

AGENDA
PLANNING COMMITTEE

Date: Wednesday, 21 June 2017

Time: 2.30 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor N J Walker (Chairman)

Councillor C J Wood (Vice-Chairman)

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

Deputies: S Cunningham
Mrs C L A Hockley
L Keeble
Mrs K K Trott



1. Apologies for Absence

2. Minutes of Previous Meeting (Pages 1 - 6)

To confirm as a correct record the minutes of the Planning Committee meeting held on 24 May 2017.

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 7)

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

ZONE 1 - WESTERN WARDS

ZONE 2 - FAREHAM

(1) **P/17/0426/FP - 22-24 THACKERAY MALL (ABOVE SHOPS) FAREHAM SHOPPING CENTRE FAREHAM PO16 0PQ (Pages 10 - 18)**

(2) **P/17/0508/PC - 1A FAREHAM PARK ROAD FAREHAM PO15 6LA (Pages 19 - 24)**

(3) **P/17/0514/FP - 3 MARIGOLD CLOSE FAREHAM PO15 5HF (Pages 25 - 27)**

ZONE 3 - EASTERN WARDS

(4) **P/17/0405/FP - 27A STUBBINGTON GREEN FAREHAM PO14 2JY (Pages 29 - 35)**

(5) **P/17/0411/VC - SHELL PETROL FILLING STATION 33 STUBBINGTON LANE FAREHAM PO14 2PN (Pages 36 - 39)**

7. Planning Appeals (Pages 40 - 42)



P GRIMWOOD
Chief Executive Officer
Civic Offices
www.fareham.gov.uk
13 June 2017

**For further information please contact:
Democratic Services, Civic Offices, Fareham, PO16 7AZ
Tel:01329 236100
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FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 24 May 2017

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

(Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor C J Wood.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee held on 26 April 2017 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 Councillors declared interests at this meeting:

Councillor's Bayford, Cartwright, Evans, Ford and Keeble declared a non-pecuniary interest in item 6 (1) – 58 Newtown Road, Warsash as the applicant is known to them.

Councillor Davies declared a non-pecuniary interest in item 6 (2) – 2 The Timbers as he had visited and discussed this application with one of the objectors to this application.

5. DEPUTATIONS

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

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute Application No/Page No
ZONE 1 – 2.30pm				
Mr C Westbury (Agent)		2 THE TIMBERS, FAREHAM PO15 5NB – DETACHED, TWO-STOREY, 4-BED DWELLING WITH DETACHED CAR PORT	Supporting	6 (2) P/17/0398/FP Pg 15
ZONE 2 – 2.30pm				
Mr J Howell		122 GOSPORT ROAD FAREHAM PO16 0QN	Opposing	6 (4) P/16/1269/FP

		- SINGLE STOREY REAR EXTENSION AND CHANGE OF USE FROM C3 DWELLING HOUSE TO 1 X BEDROOM AND 1 X TWO BEDROOM FLAT.		Pg 28
Mr S Ho (Agent)		-Ditto-	Supporting	-Ditto-
ZONE 3 – 2.30pm				

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

(1) P/17/0396/FP - 58 NEWTOWN ROAD WARSASH SOUTHAMPTON SO31 9GB

Councillor’s Bayford, Cartwright, Evans, Ford and Keeble all declared a non-pecuniary interest in this item as the applicant is known to them.

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 was granted.

(2) P/17/0398/FP - 2 THE TIMBERS FAREHAM PO15 5NB

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

Councillor P J Davies declared a non-pecuniary interest in this item as he had visited and discussed this application with one of the objectors to this application.

The Committee requested an additional condition, stating that the car port was to be retained and could not be converted to a garage in the future.

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

(i) the conditions in the report; and

(ii) An additional condition added to state that the car port was to be retained to prevent it from being converted to a garage, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:

- (i) The conditions in the report; and
- (ii) An additional condition added to state that the car port was to be retained to prevent it from being converted to a garage.

PLANNING PERMISSION be granted.

(3) P/17/0454/FP - 19 CLARENDON CRESCENT FAREHAM PO14 4RE

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

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(4) P/16/1269/FP - 122 GOSPORT ROAD FAREHAM PO16 0QN

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

The Committees attention was drawn to the Update Report which contained the following information: - *Amended wording to conditions 2 & 3 (to reflect submission of details regarding the drive, parking areas and cycle storage):*

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

- *Site plan*
- *Floor plans, section and elevations drawing no. PG 1069.16.1*
- *Elevations drawing no. PG 1069.16.2*
- *Email dated 23rd May 2017 confirming cycle storage details and use of block paving*

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

3. None of the development hereby permitted shall be brought into use until the drive and car parking spaces have been laid out and provided for use in accordance with the details on the site layout plan and the email dated 23rd May 2017. The designated areas shall thereafter be kept available and retained at all times for the purpose of parking vehicles.

REASON: In the interests of highway safety.

Ecology:

A neighbour has raised concerns about the potential for the garden to provide habitat for slow worms. The Council's ecologist has been consulted and has confirmed that it is unlikely that the garden contains significant numbers of slow worms, but has recommended that the following information is included if Planning Permission is granted:

Slow worms receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if slow worms

are encountered at any point during this development. Should this occur, further advice should be sought from a professional ecologist.

The Committee requested that an additional condition be added requiring that details of materials and drainage system of the driveway be agreed prior to construction of the driveway.

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

- (i) The conditions in the report;
- (ii) The amended conditions in the Update Report; and
- (iii) An additional condition requiring details of materials and drainage system for the proposed driveway to be submitted to and agreed in writing with the local planning authority.

Was voted on and CARRIED.

(Voting: 7 in favour; 2 against)

RESOLVED that, subject to:-

- (i) The conditions in the report;
- (ii) The amended conditions in the Update Report; and
- (iii) An additional condition requiring details of materials and drainage system for the proposed driveway to be submitted to and agreed in writing with the local planning authority.

PLANNING PERMISSION be granted.

(5) P/16/1424/OA - CARAVAN STORAGE HOPE LODGE 84 FAREHAM PARK ROAD PO15 6LW

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, CS4, CS6, CS14, CS17, CS18 & CS22 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP1, DSP6, DSP13 & 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 and would adversely affect its landscape character, appearance and function;
- (b) the proposal would extend residential development into the Meon Strategic Gap significantly affecting the integrity of the Gap;
- (c) the application is made on a site which is clearly capable of providing a level of development which would require the provision of affordable housing and is also demonstrably part of a potentially larger

development site. The application fails to provide affordable housing either in the form of on-site units or the equivalent financial contribution towards off-site provision;

- (d) due to the site's proximity to the M27 motorway, external garden areas on the site will be subjected to noise levels which would unacceptably affect the living conditions of those residing there. The application therefore fails to provide adequate external amenity space to meet the requirements of future occupiers;
- (e) the applicant has failed to demonstrate that the development would protect and would not harm bats and their habitat or the adjacent ancient woodland/Site of Importance for Nature Conservation (SINC); and
- (f) 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.

Notes for information

Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address point (f) of the above by the applicant entering into a Planning Obligation pursuant to Section 106 of The Town and County Planning Act 1990 with Fareham Borough Council.

(6) P/17/0045/OA - LAND TO NORTH OF FUNTLEY ROAD FAEHAM PO15 6DN

The Committee's attention was drawn to the Update Report which contained the following information:- *This planning application has been withdrawn.*

(7) Planning Appeals

The Committee noted the information in the report.

(8) UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 3.45 pm).

**Report to
Planning Committee**

Date: 21 June 2017

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.

