

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Wednesday, 13 January 2021

Time: 2.30 pm

Venue: Microsoft Teams Virtual Meeting

Members:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors F Birkett
T M Cartwright, MBE
P J Davies
M J Ford, JP
L Keeble
R H Price, JP

Deputies: K A Barton
J S Forrest
Mrs C L A Hockley
Mrs K Mandry
Mrs K K Trott



1. Apologies for Absence

2. Minutes of Previous Meeting (Pages 1 - 14)

To confirm as a correct record the minutes of the Planning Committee meeting held on 16 December 2020.

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 15)

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

ZONE 1 - WESTERN WARDS

(1) **P/20/1398/VC - SOLENT BREEZES CHILLING LANE SO31 9HG** (Pages 17 - 25)

(2) **P/20/0391/FP - 23 BRIDGE ROAD PARK GATE SO31 7GD** (Pages 26 - 41)

ZONE 2 - FAREHAM

(3) **P/20/0055/DP/A - FERNEHAM HALL OSBORN ROAD PO16 7DB** (Pages 43 - 50)

(4) **P/20/0639/FP - LAND AT REDLANDS LANE FAREHAM PO14 1HN** (Pages 51 - 67)

(5) **P/20/1272/FP - 45 LONGFIELD AVENUE PO14 1BX** (Pages 68 - 70)

ZONE 3 - EASTERN WARDS

(6) **P/20/1171/FP - 62 PORTCHESTER ROAD PO16 8QJ** (Pages 72 - 78)

(7) **Planning Appeals** (Pages 79 - 82)



P GRIMWOOD
Chief Executive Officer
Civic Offices
www.fareham.gov.uk
05 January 2021

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

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 16 December 2020

Venue: Microsoft Teams Virtual Meeting

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

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

Also Present: Councillor Mrs K K Trott (Item 6 (4))



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor F Birkett.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 18 November 2020 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcement: -

“Members will be aware that a judicial review claim has been brought on 8 grounds by Save Warsash and the Western Wards against the Council’s decision to grant planning permission for six detached dwelling houses on land adjoining 79 Greenaway Lane (planning reference P/18/0884/FP). This planning application was considered by the Planning Committee on 24 June 2020, and following the completion of a Section 106 legal agreement the formal decision notice was issued in 11 August 2020.

An order the High Court was made on 7 December 2020 refusing permission to bring the judicial review claim on all 8 grounds. The Court’s view was that officers had correctly interpreted and applied the Natural England guidance on achieving nitrate neutrality, had properly advised the Planning Committee, and that the Planning Committee had made a lawful decision.

The claimant, Save Warsash and the Western Wards, has the option to ask the Court to reconsider their claim at a hearing, on any or all of the 8 grounds of challenge. The deadline for asking the Court to reconsider their claim is 21 December 2020.”

He then went on to inform the Committee how he intended to run the Virtual Planning Committee meeting.

The Head of Development Management was then invited to address the Committee and made the following announcement:

A press release was issued by the Ministry of Housing, Communities and Local Government this morning titled ‘new measures to level up England’s cities and provide much needed new homes’. The press release states that a number of measures will be announced today including an updated method for calculating housing need.

As of this moment, no details have been published by the Ministry of Housing, Communities and Local Government about the updated method for calculating housing need including when it will be introduced.

On this basis my advice is that Members should determine the planning applications before them based on the information currently available in respect of this Council’s housing need requirements.

If it evolves once the details are published that this Council's housing need is materially changed, Officers will need to consider based on the prevailing circumstances, whether there is a need to bring any planning application back to the Planning Committee for further consideration.

4. DECLARATIONS OF INTEREST

In accordance with the Standing Orders and the Council's Code of Conduct the following Councillors declared an interest in the items identified:

Councillor I Bastable declared a non-pecuniary personal interest in item 6(1) – Land Adjacent to 125 Greenaway Lane as he has a friend who lives in a property which abuts the application site.

Councillor R H Price, JP declared a non-pecuniary personal interest in item 6(1) – Land Adjacent to 125 Greenaway Lane as one of the deputies is known to him.

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	Item No/ Application No/Page No	Type of Dep
ZONE 1 – 2.30pm					
Mrs H Megginson (Lead Petitioner)		LAND ADJACENT TO 125 GREENAWAY LANE WARSASH – OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS) FOR THE CONSTRUCTION OF UP TO 100 RESIDENTIAL DWELLINGS, ACCESS FROM GREENAWAY LANE, LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS	Opposing	6 (1) P/19/0402/OA Pg 10	Video
Ms J Thakker		-Ditto-	-Ditoo-	-Ditto-	Written
Mr R Megginson		-Ditto-	-Ditto-	-Ditto-	Video

Mr R Holford		-Ditto-	-Ditto-	-Ditto-	Written
Mrs A Chase		-Ditto-	-Ditto-	-Ditto-	Audio
Mr & Mrs Taysom		-Ditto-	-Ditto-	-Ditto-	Written
Mrs V Wyatt		-Ditto-	-Ditto-	-Ditto-	Audio
Mrs H Russell		-Ditto-	-Ditto-	-Ditto-	Written
Mrs J Tubbs		-Ditto-	-Ditto-	-Ditto-	Written
Mr T Moody (Agent)		-Ditto-	Supporting	-Ditto-	Video
ZONE 2 – 2.30pm					
Mr S Wright		84 FAREHAM PARK ROAD FAREHAM – RESIDENTIAL DEVELOPMENT OF UP TO 28 UNITS INCLUDING THE PROVISION OF 8 AFFORDABLE HOMES, ALONG WITH PARKING, LANDSCAPING AND ACCESS ROAD	Opposing	6 (3) P/18/0363/OA Pg 68	Written
Mr B Mason & Mr D Cook		-Ditto-	-Ditto-	-Ditto-	Written
Mr D Deacon (Agent)		-Ditto-	Supporting	-Ditto-	Written
Mr J Herring		FORMER MAGISTRATES COURT TRINITY STREET FAREHAM – DEMOLITION OF THE FAREHAM MAGISTRATES COURT AND REDEVELOPMENT OF THE SITE WHICH COMPRISES OF UP TO 45 APARTMENTS, SITE ACCESS, LANDSCAPING AND OTHER ANCILLARY INFRASTRUCTURE WORKS	Supporting	6 (4) P/18/1261/OA Pg 96	Written
Mr R Tutton (Agent)		PLOT 5 AMBERLEY GARDENS FORMERLY 90 GUDGE HEATH LANE – VARIATION OF	Supporting	6 (5) P/19/0697/VC Pg 115	Written

		<p>CONDITION 2 OF P/18/0511/FP; ERECTION OF TWO ADDITIONAL DETACHED 2-BED BUNGALOWS; ALTERNATIVE SCHEME FOR PLOT 5 INCLUDING RAISED FLOOR LEVEL TO REAR, ADDITION OF WINDOW TO REAR ELEVATION, REDUCED DOOR OPENING TO ACCESS STEPS & ADDITION OF PRIVACY SCREEN, ALTERATIONS TO FENESTRATION ON EAST ELEVATION AND INCREASE HEIGHT OF BOUNDARY FENCE</p>			
ZONE 3 – 2.30pm					

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

The Committee noted a report by the Director of Planning and Regeneration on the development control matters, including information regarding new appeals and decisions.

