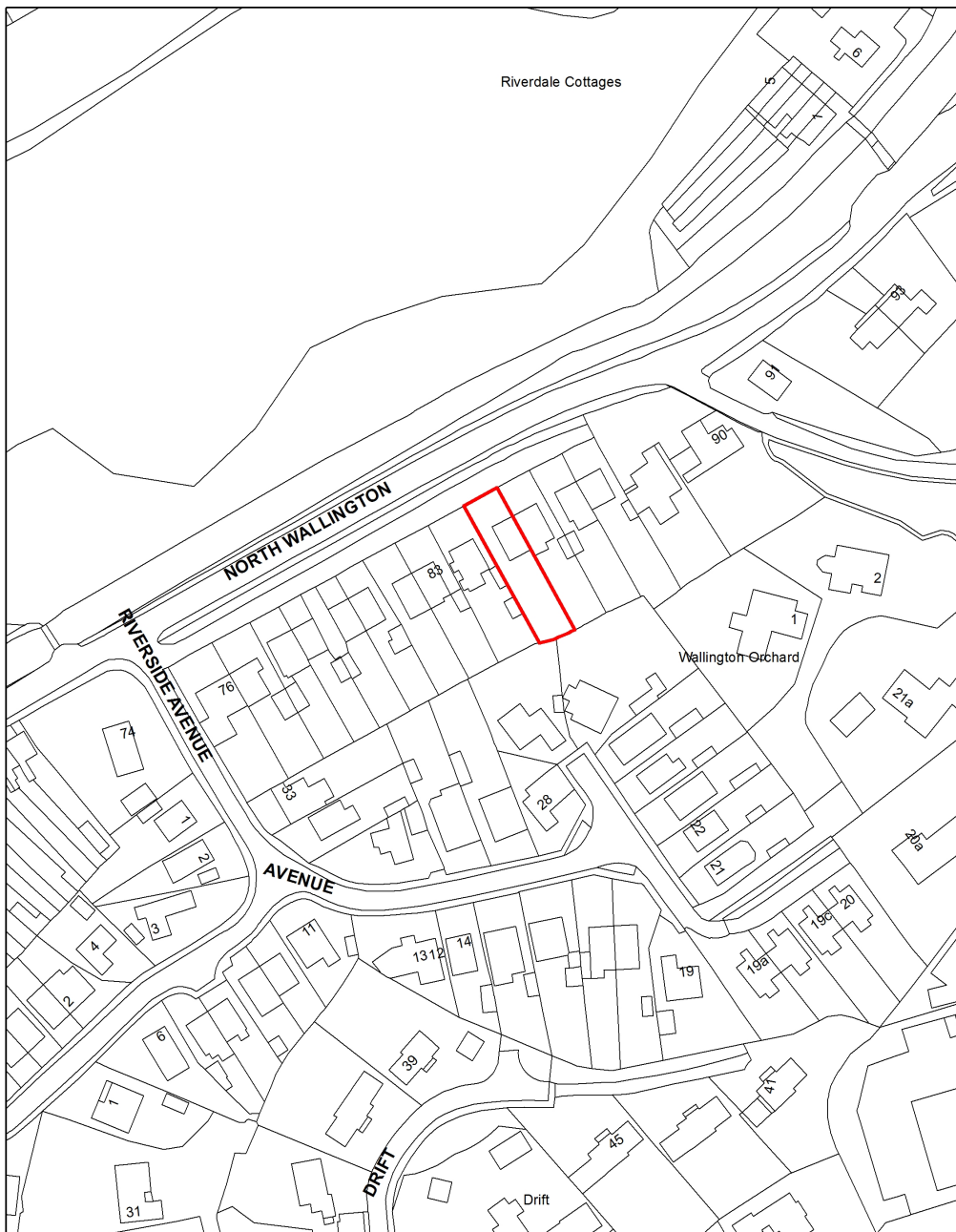
REASON: To ensure that the finished appearance of the development blends satisfactorily with the existing building and with its surroundings in accordance with Policy CS17 of the Fareham Borough Core Strategy.

***Background Papers***

P/16/0530/FP

# FAREHAM

BOROUGH COUNCIL



85 North Wallington  
Scale 1: 1,250



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# Agenda Annex

## PLANNING APPEALS

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

### CURRENT

#### **P/15/0267/FP**

**Appellant:** MR STEVE AND JO HAMMOND  
**Site:** Carron Row Farm 15 Segensworth Road Titchfield Fareham PO15 5DZ  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 23 May 2016  
**Reason for Appeal:** CHANGE OF USE LISTED BARN TO 5 BEDROOM DWELLING, FORMATION OF ACCESS AND GARDEN CURTILAGE, DEMOLITION OF SINGLE STOREY BUILDING, DEMOLITION OF THE TOILET BLOCK, DEMOLITION OF THE SINGLE STOREY FISHERMANS HUT AND REPLACEMENT WITH 3 BEDROOM DWELLING, FORMATION OF ACCESS AND GARDEN CURTILAGE FOR NEW DWELLING, FORMATION OF CAR PARKING FOR ANGLERS, ERECTION OF HERITAGE INTERPRETATION SIGN

#### **P/15/0947/FP**

**Appellant:** Mr M Southcott  
**Site:** Land To The Rear Of 20 Church Road Warsash Fareham SO31 9GD  
**Decision Maker:** Committee  
**Recommendation:** APPROVE  
**Council's Decision:** REFUSE  
**Date Lodged:** 02 June 2016  
**Reason for Appeal:** Four 4 bedroom detached houses, garage & car ports, parking and new access off Sandycroft.