Agenda Annex

ZONE 2 - FAREHAM

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

Reference		Item No
<p>P/17/0426/FP FAREHAM EAST</p>	<p>22 - 24 THACKERAY MALL (ABOVE SHOPS) FAREHAM SHOPPING CENTRE FAREHAM HAMPSHIRE PO16 0PQ DEMOLITION OF EXISTING OFFICE BUILDING & SHOPPING CENTRE CANOPY, CHANGE OF USE OF ANCILLARY SHOPPING CENTRE MANAGEMENT AREA TO HOTEL (CLASS C1) TOGETHER WITH ERECTION OF HOTEL (CLASS C1) ACCOMMODATION INCLUDING ANCILLARY BAR/RESTAURANT AREA AND ASSOCIATED ALTERATIONS TO SERVICE YARD, INCLUDING NEW SHOPPING CENTRE MANAGEMENT SUITE.</p>	<p>1 PERMISSION</p>
<p>P/17/0508/PC FAREHAM NORTH-WEST</p>	<p>1A FAREHAM PARK ROAD FAREHAM HAMPSHIRE PO15 6LA PART 3, CLASS C: CHANGE OF USE FROM SHOP (A1) TO CAFE/RESTAURANT (A3)</p>	<p>2 PRIOR APPROVAL NOT REQUIRED</p>
<p>P/17/0514/FP [O] FAREHAM WEST</p>	<p>3 MARIGOLD CLOSE FAREHAM PO15 5HF REPLACEMENT OF ORIGINAL FLAT ROOF WITH A DUAL PITCHED ROOF WITH AN OVERALL HEIGHT OF 3.32 METRES.</p>	<p>3 PERMISSION</p>

Agenda Item 6(1)

P/17/0426/FP

MADONE LTD

FAREHAM EAST

AGENT: CUSHMAN AND
WAKEFIELD

DEMOLITION OF EXISTING OFFICE BUILDING & SHOPPING CENTRE CANOPY, CHANGE OF USE OF ANCILLARY SHOPPING CENTRE MANAGEMENT AREA TO HOTEL (CLASS C1) TOGETHER WITH ERECTION OF HOTEL (CLASS C1) ACCOMMODATION INCLUDING ANCILLARY BAR/RESTAURANT AREA AND ASSOCIATED ALTERATIONS TO SERVICE YARD, INCLUDING NEW SHOPPING CENTRE MANAGEMENT SUITE.

22 - 24 THACKERAY MALL (ABOVE SHOPS) FAREHAM SHOPPING CENTRE
FAREHAM HAMPSHIRE PO16 0PQ

Report By

Kim Hayler - Direct Dial 01329 824815

Site Description

The application site is located at 28 Thackeray Mall, within the Fareham Town Centre Shopping Centre.

Fareham shopping centre is situated on the northern side of West Street within the defined primary shopping area. The Osborn Road multi storey car park is situated to the north with direct undercover access to the Centre.

The site comprises a single level of retail uses with two additional floors above of office/storage accommodation which are largely unoccupied. Servicing is undertaken at first floor level to the south of the site, benefitting from dual access via Civic Way to the east and a private access from Palmeston Avenue to the west.

Description of Proposal

Demolish two floors of existing office accommodation (which also includes the shopping centre management suite), together with the removal of the canopy between the shopping centre entrance and the adjacent multi storey car park.

Construction of a hotel over four floors with access from the ground floor. Part of the new construction will accommodate the re-provided centre management suite.

The hotel would comprise 84 bedrooms, foyer and reception area, ancillary bar and restaurant area, store area, staff office, kitchen, plant room, waste storage area and associated alterations to the service yard.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS7 - Development in Fareham

CS8 - Fareham Town Centre Development Location

CS15 - Sustainable Development and Climate Change

CS16 - Natural Resources and Renewable Energy

CS17 - High Quality Design

Development Sites and Policies

DSP1 - Sustainable Development

DSP2 - Environmental Impact

DSP3 - Impact on living conditions

DSP21 - Primary Shopping Area

DSP23 - Making the Most Effective Use of Upper Floors

DSP28 - Fareham Shopping Centre Upper Floors

Non-residential Parking Standards (September 2015)

NRPS -

Relevant Planning History

No relevant planning history.

Representations

None received.

Consultations

EXTERNAL

Southern Water Services

No objection subject to condition and informative.

Hampshire County Council - Highway Development Control

Whilst this is a major redevelopment it has minimal impact on the local highway network and no changes to serving the Shopping Mall will result from the redevelopment.

The hotel is surrounded by car parking which has spare capacity throughout the week. Consequently, the Highway Authority raise no objection to the planning application.

Hampshire County Council - Lead Flood Authority

No objection.

INTERNAL

Environmental Health (Pollution) - no objection, subject to condition.

Environmental Health (Contamination) - no objection

Environmental Health (Food Hygiene) - no objection

Refuse and recycling - no objection.

Ecology - No objection subject to an informative.

Highways

This proposal is to demolish parts of the existing Shopping Centre and the upward extension of several units to create an 84 bedroom hotel with embedded restaurant and ancillary facilities. Servicing would be achieved from the Centre's existing service area accessed from Palmerston Avenue.

Given the location of the site, it is accepted that the surrounding road network has sufficient capacity to accommodate the minimal increase in generated traffic.

No highway objection.

Planning Considerations - Key Issues

Principle of development

Economic benefits

Design and materials

Servicing and car parking

Impact on neighbouring residential properties

Principle of development

Policy DSP28: Fareham Shopping Centre Upper Floors states:

Proposals to re-use and/or extend existing first and second floor accommodation will be permitted for one, or a suitable mix, of the following uses:

- I. Residential (C3);
- II. Offices (B1a);
- III. Hotel (C1);
- IV. Assembly and leisure (D2);
- V. Retail (A1);
- VI. Professional or financial services (A2);
- VII. Public and Community Facilities; and/or
- VIII. Cafes, restaurants and bars (A3 and A4).

Development will only be permitted where appropriate parking, servicing and access can be demonstrated.

The proposal relates to part of Fareham Shopping Centre, within the Town Centre Primary Shopping Area. The proposed hotel use and relocated town centre management office suite fall within the acceptable uses listed within Policy DSP28. There is adequate parking, servicing and access to the proposed hotel. The proposal therefore complies with Policy DSP28 of the Local Plan part 2: Development Sites and Policies Plan.

Economic benefits

Apart from the Town Centre Management Office, the current upper floors of the site are vacant and redundant. The proposal would create an opportunity to enhance the character and appearance of the site, combined with supporting the local economy. Not only will the proposal create employment opportunities it will also support the vitality and viability of this part of the Town Centre.

Overall the proposed development will benefit the local economy.

Design and scale of the building

The applicant has engaged in extensive pre-application discussions with planning officers prior to submitting this planning application.

The hotel is proposed at the main northern entrance to the Shopping Centre adjacent to the Osborn Road multi storey car park. The scale and design of the proposed building, which is visible from the Civic Gardens, Osborn Road and Palmerston Avenue, is a critical issue in deciding this planning application.

The design concept behind the hotel has been to produce a building of modern appearance using a range of contemporary materials. At first floor level the north facing elevation contains large amounts of glazing alongside the restaurant serving the hotel and the Town Centre Management Offices. The three floors above contain windows mostly serving bedrooms. The design of the building will result in more visual interest above ground floor level and much greater levels of natural surveillance from first floor level.

The proposal also seeks to 'open up' the area between the Shopping Centre, the Osborn Road multi storey car park and the Library. This is to be achieved by the complete removal of the covered walkway between these three buildings. It would also improve the visibility of the ground floor retail units and the overall appearance of the shopping centre entrance. A new cantilevered canopy would be provided above the doors to Shopping Centre entrance. It is also proposed to remove the existing two floors of redundant office floor space above the existing New Look store. Both of these changes will increase the levels of natural daylight on the north side of the Shopping Centre.

The subject of the removal of the canopy was discussed with a number of visitors to the public exhibition held by the applicant and the consensus view was that the canopy was unnecessary and added to potential anti-social behavior problems.

The proposed building is five storeys in height, two storeys higher than the building it replaces. The proposed building is two storeys higher than the health centre adjoining its eastern end, but lower than the Osborn Road multi storey car park.

In the view of Officers a five storey building in this particular location in the Town Centre would not cause harm to the character of the area. The Shopping Centre is built on land that is much lower than the level of Osborn Road. The proposed building is closely related to other tall buildings, and the design approach and palette of materials proposed would ensure that it relates well to these buildings. Elevations of the proposed buildings along with computer generated perspectives will be displayed at the Planning Committee meeting.