(1) P/19/0402/OA - LAND ADJACENT TO 125 GREENAWAY LANE WARSASH SO31 9HT

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: -

1. *Natural England have provided comments in response to being consulted on the Appropriate Assessment. Natural England advises that they concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.*

The Officer recommendation is hereby amended to remove the wording at 9.0 i) (that planning permission be granted subject to the receipt of comments from Natural England) given that comments have now been received and regard has been had to the advice contained.

2. *3 additional objections raising concerns about; the impact on the highway, water consumption and air quality.*

The Officer recommendation is hereby amended to include the following additional condition:

The Building Regulation Optional requirement of a maximum water use of 110 litres per day shall be complied with prior to occupation of any of the dwellings hereby approved. The water efficiency measures for each dwelling shall be retained for each dwelling for the lifetime of the property.

REASON: In the interests of preserving water quality and resources.

3. *8.83 of the report states that "...the scheme is considered to satisfy four of the five criteria..." (of DPS40.) This is to be amended to state: "...the scheme is considered to satisfy all of the five criteria..." of DSP40 as explained earlier in the report.*
4. *8.63 of the report states that "The Trust indicate that the residents who will be living in the development at the Magistrates Court site are likely to use the hospitals and increase pressure on the hospital services as a result." This is to be amended to state: "The Trust indicate that the residents who will be living in the development are likely to use the hospitals and increase pressure on the hospital services as a result."*

A verbal update was also provided by the Planning Case Officer which was:

An amendment to the heads of terms for the planning obligation is proposed as follows:

9.0 ii)

a) To secure the provision and transfer of the areas of open space of a minimum of 1.15 hectares to FBC including associated financial contributions for its future maintenance.

j) To secure the provision of a wildlife buffer of at least 5m wide along the south and west boundaries of the site in line with the indicative layout plan.

Councillor I Bastable declared a non-pecuniary personal interest in this item as he has a friend who lives in a property which abuts the application site.

Councillor R H Price, JP declared a non-pecuniary personal interest in this item as one of the deputees is known to him.

A motion was proposed and seconded, to include an additional head of term for the section 106 Agreement in the officer recommendation for permission securing a contribution to the University of Southampton NHS Foundation Trust in the sum of £15,861 to provide services needed by the occupants of the new homes, and was voted on and LOST.

(Voting: 2 in favour; 7 against)

The Officer recommendation to grant planning permission, subject to the conditions in the report and amended conditions in the update report and amended head of terms for the Section 16 Agreement in the verbal update, was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that subject to:

- i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect of the following:
 - a) To secure the provision and transfer of the areas of open space of a minimum of 1.5 hectares to Fareham Borough Council, including associated financial contributions for its future maintenance;
 - b) A financial contribution towards the delivery of a play area and associated maintenance;
 - c) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);
 - d) To secure 40% of the proposed units as on-site affordable housing; the type, size mix and tenure to be agreed to the satisfaction of Officers;
 - e) To secure pedestrian and cycle connectivity access to adjoining land for members of the public through the site perpetuity and a financial contribution towards the maintenance and associated lighting of the pedestrian and cycle link;
 - f) To secure a financial contribution towards education provision;
 - g) Financial contribution towards education provision;
 - h) Financial contribution towards highway impacts at the following junctions' A27/Barnes Lane Barnes Lane/Brook Lane, A27/Station Road roundabout;
 - i) Travel Plan and related monitoring cost and bond;
 - j) A sustainable travel contribution to be used towards offsite improvements;
 - k) To secure the provision of a wildlife buffer of at least 5m wide along the south and west boundaries of the site in line with the indicative layout plan.
- ii) The conditions in the report; and
- iii) The conditions in the Update Report

PLANNING PERMISSION be granted.

(2) P/19/0121/FP - 9-11 FLEET END ROAD WARSASH SO31 9JH

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

Officers are seeking written confirmation from the HLOWWT that the purchase of nitrates mitigation to off-set the impact of this development has been completed. In the event that this confirmation is received planning condition 16 (submission of Notice of Purchase prior to commencement of development) will not be imposed on any subsequent planning permission granted.

A Verbal Update was provided to the Committee by the Planning Case Officer who confirmed that written confirmation has now been received from HLOWWT regarding the purchase of nitrates credits and therefore Condition 16 of the Officer's report will now be removed.

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report and the removal of Condition 16, was voted on and CARRIED.

(Voting: 5 in favour; 4 against)

RESOLVED that, subject to the conditions in the report and the removal of Condition 16. PLANNING PERMISSION be granted.

(3) P/18/0363/OA - 84 FAREHAM PARK ROAD PO15 6LW

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: -

Natural England have provided comments in response to being consulted on the Appropriate Assessment.

Natural England have recommended a Construction Environmental Management Plan (CEMP) be imposed as a planning condition to any permission granted.

In regards to surface water drainage, Natural England have said:

"The development is situated close to watercourses feeding into The Solent and Dorset Coast SPA, and Solent and Southampton Water SPA. There is potential for poor water quality in surface drainage to negatively impact on these watercourses and the features for which the protected sites are designated such as, hydrocarbons, oils, grit salts and other chemical pollutants associated with traffic, garden chemicals such as enriching fertilisers or herbicides/insecticides, and household detergents etc.

Therefore it is our advice that best practice SuDS are designed in accordance with the requirements in the CIRIA SuDS Manual (C753) for this development. It should be noted that Step 3 under Section 26.7.1. of the SuDS manual outlines that the requirement for extra treatment should be considered in relation to discharge to environmentally protected sites. It states that 'an

additional treatment component (i.e. over and above that required for standard discharges), or other equivalent protection, is required that provides environmental protection in the event of an unexpected pollution event or poor system performance.'

Therefore, in line with a precautionary approach in respect of the European site, it is advised further cleaning/filtration treatment features/steps may be required for incorporating into any surface drainage strategy. It is also advised details are provided with regards to the long-term (in perpetuity) maintenance/replacement and funding of SuDS, and which authority will have responsibility for this, for incorporation into your authority's appropriate assessment."

Having had regard to these comments, the Council's Appropriate Assessment has been updated to include reference to the additional treatment component requires in the SuDS system for the site.

The Officer recommendation is hereby amended to remove the wording at 9.1 i) (that planning permission be granted subject to the receipt of comments from Natural England) given that comments have now been received regard has been had to the advice contained.

*At 9.1 iv) of the Officer recommendation;
Condition 6 is amended as follows (additional wording inserted shown underlined):*

6. No development shall commence on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The CEMP shall address the following matters:

- a) how provision is to be made on site or the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;*
- b) the measures the developers will implement to ensure that operatives'/contractors/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;*
- c) the measures for cleaning the wheels and underside of all vehicles leaving the site;*
- d) a scheme for the suppression of any dust arising during construction or clearance works;*
- e) the measures for cleaning Fareham Park Road to ensure that it is kept clear of any mud or other debris falling from construction vehicles;*
- f) the areas to be used for storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development;*
- j) Measures to control vibration in accordance with BS5228:2009;*

- k) Provision for storage, collection, and disposal of rubbish from development during construction period;
- g) a construction-phase drainage system which ensures all surface water passes through three stages of filtration to prevent pollutants from leaving the site;
- r) Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.