#### **P/15/1225/FP**

**Appellant:** Mr Simon Pascoe  
**Site:** 5 Highlands Road Fareham PO16 7XJ  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 18 March 2016  
**Reason for Appeal:** Single storey rear/side extension



## **PLANNING APPEALS**

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

### **CURRENT**

#### **P/15/1273/FP**

**Appellant:** Mr Malcolm Wallace  
**Site:** Rivendell Hook Park Road Warsash Fareham SO31 9HA  
**Decision Maker:** Committee  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 06 July 2016  
**Reason for Appeal:** TWO STOREY FRONT EXTENSION, TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, REAR CAR PORT, TWO STOREY ANNEXE TO REAR INCORPORATING AN INTEGRAL GARAGE AND CAR PORT AND NEW VEHICULAR ACCESS FROM SOLENT DRIVE.

#### **P/16/0035/FP**

**Appellant:** MR PHILIP NIELD  
**Site:** 37a Titchfield Park Road Fareham  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 09 May 2016  
**Reason for Appeal:** DETACHED GARAGE

#### **P/16/0160/TO**

**Appellant:** MR KURT BROWN  
**Site:** 24 Newtown Road Warsash Southampton Hampshire SO31 9FZ  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 11 May 2016  
**Reason for Appeal:** MONKEY PUZZLE TREE PROTECTED BY TPO 716: CROWN LIFT TO BALANCE AND ACHIEVE 2 METRE GROUND CLEARANCE

## **PLANNING APPEALS**

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

### **CURRENT**

#### **P/16/0257/TO**

**Appellant:** Mr Steven Skittrall  
**Site:** Windy Arbor 154 Stubbington Lane Fareham PO14 2NQ  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** PART APPROVE  
**Council's Decision:** PART APPROVE  
**Date Lodged:** 22 June 2016  
**Reason for Appeal:** ONE HORSE CHESTNUT: FELL, ONE HORSE CHESTNUT: REDUCE CROWN BY SELECTIVELY RETRENCHING THE UPPER BRANCHES AND REDUCE REMAINING BRANCHES BACK TO PREVIOUS PRUNING POINTS CIRCA 2-3 METRES, ONE HORSE CHESTNUT: REDUCE TO PREVIOUS PRUNING POINTS CIRCA 2-3 METRES. THE TREES ARE PROTECTED BY TPO 132.

#### **P/16/0378/FP**

**Appellant:** MR STEVE SALTER  
**Site:** 30 Johns Road Fareham Hampshire PO16 0SA  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 01 June 2016  
**Reason for Appeal:** DORMER WINDOW TO FRONT ELEVATION

### **DECISIONS**

#### **ENF/15/0107**

**Appellant:** COLIN & SUSAN BARNES  
**Site:** Land To Rear Of 158 Highlands Road / Land At The Cloisters  
**Date Lodged:** 29 December 2015  
**Reason for Appeal:** CHANGE OF USE OF THE LAND FROM PUBLIC OPEN SPACE TO RESIDENTIAL GARDEN  
  
**Decision:** ENF NOTICE UPHELD  
**Decision Date:** 14 June 2016

## **PLANNING APPEALS**

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

### **DECISIONS**

#### **P/15/0535/OA**

**Appellant:** TILCO LIMITED  
**Site:** Shorewood Close Warsash Fareham SO31 9LB  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 24 March 2016  
**Reason for Appeal:** ERECTION OF TWO DETACHED HOUSES  
**Decision:** DISMISSED  
**Decision Date:** 02 June 2016

#### **P/15/0667/LP**

**Appellant:** MR D MURSELL  
**Site:** 9 Chapel Road Sarisbury Green Fareham SO31 7FB  
**Decision Maker:** Officers Delegated Powers  
**Recommendation:** REFUSE  
**Council's Decision:** REFUSE  
**Date Lodged:** 09 October 2015  
**Reason for Appeal:** DETACHED GARAGE AND NEW STONED DRIVE.  
**Decision:** ALLOWED  
**Decision Date:** 13 June 2016

## **PLANNING APPEALS**

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

### **DECISIONS**

#### **P/15/0786/VC**

**Appellant:** Titchfield Festival Theatre

**Site:** The Tithe Barn Mill Lane Titchfield Fareham PO15 5RB

**Decision Maker:** Committee

**Recommendation:** REFUSE

**Council's Decision:** REFUSE

**Date Lodged:** 09 February 2016

**Reason for Appeal:** Remove CONDITION 2 allowing outside of barn to be used; vary CONDITION 8 to allow removable/temporary structures under 9m x 9m within the grounds of the barn to be erected for up to 72 hours; remove CONDITION 13 requiring need for visibility splays; remove CONDITION 16 allowing unrestricted number of weddings subject to recorded amplified music (DJs) or non amplified acoustic music (bands) & installation of a noise limiter; vary CONDITION 17 to allow garden benches & tables to be left in the grounds on a permanent basis.

**Decision:** PART ALLOWED

**Decision Date:** 27 June 2016