The kitchen flue and ventilation equipment plant is proposed to be located on the roof of the building. In this location, suitable screening may be required to ensure that it is not visually intrusive. Details of the location of the kitchen flue and ventilation equipment, together with appropriate screening has been sought from the applicant and Officers hope to provide an update at the meeting on this aspect.

Officers consider the proposal will be of a high quality of design and would respond positively to the character of this part of the Town Centre and adjacent public area, in

accordance with Policy CS17 of the adopted Core Strategy.

Servicing and car parking

The site lies in a sustainable central town centre location. Trip generation from the proposed hotel is unlikely to increase compared with the established office use.

The Osborn Road multi storey car park and other public car parks are situated close to the site. There is ample capacity to accommodate vehicles associated with the hotel.

Service vehicles, including refuse collection will serve the site via the existing Osborn Road/Palmerston Avenue access. A dedicated bin store is also proposed.

As a consequence of the above, there is no highway objection to the proposal.

Impact on neighbouring residential properties

The nearest residential properties lie to the west in Palmerston Avenue. There is a distance of some 83 metres between the proposal and these properties. In light of this distance officers do not believe the scale and mass of the proposed building would materially harm the outlook from, or the privacy and light available to these properties.

Conclusion

The design and appearance of the proposed building would represent high quality design and would result in a positive improvement to the main northern entrance to the Shopping Centre.

The development of a hotel in this location will contribute positively to the emerging plans for the regeneration of the Town Centre. The proposal involves the redevelopment of a predominantly vacant office floorspace, generating new jobs and contributing to the viability and vitality of the Town Centre.

Recommendation

PERMISSION, subject to the following conditions:

1. The development shall begin before the expiration of three years following the date of this decision.

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:

Site Location Plan:

Drawing Ref: 16387-0024-P-00 at 1:1250 scale;
Block Plan - Drawing Ref: 16387-CW-XX-XX-M3 at 1:500 scale;

Existing Drawings:

Ground Floor Plan - 16387-0001-P-00
First Floor Plan - 16387-0002-P-00
Second Floor Plan - 16387-0003-P-00
Roof Plan - 16387-0001-P-00
Elevations 1 & 2- 16387-0001-P-00
Elevations 3 & 4 - 16387-0027-P-00

Demolition Drawings:

Ground Floor - 16387-0007-P-01
First Floor - 16387-0008-P-00
Second Floor - 16387-0009-P-00

Proposed Drawings:

Ground Floor Plan - 16387-0311-P-00
Proposed First Floor Plan - 16387-0312-P-01
Proposed Second Floor Plan - 16387-0313-P-00
Proposed Third Floor Plan - 16387-0314-P-00
Proposed Fourth Floor Plan - 16387-0315-P-00
Proposed Roof Plan - 16387-0316-P-01
Proposed Servicing Arrangements - 16387-0320-P-00
Proposed Site Elevations & Plan - 16387-0310-P-01
Proposed North Elevation & North-South Section - 16387-0317-P-01
Proposed South, East and West Elevations - 16387 - 0318-P-01
Proposed East-West Section and 3D View - 16387-0319-P-01
Palmerston Avenue Sketch Views - 16387-0317-P-01
REASON: To avoid any doubt over what has been permitted.

3. No development other than demolition shall take place until samples of all external materials to be used in the construction of the hotel hereby permitted, have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

4. 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) wheel washing facilities;
- (v) measures to control the emission of dust and dirt during construction;
- (vi) turning on site of vehicles;
- (vii) the location of any site huts/cabins/offices.

REASON: To ensure safe and neighbourly construction.

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

REASON: To protect the living conditions of the nearby residents.

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

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the demolition and construction period.

7. The hotel hereby approved shall not be brought into use until the refuse bin store has been provided in accordance with the approved plans. The refuse bin store shall thereafter be retained at all times.

REASON: In order to ensure appropriate refuse storage facilities are provided to serve the permitted hotel use.

8. No development other than demolition shall take place until details of the foul and surface water drainage works have been submitted to and approved by the local planning authority in writing. The details shall specify the drainage works to be undertaken, the timetable for their delivery and responsibility for its future maintenance. The development shall be carried out in accordance with the approved details.

REASON: In order to ensure appropriate surface water drainage is provided to serve the permitted development.

9. Within six months of the hotel being first brought into use an Energy Performance Certificate demonstrating that the hotel building meets the BREAAAM standard of 'Very Good' shall be submitted to the Local Planning Authority.

REASON: In the interests of achieving the lowest level of carbon emissions and water consumption which is practical and viable.

10. Prior to the hotel being first brought into use the approved ventilation and extraction system shall be installed and shall subsequently be retained at all times.

REASON: To safeguard the local environment from odours and noise from commercial catering.

11. The hotel hereby approved shall not be brought into use until details of the screening to be erected on the roof of the New Look building to screen the adjoining air conditioning plant to the west, have been submitted to and approved in writing by the local planning authority. The details shall specify the size, design and materials of the screening. The approved screening shall be erected before the hotel hereby permitted is first brought into use and shall thereafter be retained at all times.

REASON: To secure the satisfactory appearance of the development.

12. The hotel hereby approved shall not be brought into use until a scheme of work for making good the existing shopping centre and multi storey car park following the demolition of the canopy have been submitted to and approved in writing by the local planning authority. The shopping centre and multi storey car park shall be made good in accordance with the agreed details.

REASON: To secure the satisfactory appearance of the development.

13. The hotel hereby approved shall not be brought into use until details have been submitted to and approved by the Local Planning Authority in writing, of where the ticket machine beneath the canopy is to be re-sited to along with the timetable for its resiting. The car park ticket machine shall be relocated in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

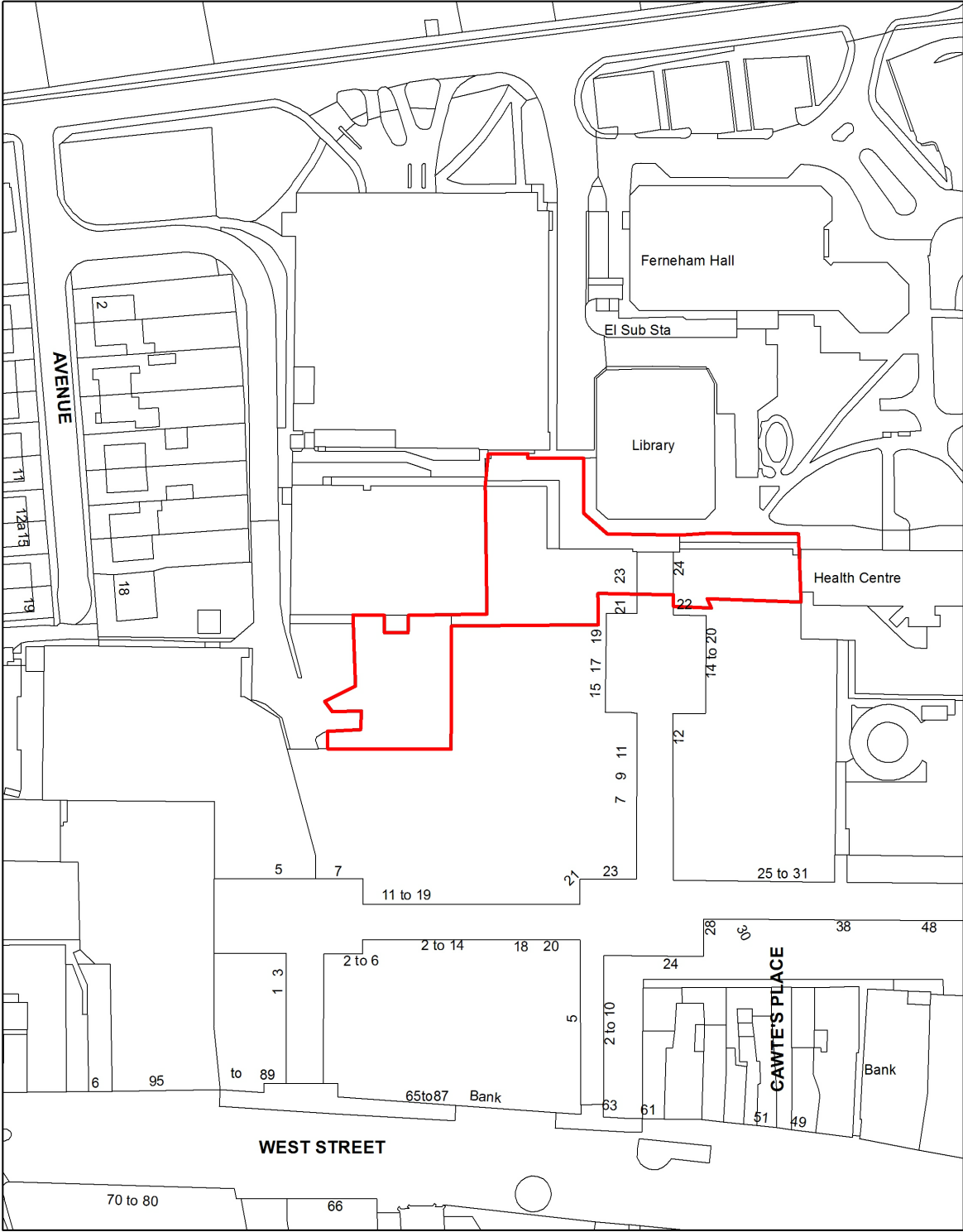
Informatives:

a) The ecological survey has identified suitability for nesting birds. Birds' nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

c) A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hants, SO21 2SW (Tel: 0330 303 0119) or

FAREHAM

BOROUGH COUNCIL



22-24 Thackery Mall
Scale 1:2,500



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Agenda Item 6(2)

P/17/0508/PC

FAREHAM NORTH-WEST

MR F FERATI

AGENT: MR NIAL TUTTON

PART 3, CLASS C: CHANGE OF USE FROM SHOP (A1) TO CAFE/RESTAURANT (A3)

1A FAREHAM PARK ROAD FAREHAM HAMPSHIRE PO15 6LA

Report By

Peter Kneen - direct dial 01329 824363

Site Description

The application site is located within the defined urban area of Fareham, whilst also close to, but outside of the designated Highlands Road Local Centre. The site is within a small parade of single storey retail units currently occupied by an A5 (Hot Food Takeaway) unit, and three A1 (Shop) units, currently used as a florists and two hairdressers. It is one of the hairdressers that is the subject of this application for prior approval.

The units are all single storey, with a flat roof above, and there is an area of hardstanding outside the front of the units, suitable for a limited number of car parking spaces. To the north and south of the site are existing residential properties, and to the western side of Fareham Park Road, a vacant site formally a public house (The Hampshire Rose).

Description of Proposal

This application for prior approval seeks confirmation that the proposed change of use is permitted development under Schedule 2, Part 3, Class C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (GPDO), and is not therefore a planning application. The application would see the existing vacant A1 (shop) converted into an A3 cafe use. The conversion would include the provision of building operations in the form of the installation of commercial extraction to properly ventilate the proposed kitchen.

The proposed change of use complies with the requirements of the GPDO, and therefore the only matters for consideration are noise, odour, storage and handling of waste, hours of opening, transport and highways impacts, desirability of the loss of an A1 use, and design and external appearance.

Relevant Planning History

No recent relevant planning history.

Representations

Eight letters of objection have been received to the proposal. The objections relate to the provision of an additional food outlet in the Highlands Road shopping area, parking and traffic concerns, noise and smell.

Consultations

INTERNAL

Environmental Health (Food Hygiene)-

It is important that the kitchen complies with the requirements of the relevant food hygiene regulations to enable food to be stored, prepared, cooked and served safely. The proprietor

should contact officers prior to commencing works.

Environmental Health (Noise and Odour) -

Additional information submitted by the developer addresses any concerns. It is recommended that a condition should be attached to the planning requiring that the agreed extraction and ventilation system is installed.

Highways -

This is a proposed change of use of this shop, currently operating as a hairdressers, to a cafe/restaurant. It is noted that the site is within a small parade of shops slightly divorced from the larger parade on Highlands Road. It is noted that there are some ten food outlets across the two parades, albeit that few, if any of these have an all-day multiple table service.

From a site inspection, it is understood that the hairdressers has some ten treatment chairs and six dryers, suggesting that, with staff, there could be up to 26 people within the premises at one time, excluding customers waiting. This compares with up to 35 people that could be present if the proposed cafe was full with customers and staff.

Whilst it is acknowledged that parking at this point on Fareham Park Road has been of concern, possibly as a result of vehicles associated with the small parade, parking restrictions are present along critical lengths and the parking area on Highlands Road appears to have spare capacity during the day.

Overall, there is no highway objection to the proposal on the basis that the change of use would not be expected to materially impact on parking demand.

Planning Considerations - Key Issues

The application for prior approval is sought under Schedule 2, Part 3, Class C of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). This sets out the criteria for which such applications for prior approval must be determined. It states that such changes of use are permitted development where:

- a) The cumulative floor space of the existing building changing use under Class C does not exceed 150sqm. The building measures only 57sqm.
- b) The development must have no more than 150sqm of floor space in the building having changed used under Class C;
- c) The site on which the building is located must not form part of:
 - i. A site of special scientific interest;
 - ii. A safety hazard area; or,
 - iii. A military explosives storage area.
- d) This site must not be or contain a scheduled monument; or,
- e) The building must not be listed or within the curtilage of a listed building.

The scheme complies with these elements, and is therefore considered to be permitted development. However, there are several other matters which the Local Planning Authority must consider before granting prior approval:

- a) Noise impacts;
- b) Odour impacts;
- c) Impacts of storage and handling of waste;
- d) Impacts of the hours of opening;
- e) Transport and highways impacts;
- f) Desirability to lose an A1 use - adequate provision of other uses;
- g) The siting, design or external appearance of the facility.

Each of these matters is addressed in turn below.

Noise Impact

The application for prior approval has been considered by the Council's Environmental Health department, where the issue of noise disturbance has been considered acceptable, subject to a condition regarding the provision and installation of the extraction and ventilation submitted as part of the application, and on the opening times. It is therefore considered that the proposed change of use would not have an adverse impact on the living conditions of neighbouring occupiers as a result of noise disturbance.

Odour Impact

The application for prior approval has been considered by the Council's Environmental Health department, where the issue of odour has been considered, and following the submission of additional information, was considered acceptable. The acceptability was subject to appropriate conditions regarding the installation of the extraction and ventilation equipment as specified in the application. It is therefore considered that the proposed change of use would not have an adverse impact on the living conditions of neighbouring occupiers as a result of odour nuisance.

Impact on Storage and Handling of Waste

The application site includes a side storage area, accessed via a door to the rear of the property and large gates from the front of the property. This area is proposed to include a staff car parking space, staff cycle storage space and appropriate bins for the storage of waste. It is therefore considered that the use of this private, external space, which is easily accessible from Fareham Park Road, represents an appropriate location for the storage and handling of waste to serve the proposed change of use.

Impacts of Hours of Opening

The application for prior approval sets out proposed opening hours for the cafe, being 08.00hrs to 18.00hrs Monday to Sunday. In relation to noise, odour and traffic movement, these have all been considered by the Council's Environmental Health department and Transport Planner, who considered the hours of opening to be acceptable, and unlikely to have an adverse impact on the living conditions of neighbouring occupiers or on highway safety.

Transport and Highways Impacts

The application for prior approval has been considered by the Council's Transport Planner who acknowledged that there are congestion issues with this part of Fareham Park Road, but considered that the proposed change of use would be unlikely to have a significant

impact on highway safety. The change of use does not represent the provision of an additional unit to the small parade of shops, and there could be other uses that could occupy the property without planning permission which could result in a far greater volume of traffic generation. It is therefore considered that the proposed change of use would not have an adverse impact on highway safety beyond that of the existing situation.

Desirability to lose an A1 use - adequate provision of other uses

The site is located within a parade of four units, currently comprising an A5 use and three A1 uses. The proposed change of use would see one of the units change to an A3 use. With the main Highlands Road Local Centre there are twenty retail units, comprising;

- 12no. A1 shops;
- 3no. A3 cafe/restaurants;
- 4no. A5 hot food takeaways; and,
- 1no. sui-generis (Bookmakers) use.