The development shall be carried out in accordance with the CEMP and areas identified in the CEMP for specified purposes shall thereafter be kept available for those users at all times during the construction period, unless otherwise agreed in writing by the LPA. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and underside of vehicles have been cleaned.

REASON: In the interest of safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period. In the interests of protecting protected species and their habitat; In the interests of protecting nearby sites of ecological importance from potentially adverse impacts of development. The details secured by this condition are considered essential to be agreed prior to the commencement of the development on the site to ensure appropriate measures are in place to mitigate the effects of construction works from the outset.

Condition 7 is hereby amended as follows (additional wording inserted shown underlined):

7. No development hereby permitted shall commence until details of the means of surface water drainage from the site have been submitted to and approved by the LPA in writing. The details shall include the detailed design of Sustainable Urban Development Systems (SUDS) in accordance with CIRIA SuDS Manual (C753) to be used on the site as well as details on the delivery, maintenance and adoption of SUDS features. The SUDS design shall include an additional treatment component as set out under Section 26.7.1, Step 3 of the CIRIA SuDS Manual (C753) unless otherwise first agreed in writing by the local planning authority. The development shall be carried out in accordance with the approved details unless otherwise agreed with the local planning authority in writing.

REASON: To ensure the development provides for the satisfactory disposal of surface water.

Upon being proposed and seconded the officer recommendation to grant planning permission, and was voted on and LOST.
(Voting: 4 in favour; 5 against)

(Between the first vote and the second vote, Councillor Ford lost his connection to the meeting and therefore did not take part in the second vote on this application)

A motion was proposed and seconded to refuse planning permission, and was voted on and CARRIED.

(Voting: 5 in favour; 3 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development would be contrary to Policies CS2, CS5, CS6, CS24, CS5, CS17, CS8, CS20 & CS22 of the adopted Fareham Borough Core Strategy 201 and Policies DSP, DSP6, DSP13, DSP15 & DSP40(iii) of the adopted Local Plan Part 2: Development Sites and Policies Plan, and Paragraph 170 of the National Planning Policy Framework, and is unacceptable in that:

- (a) The application site lies outside of the defined urban settlement boundary on land which is considered to form part of a valued landscape. The proposal represents development for which there is no justification or overriding need and would adversely affect its landscape character, appearance and function;
- (b) The proposals would extend residential development into the Meon Strategic Gap significantly affecting the integrity of the Gap;
- (c) In the absence of a legal agreement to secure such, the proposal fails to provide a financial contribution towards enhancements to bridleways 82 & 83b. As a result the proposal fails to provide for, priorities and encourage safe and reliable journeys by walking;
- (d) In the absence of a legal agreement to secure such, the proposal fails to provide affordable housing at a level in accordance with the adopted local plan;
- (e) In the absence of a legal agreement to secure such, the proposal fails 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;
- (f) In the absence of a legal agreement to secure such, the proposal fails to provide a financial contribution towards a school travel plan;
- (g) In the absence of a legal agreement to secure such, the proposal fails to provide details of the maintenance and management arrangements for areas of the site not within the defined curtilage of any of the residential units.

(4) P/18/1261/OA - FORMER MAGISTRATES COURT TRINITY STREET

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

At the invitation of the Chairman, Councillor Mrs K K Trott addressed the Panel on this item.

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

Natural England have provided comments in response to being consulted on the Appropriate Assessment raising no objection subject to the appropriate mitigation being secured.

The Officer recommendation is hereby amended to remove the wording at 9.1 i) (that planning permission be granted subject to the receipt of comments from Natural England) given that comments have now been received and regard has been had to the advice contained.

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report and update report, and completion of Section 106 planning obligations was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:-

- i) The applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect of the following:
 - a. To secure a financial contribution towards the Solent Recreational Mitigation Strategy (SRMS);
 - b. To secure the provision of a policy-compliant financial contribution towards off-site provision of affordable housing based on the increase in floorspace arising from the proposed development over the existing gross internal floorspace of 2,736 square metres;
 - c. To secure the removal of specified agricultural land from agricultural use for the lifetime of the development in order to achieve nutrient neutrality for the development;

- ii) The conditions in the report; and
- iii) The conditions in the Update Report

PLANNING PERMISSION be granted.

(5) P/19/0697/VC - 90 GUDGE HEATH LANE FAREHAM PO15 5AY

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: -

Officers are seeking written confirmation from the HLOWWT that the purchase of nitrates mitigation to off-set the impact of this development has been completed. In the event that this confirmation is received planning condition 16 (submission of Notice of Purchase prior to commencement of development) will not be imposed on any subsequent planning permission granted.

The Committee received a verbal update from the Planning Case Officer which informed them that the Notice of Purchase has now been received and therefore Condition 16 will no longer be imposed.

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, subject to the conditions in the report, and the removal of Condition 16, PLANNING PERMISSION be granted.

(6) Planning Appeals

The Committee noted the information in the report.

(7) UPDATE REPORT

The Update Report was circulated prior to the meeting and was considered along with the relevant agenda item.

7. INTRODUCTION CHARGES FOR HERITAGE ADVICE AND DESIGN CODES AND THE USE OF PLANNING PERFORMANCE AGREEMENTS

The Committee considered a report by the Director of Planning and Regeneration on the introduction of charges for heritage advice and design codes, and the use of Planning Performance Agreements, which will be considered by the Executive at its meeting on 4 January 2021.

Members requested that Officers undertake some investigations into the charging of VAT where there is a set fee, and consider the introduction of fees exclusive of VAT.

RESOLVED that the Committee:-

- (i) Notes the proposals the Director of Planning and Regeneration us making to the Executive in respect of charges for heritage advice and design codes, and the use of planning performance agreements; and
- (ii) Advises the Executive that it supports the proposals set out in the report, with the recommendation that the proposed fee set out in paragraph 11 of the report is exclusive of VAT.

8. LOCAL INFORMATION REQUIREMENTS

The Committee considered a report by the Director of Planning and Regeneration on Local Information Requirements which was originally presented to the Committee on the 14 October 2020.

RESOLVED that the Committee agrees to the proposed changes to the Local Information Requirements which have been carefully considered in the context of the consultation responses received. The proposed changes to the Local Information Requirements should take effect on the 1st January 2021 and will be applied to all applications received on or after that date.

(The meeting started at 2.30 pm
and ended at 7.20 pm).

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date: 13 January 2021

Report of: Director of Planning and Regulation

Subject: PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS

SUMMARY

This report recommends action on various planning applications.

RECOMMENDATION

The recommendations are detailed individually at the end of the report on each planning application.

AGENDA

Agenda Annex

ZONE 1 – WESTERN WARDS

Park Gate

Titchfield

Sarisbury

Locks Heath

Warsash

Titchfield Common

REFERENCE NUMBER & WARD	SITE ADDRESS & PROPOSAL	ITEM NUMBER & RECOMMENDATION
P/20/1398/VC WARSASH	SOLENT BREEZES CHILLING LANE WARSASH SOUTHAMPTON SO31 9HG VARIATION OF CONDITION 3 OF FBC.7456 TO ALLOW OCCUPATION OF HOLIDAY CARAVANS BETWEEN 7TH JANUARY AND 1 MARCH (ONLY FOR 2021).	1 PERMISSION
P/20/0391/FP PARK GATE	23 BRIDGE ROAD PARK GATE SOUTHAMPTON SO31 7GD ERECTION OF TWO 3-BED SEMI-DETACHED DWELLINGS AND ONE 4-BED DETACHED DWELLING WITH DETACHED CAR PORT, BIN AND CYCLE STORAGE WITH ACCESS FROM BRIDGE ROAD	2 PERMISSION

OFFICER REPORT FOR COMMITTEE

DATE: 13/01/2021

**P/20/1398/VC
PARK HOLIDAYS UK LTD**

**WARSASH WARD
AGENT: MR IAN BUTTER**

VARIATION OF CONDITION 3 OF FBC 7456 TO ALLOW OCCUPATION OF HOLIDAY CARAVANS BETWEEN 7th JANUARY AND 1 MARCH (FOR 2021 ONLY)

SOLENT BREEZES, CHILLING LANE, WARSASH, SOUTHAMPTON, SO31 9HG

Report By

Katherine Alger - 01329 824666

1.0 Introduction

1.1 This application has been called to the Planning Committee due to the number of third-party objections. The application is being recommended for approval.

2.0 Site Description

2.1 Solent Breezes is a holiday home park comprising holiday chalets and mobile homes with associated facilities.

2.2 The park is located alongside the eastern bank of the River Hamble and extends to about 11.5 hectares in total.

2.3 The site is accessed via an unadopted, narrow and roughly surfaced lane from the small hamlet of Hook approximately 1 mile to the north.

3.0 Description of Proposal

3.1 Permission is sought for a variation of condition 3 of planning permission reference FBC.7456 which presently restricts occupancy to the holiday chalets to between 1st March and 7th January annually. The applicant seeks temporary relief for this year to allow the occupation of holiday caravans when it would otherwise have been closed.

3.2 The additional period being sought is between 8th January 2021 to the 28th February 2021. In this instance permission is being sought to enable a 12 month occupancy period for one year only to allow occupants to stay on the site in light of the Covid-19 pandemic.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS14: Development Outside the settlements

CS17: High Quality Design

Adopted Development Sites and Policies

DSP2: Environmental Impact

DSP3: Impact on Living Conditions

DSP11: Development Proposals within Solent Breezes Holiday Park

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document
(excluding Welborne) December 2015

Residential Car Parking Standards 2009

5.0 *Relevant Planning History*

5.1 The following planning history is relevant:

P/14/0990/VC	Variation of Condition 3 of FBC. 7456 to allow occupancy of chalet 20 for 10 months per year from 1 st March to 5 th January inclusive
APPROVE	21/11/2014
P/14/0288/VC	Variation of Condition 03 of FBC 7456 to allow holiday occupation between 1 March and 14 February in the following year.
REFUSE	29/09/2014
P/13/0672/VC	Variation of Condition 3 of FBC. 7456 to allow occupancy of chalet 20 for ten months of each year (1 st March-6 th January)
APPROVE	23/09/13
P/13/0292/LU	Use of Chalet as permanent resident-relief from Condition 3 of FBC 7456 (Certificate of lawfulness)
APPROVE	20/05/2013
P/12/0918/VC	Variation of Condition 3 of FBC7456 to allow all year round occupancy of No.33 Solent Breezes
APPROVE	24/12/2012
P/12/0862/VC	Variation of Condition 3 of FBC 7456 to allow all year round occupancy of No. 38 Solent Breezes
APPROVE	24/12/2012

P/12/0827/VC	Relief of Condition 3 of Planning Permission Reference FBC. 7456 to allow permeant residential occupation of 43 Solent Breezes
APPROVE	24/12/2012
P/12/0945/VC	Variation of Condition 3 of FBC 7456 to allow permanent residential occupation of No 55 Solent Breezes
APPROVE	02/01/2013
P/12/1043/VC	Variation of Condition 3 of FBC 7456 to allow all year round occupancy of No 68 Solent Breezes
APPROVE	12/02/2013
P/12/1044/VC	Variation of Condition 3 of FBC to allow occupation for 10 months each year, from 01 March each year to 06 January the following year
APPROVE	12/02/2013
P/12/0826/VC	Relief of Condition No 3 of planning permission reference FBC 7456 to allow permanent residential occupation of 23B Solent Breezes, Hook Lane, Southampton
APPROVE	03/12/2012
P/10/0609/DA	Non-compliance with Condition 3 of FBC.7456 (APP/A1720/C/10/2131380)
ENF appeal Allowed	15/02/2011
P/10/0655/DA	Non-compliance with Condition 3 of FBC 7456 (APP/A1720/C/10/2131645)
ENF Appeal allowed	15/02/2011
P/08/1258/VC	Variation of Condition 3 of FBC.7456 (To enable all year round occupancy)
REFUSE	06/01/2009
P/08/0181/VC	Variation of Condition 3 of FBC 7456 (to change time limit for occupation of chalet to 7 th January to 1 March Annually
APPROVE	17/11/2008

P/08/1081/VC	Variation of Condition 3 of FBC 7456 to allow all year round occupation of Chalet to 7 th January to 1 March annually
APPROVE	17/11/2008
P/08/0915/LU	Use of chalet as permanent residence- relief from Condition 3 of FBC 7456 of FBC 7456 (Certificate of Lawfulness for Existing Use)
GRANTED	16/09/2008
P/04/1016/VC	Variation of Condition 3 of FBC (To enable all year round occupancy of Chalet)
REFUSE	27/07/2004
P/04/0927/VC	Variation of Condition 3 of FBC 7456 (to enable all year round occupancy of chalet)
REFUSE	29/07/2004
P/06/0346/LU	Use of Chalet as Permanent Residence-Relief from Condition 3 of FBC 7476 (Cert of Lawfulness for Existing Use)
GRANTED	13/04/2006
P/06/0525/VC	Variation of Condition 3 of FBC 7456 (Change to occupancy condition)
APPROVE	31/05/2006
P/04/1335/VC	Variation of Condition 3 of FBC 7456 (To enable all year round occupancy of Chalet)
REFUSE	01/09/2004
P/04/0918/VC	Relief from Condition 3 of FBC 7456 to enable all year occupancy of Chalet
REFUSE	30/09/2004
P/04/0887/VC	Variation of Condition 3 of FBC 7456 (to enable all year round occupancy of Chalet)
REFUSE	23/07/2004
P/04/0317/VC	Variation of Condition 3 to FBC. 7456 (to allow occupation of holiday caravans between 1 March & 7 January)

REFUSE	26/04/2004
P/04/0731/LU	Use of Chalet of Residential Purposes all year round (Certificate of Lawfulness of Existing use)
GRANTED	01/07/2004
P/04/1016/VC	Variation of Condition 3 of FBC 7456 (to enable all year round occupancy of chalet)
REFUSE	29/07/2004
P/04/1064/VC	Variation of Condition 3 of FBC 7456 (to enable all year round occupancy of Chalet)
REFUSE	01/09/2004
P/04/0962/VC	Variation of Condition 3 of FBC 7456 (to enable all year round occupancy of chalet)
REFUSE	10/08/2004

6.0 Representations

6.1 At the time of writing this report 24 representations have been received (5 objecting and 19 support) on the following grounds:

Object

- a) Contrary to local plan
- b) Site could expand
- c) Increase in permanent resident
- d) Increase in traffic
- e) Harm to tourist industry
- f) Poor management
- g) People should not be travelling to site during pandemic
- h) Noise and disturbance
- i) Harm to historic environment within Hook village
- j) Set precedent for all year round occupancy

Support

- a) Allow holiday homes to be used all year round
- b) No increase in traffic
- c) Prevents the spread of Covid-19
- d) Supports tourist industry
- e) Protects vulnerable
- f) Supports local shops and businesses

7.0 Consultations

INTERNAL

Environmental Health

7.1 No Objection.

8.0 Planning Considerations

8.1 The following matter represents the key material planning consideration which needs to be assessed to determine the suitability of the development proposal. The key issue solely relates to the principle of development.