Of the three A3 uses, two are cafe's and one is a restaurant. If added together with the four units (as proposed) on Fareham Park Road, the totals would equate to:

- 58% A1 shops;
- 17% A3 cafes/restaurants;
- 21% A5 hot food takeaways; and,
- 4% Sui-generis.

Policy DSP34 of the Local Plan highlights that changes of use from A1 shops in Local Centres would be permitted where it would not result in an unacceptable continuous group of non-retail uses, and would retain an active shop front. The site is not located within a designated Local Centre, although the parade is closely associated with the Highlands Road Local Centre. It is therefore considered that the proposed change of use accords with the principles of Policy DSP34, and would therefore be desirable to allow the change of use.

Siting, Design or Appearance

No external changes are proposed to the frontage of the site, and the use would therefore retain an active shop frontage.

Conclusion:

In summary, it is considered that the proposed change of use complies with the requirements of Part 3, Class C of the GPDO, and is therefore permitted development. Having reviewed the conditions outlined under paragraph C.2 of the GPDO, it is considered to be acceptable, and that Prior Approval is not required for the proposed change of use

Recommendation

PRIOR APPROVAL REQUIRED, HEREBY GIVEN

Conditions

1. The development must have begun before the expiration of three years following the date of this decision

REASON: To accord with the requirements of paragraph C.2(3) of Schedule 2, Part 3, Class C of the Town and Country Planning (General Permitted Development) Order 2015

(as amended).

2. The development must be undertaken in accordance with the following approved documents:

- a) Location Plan (Drawing: 01);
- b) Site Plan (Drawing: 02); and,
- c) Plans and Elevations (Drawing: 03A).

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

3. The premises shall not be open for customers outside the following hours:
08.00hrs and 18.00hrs Monday to Sunday.

REASON: To protect the living conditions of the occupiers of the nearby residential properties.

4. The development hereby permitted shall be undertaken in accordance with JAG Services UK Ltd extractor and ventilation specifications (Dated 9 May 2017) and Roof Hood specifications (Dated 24 Sept 2009). The extractor and ventilation shall be retained in this condition for the lifetime of the use.

REASON: To protect the living conditions of the occupiers of the nearby residential properties.

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FAREHAM

BOROUGH COUNCIL



1A FAREHAM PARK ROAD
Scale 1:2,500



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Agenda Item 6(3)

P/17/0514/FP [O]

FAREHAM WEST

MR ANTHONY HOPKINS

AGENT: MR ANTHONY HOPKINS

REPLACEMENT OF ORIGINAL FLAT ROOF WITH A DUAL PITCHED ROOF WITH AN OVERALL HEIGHT OF 3.32 METRES.

3 MARIGOLD CLOSE FAREHAM PO15 5HF

Report By

Lucy Knight - Direct Dial 01329 824579

Site Description

This application relates to an existing garage within the garden of a semi detached property.

Description of Proposal

Permission is sought to replace the existing flat roof with a pitched roof. The overall height of the building with a pitched roof will be 3.320 metres which is an increase of 0.920 metres from the flat roof.

Representations

No responses have been received during the 21 day period for comment.

Planning Considerations - Key Issues

Design:

The garage is located in the rear south east corner of the garden. To the rear of the garden is an un-adopted road providing access to the rear of the garage and the garages of the neighbouring properties. The proposal would not be visible from Marigold Close itself but would be visible from the back access route and the rear of neighbouring properties. The neighbouring garages are of varying size and design many with pitched roofs and therefore it is considered that the proposal is in keeping with the character of the area.

Impact on the living conditions of neighbours:

Due to the garage being located to the rear of the garden and all the neighbouring gardens also having a garage in this location, many with a pitched roof, the addition of the pitched roof will not have any impact on the neighbouring properties. The increase in the finished height of less than 1m from the original flat roof is considered to be acceptable.

Conclusion:

The proposal is considered to be acceptable without harm to the character of the area or the amenity of neighbouring dwellings. The application complies with the development plan policies CS17 and DSP3 and as such is recommended for Permission.

Recommendation

PERMISSION subject to conditions:

1. The development shall be carried out in accordance with the following approved documents:
 - a) Location Plan

b) Site Plan

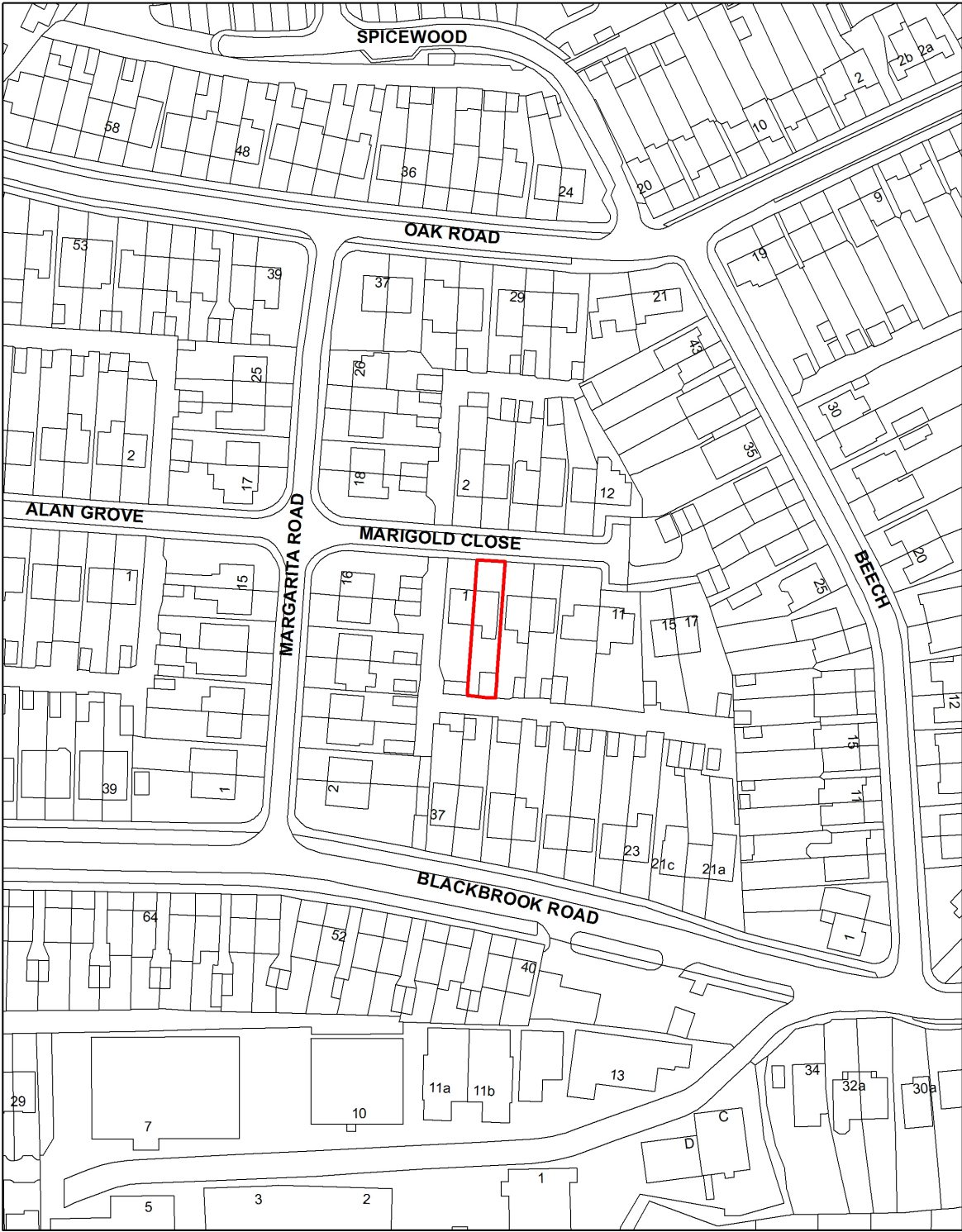
c) Existing & Proposed Elevations - North and East

d) Existing & Proposed Elevations - South and West

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

FAREHAM

BOROUGH COUNCIL



3 Marigold Close
Scale 1:2,500



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Agenda Annex

ZONE 3 - EASTERN WARDS

Portchester West
Hill Head
Stubbington
Portchester East

Reference

Item No

P/17/0405/FP
STUBBINGTON

27A STUBBINGTON GREEN FAREHAM HAMPSHIRE PO14 2JY
CHANGE OF USE OF FIRST FLOOR FROM SNOOKER HALL
(USE CLASS D2) TO 10 RESIDENTIAL FLATS (6 X 2 BED AND 4
X 1 BED)