8.2 The application site is located within the defined countryside as stated within Policy CS14 of the Core Strategy. This policy specifically seeks to limit *"Built development on land outside the defined settlements"* in order *"...to protect the countryside and coastline from development which would adversely affect its landscape character, appearance and function"*.

8.3 Tourism uses are referred to within the supporting text of Policy CS14 at para 5.146 which indicates that *"... development in the countryside, outside the settlement boundaries will be strictly controlled and will focus on meeting agricultural, farm diversification, countryside recreation, leisure and tourism needs i.e. needs that can only be met in this type of location"*. Developments for the purpose of tourism are therefore acceptable in principle in a rural location.

8.4 Solent Breezes was originally built as a holiday park. However, over the years, a number of chalets have been used as permanent residential homes or as temporary homes rather than for holiday purposes. The site is not sustainable due to its relatively isolated location away from local services. Further, increased numbers of people living at the site permanently will cause a change to its character from one of a holiday park to a residential housing estate.

8.5 Policy DSP11 specifically relates to development proposals within Solent Breezes Holiday Park. The Policy highlights that within Solent Breezes Holiday Park planning permission or proposals to vary conditions on existing permissions will not be granted which would allow the occupation of any chalets or caravans on a permanent basis. To ensure this, all permissions will be subject to holiday occupancy conditions, including maximum occupancy for 10 months in a calendar year. Permissions will only be granted for holiday occupation provided all the following criteria have been met:

- i. The holiday accommodation is of a high standard and appropriate for the time of proposed use;

- ii. It can be demonstrated how the prevention of accommodation for permanent residential used will be managed, monitored and enforced, to be agreed between the Council and the site/property owner or operation or advance;
 - iii. The submission of a Coastal Change Vulnerability Assessment that identifies that the proposal will result in no increased risk to life of significant increase in risk to property and;
 - iv. Where it can be demonstrated that the proposal would not have an adverse impact on the SPA.
- 8.6 It is clear from Policy DSP11 that all year-round occupation of any chalets or caravans will not be granted on a permanent basis. However, 2020 has been an exceptionally difficult year given the current circumstances of the Covid-19 Pandemic. The Government has made provisions through a Ministerial Statement, dated 14 July 2020 to ensure planning permissions and restrictive conditions affecting holiday parks are considered as quickly as possible and that Local Planning Authorities should act proportionately in responding to suspected breaches of planning control. The Statement highlights that *“Given the current situation, whilst local planning authorities must have regard to their legal obligations, they should not seek to undertake planning enforcement action which would unnecessarily restrict the ability of caravan and holiday parks to extend their open season”*.
- 8.7 In view of the current pandemic, the applicant is only seeking an all year-round occupancy for one year only in order to protect the local residents from having to move out of their caravans and risk spreading the virus. Therefore, it is considered that in this exceptional circumstance the proposal would be acceptable.
- 8.8 It should be highlighted that allowing 12 month occupancy will be strictly controlled to one-year only for the 2021 season. The condition imposed in the original application (Ref FBC.7456) will revert to the established restriction the following year. The imposition of this condition is essential to prevent the establishment of permanent residential dwellings on this site within the countryside in an unsustainable location which would likely lead to the similar loss of further caravans from their original intended use as a seasonal/holiday park to the detriment and erosion of the character of the Solent Breezes site as a whole.
- 8.9 Therefore, on balance, the proposal is in accordance with the recommended guidance within the July 2020 Ministerial Statement and whilst contrary to Policies CS6, CS14 and CS15 of the adopted Fareham Borough Core Strategy (2011) Policy DSP11 of the Fareham Borough Local Plan Part 2:

Development Sites and Policies, for a single season, in these exceptional circumstances, the proposals is considered acceptable.

Recommendation

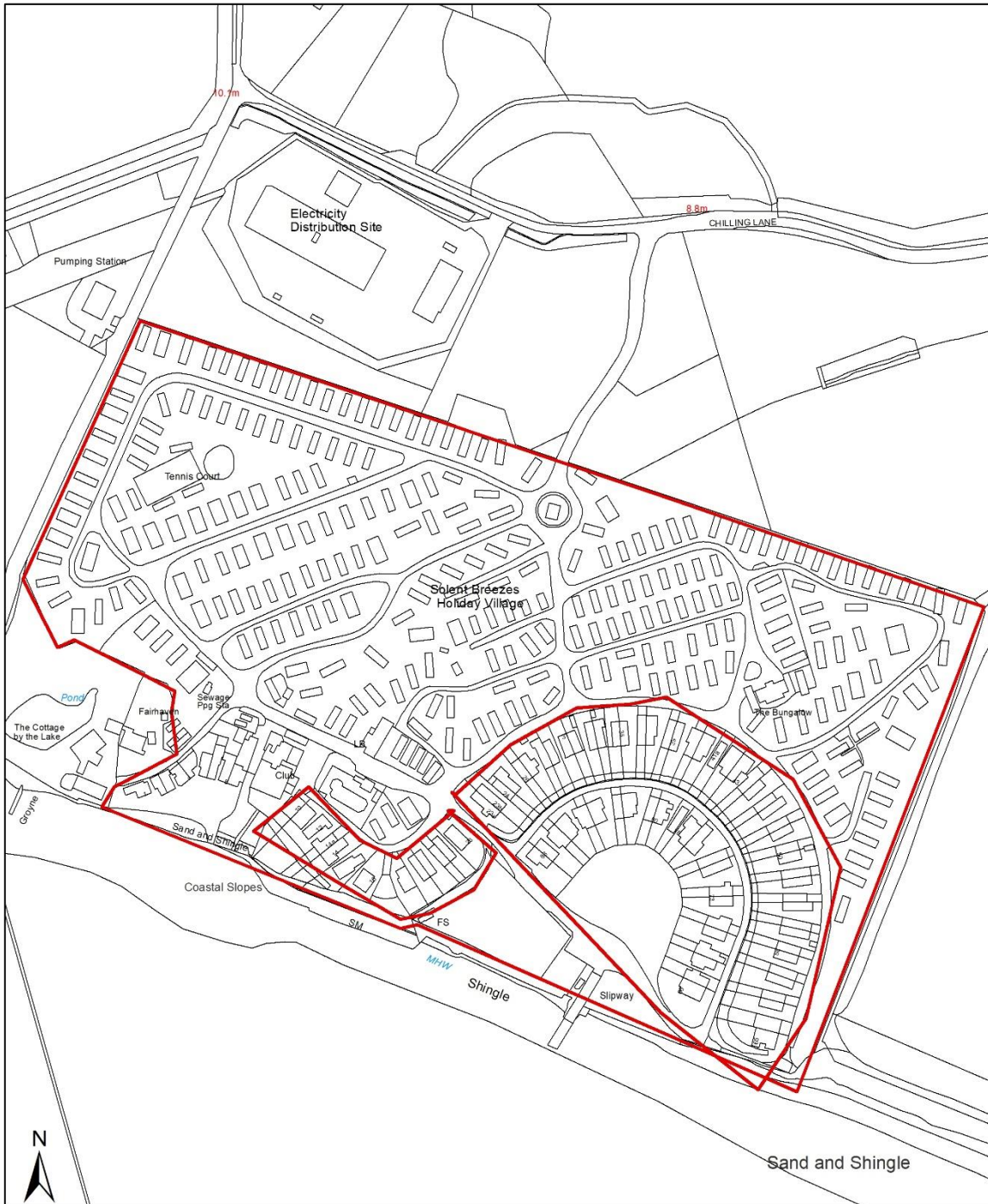
9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall be carried out in accordance with the following approved documents:
 - a) Location plan 1:1250 at A2
REASON: To avoid any doubt over what has been permitted.
2. Occupation of the caravan site shall only be between 7th January 2021 and 1st March 2022 and between 1st March in any year and 7th January in the succeeding year inclusive of those dates.
REASON: In order to prevent the establishment of a permanent residential dwelling on this site within the countryside in an unsustainable location; in order to prevent the change of character of this building as a seasonal/holiday chalet which would likely lead to the similar loss of further chalets from their intended use and the eventual erosion of the character of the Solent Breezes site as a whole.
3. The development hereby permitted shall, with the exception of condition 3, be carried out in accordance with those conditions imposed on planning permission ref FBC.7456, dated 30 July 1976, so far as the same are still subsisting and capable of taking effect.
REASON: In order to secure a satisfactory appearance of the development; in order to protect the amenities of the area; in order to secure a well-planned development.

10.0 Background Papers
P/20/1398/VC

FAREHAM

BOROUGH COUNCIL



Solent Breezes
Scale 1:2,500

© Crown copyright and database rights 2020 OS 100019110. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Agenda Item 6(2)

OFFICER REPORT FOR COMMITTEE

DATE: 13 January 2021

P/20/0391/FP
MR N ELLIS

PARK GATE
AGENT: WILDERN ARCHITECTURE
LTD

ERECTION OF TWO 3-BED SEMI-DETACHED DWELLINGS AND ONE 4-BED DETACHED DWELLING WITH DETACHED CAR PORT, BIN AND CYCLE STORE WITH ACCESS FROM BRIDGE ROAD

23 BRIDGE ROAD, PARK GATE, SOUTHAMPTON, SO31 7GD

Report By

Susannah Emery – direct dial 01329 824526

1.0 Introduction

1.1 This application is being presented to the Planning Committee due to the number of third-party representations received.

2.0 Site Description

2.1 The site lies within the urban area to the south of Bridge Road just to the east of the junction with Locks Road. The site extends to the rear of Nos.23 and 25 Bridge Road but does not form part of the residential curtilage of these properties. The site is currently dominated by scrub with unmanaged mixed species hedgerows to the east and western boundaries and some scattered trees concentrated along the southern boundary. There are two small sheds on the site.

2.2 The site abuts Middle Copse to the east which is a residential development of ten dwellings constructed within the last decade (planning reference P/11/0966/FP) on an allocated housing site. To the south lies a garage parking block and No.7 Northmore Road. The rear gardens of Nos.27-35 Bridge Road extend to the west.

2.3 There is a mature Horse Chestnut tree covered by a tree preservation order (TPO) which lies to the east of the proposed site access within the north-western corner of the Middle Copse development.

3.0 Description of Proposal

3.1 Planning permission is sought for the erection of a pair of semi-detached 3-bed dwellings (Plots 1 & 2) and one detached 4-bed dwelling (Plot 3). Plots 1 and 2 would be positioned at the southern end of the side and Plot 3 would be sited between the rear of Nos 23 and 25 Bridge Road and Plots 1 and 2.

- 3.2 Access to the site would be to the east of No.23 Bridge Road from Bridge Road (A27) via a private drive. A potential access to the site from Middle Copse is shown on the site plan but this does not form part of the planning application.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS2:	Housing Provision
CS4:	Green Infrastructure, Biodiversity and Geological Conservation
CS5:	Transport Strategy and Infrastructure
CS6:	The Development Strategy
CS9:	Development in the Western Wards & Whiteley
CS15:	Sustainable Development & Climate Change
CS17:	High Quality Design
CS20:	Infrastructure & Development Contributions

Adopted Development Sites and Policies

DSP1:	Sustainable Development
DSP2:	Environmental Impact
DSP3:	Impact on Living Conditions
DSP13:	Nature Conservation
DSP15:	Recreational Disturbance on the Solent Special Protection Areas

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
Residential Car Parking Standards 2009

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/10/0277/FP	Erection of Five Dwellings Non-Determination Appeal Dismissed 28 January 2011
P/05/0090/FP	Demolition of Existing Property and Erection of 12No. Apartments in a 2 1/2 Storey Block with Car Parking and Vehicular Access from Bridge Road Refused 26 January 2005
P/03/1879/OA	Proposed Residential Development (Outline Application)

Refused 10 February 2004

P/03/0833/OA

Erection of Ten Two Bed Flats (Outline Application)

Refused 22 July 2003

6.0 Representations

6.1 Eleven representations have been received raising the following concerns;

- Development of the site has previously been refused
- Visually intrusive
- Loss of privacy to rear of properties on Bridge Road as a result of proximity of facing windows in Plot 3
- Loss of privacy to properties on Northmore Road from rear facing windows within Plots 1 & 2
- Highway safety concerns regarding access and visibility
- Risk to pedestrian safety
- No visitor car parking is provided
- The existing property should have a separate access to Bridge Road
- Concern that refuse lorry would stop on A27 to empty bins causing obstruction
- The development should form an extension to Middle Copse
- Access should not be taken from Middle Copse as this would have adverse impact on residential amenity and would be harmful to pedestrian safety
- There should be no right hand turning from the proposed development
- Destruction of habitat and impact on wildlife
- Biodiversity enhancements are required
- The protected Horse Chestnut adjacent to the access could be harmed by the installation of the drive
- Existing vegetation should be replaced or retained
- The only remaining Silver Birch tree on the southern boundary could be removed by a future occupant and this is the only provision made for screening
- Details of the repair or replacement of the boundary fence to Middle Copse should be submitted
- Surface water run-off needs to be disposed of to prevent flooding
- Noise during construction

6.2 One letter has also been received from Hampshire Swifts which supports the recommendations made for the integration of Swift bricks in this development.