4
PERMISSION

P/17/0411/VC
STUBBINGTON

SHELL PETROL FILLING STATION 33 STUBBINGTON LANE
FAREHAM HAMPSHIRE PO14 2PN
VARIATION OF CONDITION 5 OF P/02/0352/FP (HOURS OF
OPENING) FOR THE STUBBINGTON PETROL FILLING STATION
TO 0600HRS TO 2300HRS DAILY (FROM THE EXISTING TIME
OF 0700HRS TO 2200HRS)

5
PERMISSION

Agenda Item 6(4)

P/17/0405/FP

STUBBINGTON

LONDON AND CAMBRIDGE
PROPERTIES LTD

AGENT: D2 PLANNING

CHANGE OF USE OF FIRST FLOOR FROM SNOOKER HALL (USE CLASS D2) TO 10
RESIDENTIAL FLATS (6 X 2 BED AND 4 X 1 BED)

27A STUBBINGTON GREEN FAREHAM HAMPSHIRE PO14 2JY

Report By

Susannah Emery - direct dial 01329 824526

Site Description

This application relates to the first floor of a detached building which is located centrally in Stubbington Village within the urban area. The buildings within Stubbington Village are arranged facing towards Stubbington Green which lies directly to the south of the building subject to this application. The ground floor contains a number of commercial units and the first floor is currently used as a snooker hall. To the north of the site there is a public car park.

Description of Proposal

Planning permission is sought for a change of use of the first floor from a Snooker Hall (Use Class D2 'Assembly & Leisure') to ten residential flats. The flats would consist of 6 x 2bed and 4 x1bed. Access would be from the existing entrance on the east side of the building.

The changes to the external appearance of the building are minimal and include new windows, re-modelling of the existing entrance on the eastern elevation, rooflights and a canopy to the residential bike store to the north elevation.

No car parking is proposed to be provided for the residential flats. Cycle parking would be provided for ten bicycles. An internal bin store is proposed on the ground floor adjacent to the entrance. The existing fire escape to the western side of the building would be retained.

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

CS11 - Development in Portchester, Stubbington and Hill Head

Approved SPG/SPD

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

Design Guidance Supplementary Planning Document (Dec 2015)

EXD - Fareham Borough Design Guidance Supplementary Planning Document

Development Sites and Policies

DSP3 - Impact on living conditions

DSP13 - Nature Conservation

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

Relevant Planning History

The following planning history is relevant:

FBC 6500/2 Erection of 6 Shops with Offices Over
Permission 2 December 1970

FBC 6500/15 Change of Use From Offices to Billiard and Snooker Club
Permission 24 May 1983

Representations

Fifty-two letters have been received objecting on the following grounds;

- Increased traffic in the village
- Lack of resident parking adding to existing parking pressures
- Detrimental to other local businesses as a result of loss of car parking
- Increased parking in residential roads
- There is sufficient over shop accommodation in the village already
- The provision of flats would be out of character with the village
- Loss of snooker hall and function room harmful to the community
- The operators of the club have made a considerable investment of work and capital
- Where would refuse bins be stored?
- Noise disturbance to shops below
- Disruption during building works
- Additional pressure on local services (eg.GP, schools)
- The proposal is not in the best interest of the village and is purely for profit

Consultations

INTERNAL

Highways -

The Supporting Parking Statement is a comprehensive document covering many aspects of existing and prospective parking demand, alternative travel options to the car and local parking capacity.

Whilst it remains my view that the proposed development would be likely to result in parking in time-unrestricted parking areas and in streets surrounding Stubbington Green, this effect would be no greater, and probably less, than the potential parking demand associated with the current use of the first floor as a large snooker club with a large bar and function facility, apparently well-used.

The applicants have used both Council and National data to assess that the development, as 1 & 2-bedroom flats, would be likely to only generate some six cars. If this were entirely new development, it is considered that a highway objection could be sustained. However, the view is taken that the present club, open from 10am to midnight, could be expected to have a parking demand greater than six cars for many times during the day and particularly when daytime/evening functions are held in the premises. It is clear that, should the Club be

new development, we would require greater parking provision than the equivalent six spaces identified.

Consequent to the above, the earlier highway objection to the development is withdrawn.

Planning Considerations - Key Issues

Principle of Development

Policies CS2 (Housing Provision) and CS6 (The Development Strategy) of the adopted Fareham Borough Core Strategy place priority on reusing previously developed land within the defined urban settlement boundaries to provide housing.

Policy DSP34 (Development in District Centres, Local Centres and Local Parades) of the Fareham Borough Local Plan Part 2 states that the conversion of upper floors in centres and parades to residential units will be permitted provided there is no negative impact on the amenity of neighbouring development and the proposal meets with design requirements in all relevant documents.

There are no local plan policies which would protect the existing D2 use although officers appreciate that it may be a valued community facility into which the current tenant has invested time and money. The principle of the change of use is considered acceptable subject to an assessment of any other impacts arising from the proposal.

Impact on Character/Appearance of Area

There are no concerns with regards to the impact of the proposal on the character/appearance of the area. Only minor alterations are proposed to the external appearance of the building which would in officer's opinion be beneficial.

Design and Layout

Whilst the flats would not be provided with private amenity space this is not unusual for first floor flats located within a commercial centre. The Council's adopted design SPD recognises that there may be circumstances when the provision of outdoor space is not possible such as the conversion of existing non-residential buildings in local or town centre locations. The site is located within close proximity to the designated open spaces of Stubbington Green immediately to the south and the larger Stubbington House Park to the south of the village for recreational purposes.

An amendment has been sought to the internal bin store to ensure that the appropriate waste and recycling bins can be accommodated. The bin store would be located at ground floor level within the existing building adjacent to the entrance to the flats.

The proposed flats would meet the national space standards and are therefore considered acceptable in terms of their size.

Highways

The Council's adopted Residential Car & Cycle Parking SPD sets out the parking requirements for new development which would equate to sixteen allocated spaces or 10.5 unallocated spaces to serve the ten flats. The National Planning Policy Framework (NPPF) was introduced after the Council's parking standards which were adopted in 2009. In setting

local parking standards for residential development local planning authorities are advised to take account of;

- the accessibility of the development;
- the type, mix and use of development;
- the availability of and opportunities for public transport;
- local car ownership levels; and
- an overall need to reduce the use of high-emission vehicles

The proposal makes no provision for car parking for the intended occupants of the flats, referred to as a 'car-free development'. There is a public car park immediately to the north but parking is limited to one hour between 8am-6pm as this car park is primarily intended to serve the commercial units within Stubbington Village.

Officers initially raised concerns that the proposal did not meet the car parking standards and would therefore result in excessive demand for long-term parking which due to the waiting limit on the adjacent car park would be likely to occur on the residential roads surrounding The Green. It was considered that although the existing snooker hall would have generated a higher overall demand for parking this demand would peak in the evenings when the surrounding shops were closed whereas the proposed flats would have more of a daytime demand, particularly critical at the weekends.

A parking statement has been submitted in response to the concerns raised which examines the likely demand for car parking generated by the existing use and the proposed flats, car parking provision within the village and the implications of the change of use for the local highway network.