7.0 Consultations

EXTERNAL

Hampshire County Council (Highways)

- 7.1 It should be noted that the plans indicated a potential access from Middle Copse. Should this access wish to be investigated further, it will need to form a separate planning application.
- 7.2 The visibility splays shown of 2.4m x 45m are considered acceptable and should be secured by planning condition.
- 7.3 The parking standards for the site are laid down by Fareham Borough Council (FBC) as the local parking authority, in accordance with their Residential Car and Cycle Parking Standards Supplementary Planning Document (SPD) as adopted in November 2009. As the local parking authority, FBC should comment as to the acceptability of the proposed quantum.
- 7.4 Vehicle tracking has been provided to demonstrate that a larger fire tender is able to access the site (reverse) and to ensure that an 8m delivery vehicle is able to turn on site and leave in a forward gear.

Natural England

- 7.5 No objection subject to appropriate mitigation being secured.
- 7.6 Natural England considers that without appropriate mitigation the application would have significant adverse effect on the integrity of: Solent and Southampton Water SPA and Ramsar, Portsmouth Harbour SPA and Ramsar, and Chichester and Langstone Harbours SPA and Ramsar, Solent Maritime SAC, Solent and Dorset Coast SPA, Solent and Isle of Wight Lagoons SAC and the New Forest SPA, SAC and Ramsar.
- 7.7 In order to mitigate these adverse effects and make the development acceptable, mitigation should be secured to address recreational disturbance and ensure nitrogen neutrality.
- 7.8 Provided that the applicant complies with the policy and the Bird Aware Definitive Strategy, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of the development on the integrity of the European sites with regard to recreational disturbance.
- 7.9 Provided the Council as competent authority can be satisfied that, based on a sufficient level of evidence, the development will achieve nutrient neutrality by first occupation and that the appropriate level of mitigation can be fully

secured in perpetuity, Natural England would advise that the Appropriate Assessment can conclude there will be no adverse effect on the integrity of the Solent European Sites in relation to water quality impacts.

INTERNAL

Trees

- 7.10 If adequate precautions to protect the retained horse chestnut tree are specified and implemented in accordance with the construction method statement included in the tree report produced by James Fuller Arboriculture ref JFA – April 2020, the development proposals will have no significant adverse impact on the contribution of the tree to the public amenity or the character of Bridge Road.

Ecology

- 7.11 The submitted Preliminary Ecological Appraisal report (Ecosupport, January 2020) confirmed that the site is suitable for reptiles and therefore further surveys were carried out in April 2020. The Reptile Survey and Mitigation Report (Ecosupport, June 2020) confirms the presence of a low number of slow worms on site. I can confirm that the revised Reptile Survey and Mitigation Report is considered acceptable. Coldeast nature reserve has been suggested as the reptile receptor site, which was subject to a reptile survey. The reptile survey of the receptor site showed a population of common lizard and slow worms already present. The nature reserve is however considered to have sufficient carrying capacity to be used as a receptor site.
- 7.12 The submitted Biodiversity Net Gain Report by Ecosupport (June 2020) has shown a very small gain in biodiversity post development. The proposed ecological enhancements report by Ecosupport (June 2020) summarises the measures such as installation of bat and bird boxes and planting of a new hedge, trees, ornamental shrubs, etc. to be incorporated into the new scheme. These measures are acceptable.

8.0 Planning Considerations

- 8.1 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:
- a) Principle of Development;
 - b) Impact on Character & Appearance of Area;
 - c) Impact on Amenity of Neighbouring Properties;
 - d) Highways;
 - e) Ecology & Trees

- f) Impact on European Protected Sites
- g) Other Matters

a) Principle of Development

- 8.2 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. The site is located within the defined settlement boundary such that the principle of re-development of the land is acceptable subject to all other material considerations.
- 8.3 Planning permission (planning reference P/10/0277/FP) has previously been sought for the erection of five dwellings on the site. The application was the subject of a non-determination appeal, dismissed on 21 January 2011.
- 8.4 The main issues considered in the determination of the appeal were as follows; the character and appearance of the site and the surrounding area; the living conditions of the occupiers of neighbouring properties; highway and pedestrian safety; the proper development of adjoining land; and whether the proposal makes adequate provision for its impact on recreational open space facilities and transport infrastructure. These issues are addressed within the following sections of the report in relation to the current application.

b) Impact on Character & Appearance of Area

- 8.5 The most significant change to the local environment since the previous appeal decision is the development of the adjoining land to the east at Middle Copse. This small development of 10 dwellings (planning reference P/11/0966/FP) was permitted in 2012 and now occupies the adjacent housing allocation site. There is therefore no longer any concern that the development proposed to the rear of No.23 could prejudice the delivery of this site and land to the west is not allocated for development.
- 8.6 In considering the impact of the previously proposed development on the character and appearance of the surrounding area the Planning Inspector formed the view that the proposed dwellings would appear as isolated and incongruous buildings which would relate poorly to their surroundings. The intrusion of development into a predominantly garden environment was considered to be at odds with the pattern of development in the area. Clearly the situation and any assessment of the impact of development on the character of the area is now altered. The proposed dwellings would not, in Officers' view, seem out of keeping given that backland development exists immediately to the east and the proposed dwellings have been designed to reflect the scale and appearance of the neighbouring development.

c) Impact on Amenity of Neighbouring Properties

- 8.7 The previous appeal decision included the resultant impact of development on the privacy of the neighbouring property to the south (No.7 Northmore Road) as a main concern. That proposal fell 2m short of the Council's requirement for a separation distance of 22m between facing windows. Whilst the Inspector commented that this loss of privacy would not be a factor which on its own would lead him to refuse planning permission it was added to the weight of other objections to the scheme. It was also noted that the impact on privacy could be mitigated by appropriate landscaping.
- 8.8 The current proposal would comply with the minimum separation distance requirements set out within the Council's adopted Design Guidance SPD to secure privacy. Plot 1 would sit to the rear of No.7 Northmore Road whilst Plot 2 is off-set and would back on to the adjacent garage block. A separation distance of 22m would be achieved between the first floor rear facing windows within Plot 1 and the neighbouring property to the south. Furthermore, in excess of 11m would be provided from first floor windows to the party boundary. The proposed dwelling on Plot 1 would not span the entirety of the plot of the neighbouring property which would further reduce its impact. It is therefore considered that the proposal would not have an adverse impact on the living conditions within the neighbouring property in terms of loss of privacy. It is proposed that two new trees (Hazel & Elder) will be planted on the boundary with No.7 Northmore Road which would provide some screening to soften the visual impact.
- 8.9 There would be a separation distance of over 27m from the first floor rear facing windows within the rear elevation of Plot 3 and the rear of properties on Bridge Road. The rear garden would be a minimum of 11m in length. Therefore, it is considered that the dwelling on Plot 3 would not result in an unacceptable loss of privacy to neighbouring properties to the north. Any windows proposed within the side elevations of the proposed dwellings would be subject to a planning condition requiring them to be obscure glazed and fixed shut to 1.7m above internal floor level to prevent overlooking.

d) Highways

- 8.10 Visibility splays of 2.4m x 45m have been demonstrated at the site access which are considered by Hampshire County Council to be appropriate.
- 8.11 The highways concern raised in relation to the previous scheme related to a lack of on-site turning which could have resulted in vehicles reversing on to the A27 to the detriment of highway and pedestrian safety. Tracking plans have been sought for the current application to ensure that vehicles are able to turn on site and therefore enter and exit the site in a forward gear.