The Councils adopted Residential Car and Cycle Parking SPD sets out that it may be appropriate to provide significantly below the standards if the application site is in a highly accessible area. Accessible areas are those which have access to a varied means of transport and are in close proximity to key services and areas of employment. Stubbington Village is accessible by various modes of public transport with frequent bus services to Fareham town centre and train station and Gosport throughout the day. Exceptions may also be made for specific types of residential development that create a lower demand for parking. The parking statement suggests that parking demand associated with flats over shops in a local centre is very likely to be quite different from a standard housing development. Census (2001) data has been analysed for the Borough which suggests that 41% of households in flats do not own a car compared to just 9% in houses. It is therefore suggested that no more than 59% of the residents at the development are likely to own a car and therefore the parking demand for the proposal is likely to be closer to 6 than the 10 unallocated spaces indicated by the Council's parking standards.

An assessment has been provided of all public car parking available within close proximity to the application site. The local centre is served by approx. 263 spaces including on-street parking on The Green and the public car parks to the north of The Green, Longs Lane to the north of the site and at Crofton Community Centre. Whilst the on-street car parking spaces and public car park to the north of The Green have waiting limited to 1 hour between 8am-6pm the car parks at Longs Lane and the Community Centre are unlimited. The nearest residential roads such as Cutlers Lane and Burnt House Lane have waiting restrictions where required to keep visibility clear around junctions. Therefore there are options for the parking of a vehicle owned by the occupants of the flat and any parking on residential roads is unlikely to be hazardous to highway safety.

It is understood that the Snooker Club provides 12 full size snooker tables, six pool tables, darts and a licensed bar/lounge. There is also a function room for hire which has a late night drinks license and hosts a range of events including karaoke, live music, birthday parties, christenings and wedding receptions. The club is licensed to open 7 days a week from 10am to midnight, with extensions to 2am on Fridays and Saturdays. Existing car parking activity associated with the snooker club is not known and is difficult to survey as parking would be dispersed around the village. However it is suggested that both daytime and evening parking demand for the snooker club could easily exceed that from the proposed residential development and officers agree that this is a reasonable assumption.

In summary it is recognised that the proposed fails to meet the Council's adopted Residential Car & Cycle Parking SPD in terms of on-site car parking provision. The accessible location of the site and the low car ownership associated with flat occupation are suggested as mitigating factors in this respect. In addition it is necessary to weigh up the demand for car parking generated by the proposed development against the existing use of the first floor or in fact any potential D2 occupant.

Solent Recreation Mitigation Partnership

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 which has been secured under section 111 of the Local Government Act 1972.

Conclusion

The principle of the change of use complies with the relevant local plan policies and there would be no adverse visual impact on the surrounding area as a result of the proposal. The primary issue in the determination of the planning application is the lack of provision of any on-site car parking to serve the residents. The site is within a sustainable location and the form of development indicates that a reduced level of car parking provision may be appropriate. It is suggested within the parking statement that the occupants of the proposed flats would own approx. 6 vehicles. There are opportunities available within close proximity to the site for long term or overnight parking and it is considered that the existing D2 use would be more intensive in terms of vehicle activity. On this basis officers consider that a refusal on highway grounds would be difficult to substantiate on appeal.

Recommendation

PERMISSION

Conditions:

1. The development shall begin before the expiration of three years following the date of this decision.

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) Site Plan - drwg No. 0601 001 P1
- b) Existing Elevations South & West - drwg No. 0601 020 P1
- c) Existing Elevations North & East - drwg No. 0601 021 P1
- d) Proposed Elevations South & West - drwg No. 0601 200 P1
- e) Proposed Elevations North & East - drwg No. 0601 201 P2
- f) Existing Ground Floor Plan - drwg No. 0601 010 P1
- g) Existing First Floor Plan - drwg No. 0601 011 P1
- h) Existing Roof Plan - drwg No. 0601 012 P1
- i) Proposed Ground Floor Plan - 0601 100 P2
- j) Proposed First Floor Plan - drwg No. 0601 101 P1
- k) Proposed Roof Plan - drwg No. 0601 102 P1

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

3. The dwellings hereby approved shall not be occupied until the refuse bin store and cycle storage have been provided in accordance with the approved plans. The refuse bin and cycle storage shall thereafter be retained for those uses at all times.

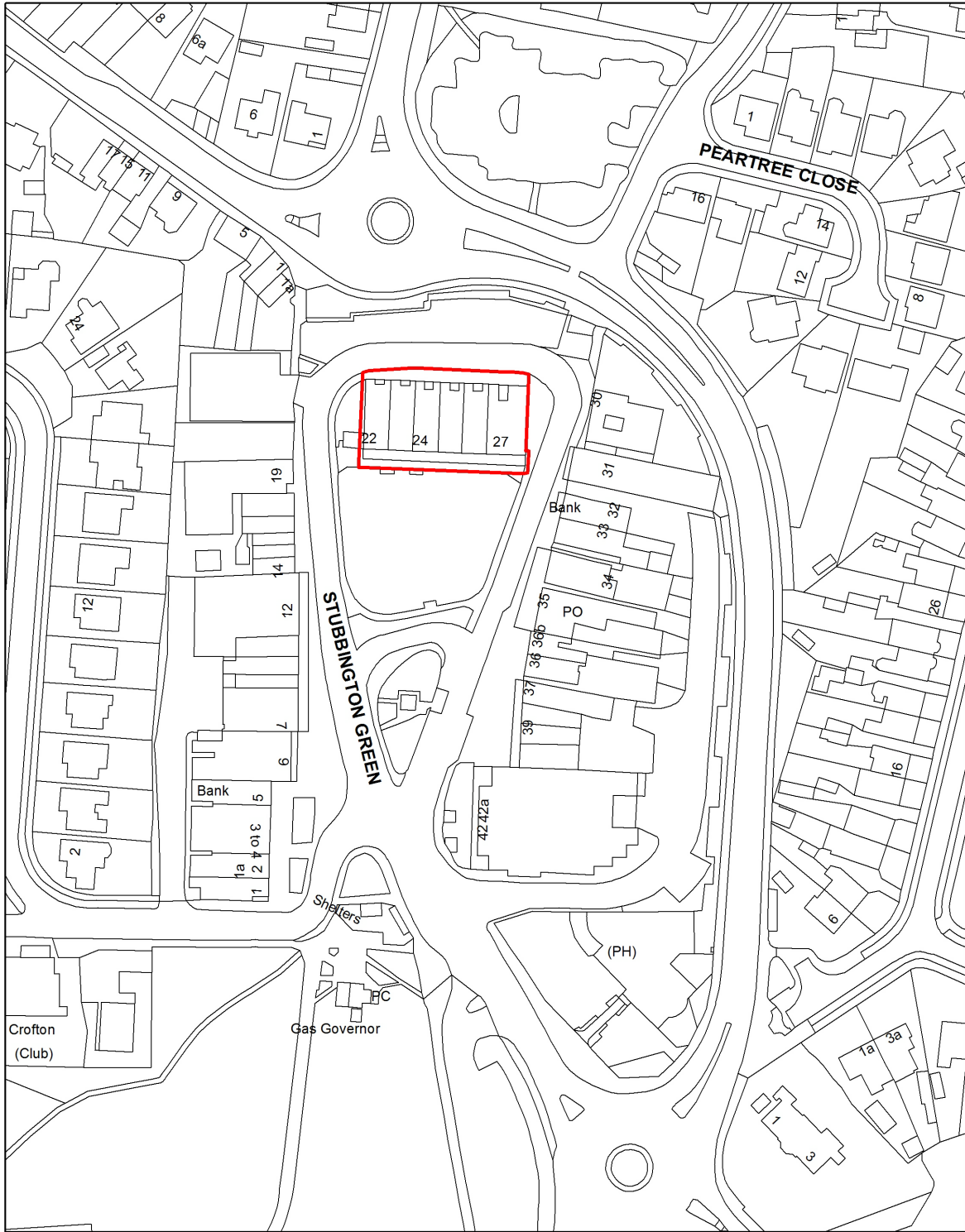
REASON: In the interests of visual amenity and in order to facilitate modes of transport alternative to the private car.

Background Papers

P/17/0405/FP

FAREHAM

BOROUGH COUNCIL



27a Stubbington Green
Scale 1:2,500



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Agenda Item 6(5)

P/17/0411/VC

EURO GARAGES

STUBBINGTON

AGENT: ALISTAIR FLATMAN
PLANNING

VARIATION OF CONDITION 5 OF P/02/0352/FP (HOURS OF OPENING) FOR THE STUBBINGTON PETROL FILLING STATION TO 0600HRS TO 2300HRS DAILY (FROM THE EXISTING TIME OF 0700HRS TO 2200HRS)

SHELL PETROL FILLING STATION 33 STUBBINGTON LANE FAREHAM HAMPSHIRE PO14 2PN

Report By

Peter Kneen - direct dial 01329 824363

Site Description

The application site is located within the defined urban area of Stubbington, along one of the main existing distributor roads through the settlement, connecting Stubbington to Hill Head and Lee on the Solent. The area is however almost entirely residential, with dwellings located along both sides of Stubbington Lane, together with the other two streets to the north (Eric Road) and east (Fay Close) of the Petrol Station.

The application site is entirely laid to hardstanding with perimeter landscaping. There is a large parking area to the eastern and northern side of the site, with the main petrol filling area located under a large canopy to the western side of the site adjacent to Stubbington Lane. The main retail element is located centrally within the site and comprises a small SPAR convenience store. Access to the site is limited to a dedicated entrance and exit from Stubbington Lane.

Description of Proposal

This application seeks to vary the planning condition imposed in 2002 to allow for a slight increase in opening times from the existing times of 0700hrs to 2200hrs to an additional hour in the morning and in the evening to 0600hrs to 2300hrs. The scheme was amended during the course of the application, from an original request for 24 hour opening following comments from the Council's Environmental Health department.

Policies

The following policies apply to this application:

Relevant Planning History

The following planning history is relevant:

<u>P/16/0842/AD</u>	The retention of ATM fascia with black bezel surround and white illuminated lettering installed Free Cash Withdrawals out of black background. Blue LED halo illumination to ATM surround.
APPROVE	17/08/2016

<u>P/16/0841/FP</u>	The retention of an ATM installed in a purpose built steel secure room with steel floor plate.
APPROVE	17/08/2016

<u>P/04/1426/FP</u>	Installation of A.T.M. Cash Machine	
	PERMISSION	18/10/2004
<u>P/02/0352/FP</u>	Replace Sales Building, Ancillary Store, Car Wash, ATM Facility, External Air Conditioning & Refigeration Plant	
	PERMISSION	28/08/2003
<u>P/01/1007/FP</u>	Erection of Replacement Sales Building, Ancillary Store & A.T.M. Facility & Alterations & Forecourt Alterations	
	PERMISSION	18/01/2002

Representations

Eleven individual objections were received to the original application, proposing 24 hours opening.

One respondent later withdrew the objection following the amendment to the opening hours, and one respondent agrees to the proposed opening time but not to the extended time before closing.

A petition was received comprising ten signatures, four of which had already written in objecting to the application.

The objections relate to increased noise and light disturbance, particularly during the early hours.

Three individuals supported the proposal for 24 hour opening.

Two further letters of objection were received following the changes to the application. These letters still referred to the opening of the Garage for 24hrs, despite having written to them notifying them of the change in the proposal

Consultations

INTERNAL

Environmental Health (Noise):

Given the residential character of the area there were concerns about noise disturbance to nearby residents with the originally proposed 24 hours opening hours. There is a history of noise complaints from nearby residents about the petrol station.

It is suggested instead extending opening hours (such as 6am to 11pm).

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 the impact on living conditions of neighbouring occupiers.

Following the agreement with the applicant to alter the proposal from a 24hr petrol filling station, to one opening only between the hours of 0600hrs and 2300hrs, it is considered

that this level of change would not result in a significant alteration to the current arrangement and as such would be likely to have an adverse impact on the living conditions of neighbouring occupiers. The remaining relevant conditions imposed under P/02/0354/FP would still be applicable and would be reiterated on the Decision Notice.

The alteration to allow only an additional hour in the morning, and additional hour in the evening comes following the recommendation of the Council's Environmental Health department, where, given the location of the site on one of the main distributor roads serving the settlement, traffic movements steadily increase from 0600 hours in the morning as commuters set off for work, and therefore the additional opening hours would serve these users. The later closing time would also coincide with reducing levels of traffic on the road before midnight.

The early hours of the morning (from midnight to 0400hrs/0500hrs) would result in a likely negligible addition to customer numbers, whilst also being the quietest part of the night. Any use of the site during this time could have had the greatest impact on living conditions to the surrounding residents.

Conclusion:

In summary, it is considered that the minor change in operation hours for the petrol filling station would not have a significantly adverse impact on the living conditions of neighbouring occupiers and is therefore in compliance with the provisions of the Development Plan.

Based on the above it is considered the proposal complies with development plan policies and therefore the application is recommended for approval.

Recommendation

PERMISSION

Conditions

1. The sales building and petrol pumps shall not be open to customers outside of the following times: 0600 hours to 2300 hours daily.

REASON: In the interests of residential amenity.

2. The parking, loading and unloading of vehicles shall be maintained in accordance with the approved plans. Spaces no. 1-10 shall be clearly marked out for customer parking at all times.

REASON: To ensure that adequate on site parking is provided in the interests of highway safety.

FAREHAM

BOROUGH COUNCIL



Shell Petrol Filling Station
33 Stubbington Lane
Scale 1:2,500



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Agenda Item 7

PLANNING APPEALS

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

CURRENT

P/15/0260/OA **PUBLIC INQUIRY**
Appellant: **PERSIMMON HOMES SOUTH COAST**
Site: Land North Of Cranleigh Road/ West Of Wicor Primary School
Portchester Fareham Hampshire
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 16 September 2016
Reason for Appeal: OUTLINE PLANNING PERMISSION WITH ALL MATTERS
RESERVED (EXCEPT FOR ACCESS), FOR RESIDENTIAL
DEVELOPMENT FOR UP TO 120 DWELLINGS, TOGETHER WITH
A NEW VEHICLE ACCESS FROM CRANLEIGH ROAD, PUBLIC
OPEN SPACE INCLUDING A LOCALLY EQUIPPED AREA OF PLAY
(LEAP), PEDESTRIAN LINKS TO PUBLIC OPEN SPACE, SURFACE
WATER DRAINAGE AND LANDSCAPING

HEARINGS

P/16/0959/OA **PUBLIC INQUIRY**
Appellant: **Foreman Homes Limited**
Site: Land East Of Brook Lane Warsash Fareham SO31 9FE
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 24 March 2017
Reason for Appeal: Outline Planning permission with all matters reserved (except for
access), for residential development of up to 180 dwellings,
associated landscaping, amenity areas & access from Brook Lane.

DECISIONS

PLANNING APPEALS

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

DECISIONS

P/15/1060/FP

Appellant: Crownplex Ltd - Mr K Jivraj
Site: 21 West Street Portchester Fareham PO16 9XB
Decision Maker: Committee
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 08 March 2017
Reason for Appeal: Five x 2-bed apartments & four x 1-bed apartments created by constructing an additional floor to the front of the property & two additional storeys to the rear part of the property.
Decision: DISMISSED
Decision Date: 30 May 2017

P/16/0855/FP

Appellant: REGAL HOMES LTD
Site: 52 Church Road Locks Heath Southampton SO31 6LQ
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 08 March 2017
Reason for Appeal: ERECTION OF DETACHED TWO BEDROOM BUNGALOW WITH CAR PORT AND PARKING TO REAR OF EXISTING DWELLING
Decision: DISMISSED
Decision Date: 06 June 2017

P/16/1354/FP

Appellant: Mr & Mrs Squibb
Site: 79 The Keep Fareham Hampshire PO16 9PW
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 19 April 2017
Reason for Appeal: SINGLE STOREY REAR EXTENSION
Decision: ALLOWED
Decision Date: 19 May 2017

PLANNING APPEALS

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

DECISIONS

P/17/0199/FP

Appellant: Mr Liam Channon
Site: 1 Halifax Close Fareham Hampshire PO14 4FT
Decision Maker: Officers Delegated Powers
Recommendation: REFUSE
Council's Decision: REFUSE
Date Lodged: 24 April 2017
Reason for Appeal: Garage door installed to existing carport.
Decision: DISMISSED
Decision Date: 08 June 2017