- 8.12 The proposed level of car parking provision would accord with the Council's Residential Car & Cycle Parking SPD. The two 3-bed properties would have two car parking spaces on the drive and the 4-bed dwelling would have three car parking spaces, including a car port. Visitor car parking is not a requirement of a development of this size, however it is noted that there is short term car parking available within the layby on the opposite side of Bridge Road.
- 8.13 The display of an advisory 'no right hand turning' sign has been indicated on the access to prevent vehicles exiting the site crossing both lanes of traffic and this would be secured by planning condition.

e) Ecology & Trees

- 8.14 A Phase 1 Ecological survey has been carried out to assess the habitats present on site. Overall, it is considered that the site has low potential for breeding and nesting birds and for foraging and commuting bats. The site was however found to support a low population of slow worm. It is considered that the proposed mitigation strategy will ensure that reptiles are removed from the development site and safely translocated to a suitable offsite receptor site to ensure they are not harmed by the proposed development in accordance with the relevant legislation.
- 8.15 The National Planning Policy Framework (NPPF) states that planning decisions should identify and pursue opportunities for securing measurable net gains for biodiversity. To ensure that a biodiversity net gain can be achieved it is proposed that bat boxes and swift boxes are installed on each of the dwellings and 'hedgehog highways' would be inserted into boundaries to enable ease of movement. The submitted landscaping plan indicates a total of seven new trees to be planted in lawned area in addition to flowering shrubs and native hedgerow planting within rear gardens.
- 8.16 It is identified within the supporting Arboricultural Method Statement that the construction of the proposed access drive and services have the potential to cause an impact on the protected Horse Chestnut tree which is situated to the east of the proposed access, close to the Bridge Road frontage. The proposed access drive would be of a 'No Dig' construction within the root protection area of the tree, incorporating a load suspension system (i.e. Geosynthetics Cellweb). The proposed incoming and outgoing services would be installed utilising trenchless techniques. The existing boundary fence would provide sufficient protection that acts as a Tree Protection Barrier for the duration of the site works. The Council's Principal Tree Officer is satisfied that as a result of these measures the proposal should have no significant adverse impact on the health of the adjacent tree.

f) Impact on European Protected Sites

- 8.17 Core Strategy Policy CS4 sets out the strategic approach to Biodiversity in respect of sensitive European sites and mitigation impacts on air quality. Policy DSP13: Nature Conservation of the Local Plan Part 2 confirms the requirement to ensure that designated sites, sites of nature conservation value, protected and priority species populations and associated habitats are protected and where appropriate enhanced.
- 8.18 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 per cent of the global population of Brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats and other animals within the Solent which are of both national and international importance.
- 8.19 In light of their importance, areas within the Solent have been specially designated under UK/ European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are often referred to as 'European Protected Sites' (EPS).
- 8.20 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'Competent Authority' if it can be shown that the proposed development will either not have a likely significant effect on designated European sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated European sites. This is done following a process known as an Appropriate Assessment. The Competent Authority is responsible for carrying out this process, although they must consult with Natural England and have regard to their representations. The Competent Authority is the Local Planning Authority.
- 8.21 The Council has completed an Appropriate Assessment to assess the likely significant effects of the development on the EPS. The key considerations for the assessment of the likely significant effects are set out below.
- 8.22 Firstly, in respect of Recreational Disturbance, the development is within 5.6km of the Solent SPAs and is therefore considered to contribute towards an impact on the integrity of the Solent SPAs as a result of increased recreational disturbance in combination with other development in the Solent area. The applicants have made the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy (SRMP) and therefore, the Appropriate Assessment concludes that the proposals would

not have an adverse effect on the integrity of the EPS as a result of recreational disturbance in combination with other plans or projects.

- 8.23 Secondly in respect of the impact of the development on water quality as a result of surface water and foul water drainage, Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering the Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the EPS.
- 8.24 A nitrogen budget has been calculated in accordance with Natural England's *'Advice on Achieving Nutrient Neutrality for New Development in the Solent Region'* (June 2020) ('the NE Advice') which confirms that the development will generate 2.1 kg TN/year. In the absence of sufficient evidence to support a bespoke occupancy rate, Officers have accepted the use of an average occupancy of the proposed dwellings of 2.4 persons in line with the NE Advice. The existing use of the land for the purposes of the nitrogen budget is considered to be urban. Due to the uncertainty of the effect of the nitrogen from the development on the EPS, adopting a precautionary approach, and having regard to NE advice, the Council will need to be certain that the output will be effectively mitigated to ensure at least nitrogen neutrality before it can grant planning permission.
- 8.25 The applicant has entered into a contract to purchase 2.25 kg of nitrate mitigation 'credits' from the Hampshire and Isle of Wight Wildlife Trust (HIWWT) which has been confirmed through the submission of a notice of purchase. Through the operation of a legal agreement between the HIWWT, Isle of Wight Council and Fareham Borough Council dated 30 September 2020, the purchase of the credits will result in a corresponding parcel of agricultural land at Little Duxmore Farm on the Isle of Wight being removed from intensive agricultural use, and therefore providing a corresponding reduction in nitrogen entering the Solent marine environment.
- 8.26 Due to the increased level of development and hardsurfacing proposed on the site which is currently largely undeveloped, the proposal has the potential to increase current levels of runoff from the development site, and there is a likely significant effect from increased risk of flooding if unmitigated. As such, a planning condition would be imposed to secure further details of the drainage of hard surfaced areas, incorporating a permeable surface into the construction of the access drive.
- 8.27 The Council has concluded within an Appropriate Assessment that the proposed mitigation and planning conditions will ensure no adverse effect on

the integrity of the EPS either alone or in combination with other plans or projects. The difference between the credits and the output will result in a small annual net reduction of nitrogen entering the Solent. Natural England has been consulted on the Council's Appropriate Assessment and agrees with its findings. It is therefore considered that the development accords with the Habitat Regulations and complies with Policies CS4 and DSP13 and DSP15 of the adopted Local Plan.

g) Other Matters

- 8.28 The concerns raised in relation to noise and disruption arising from the construction works are noted and it is inevitable that there will be an element of disruption to local residents although hours of work would be controlled by planning condition to minimise this. It is not possible for the Local Planning Authority to take into account the personal circumstances of residents who abut the application site and may be inconvenienced or distressed during the construction phase.
- 8.29 Details of boundary treatment would be secured by planning condition. Adequate boundary screening will be sought on the eastern boundary with Middle Copse to secure privacy and ensure a satisfactory finish to the development however the replacement of this boundary may not be essential and therefore it is advised that further discussions may be necessary between the two parties in relation to repair works or replacement of this fence.
- 8.30 The proposal satisfies the nationally described minimum space standards in terms of the provision of internal space.

Summary

- 8.31 The application differs in nature to the previous application dismissed at appeal in 2011 and also the characteristics of the surrounding area have been altered since that time by the construction of Middle Copse immediately to the east. It is considered that the reasons previously cited for resisting the development of the site have been satisfactorily addressed or are no longer relevant.
- 8.32 It is considered that the proposal complies with the relevant Local Plan policies set out in this report and would not have a detrimental impact on the character or appearance of the area, the living conditions of adjacent residential properties, highway safety, trees, ecology or result in an adverse effect on the integrity of European Protected Sites. The proposal is considered acceptable.

9.0 *Recommendation*

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin within 3 years from the date of this decision notice.

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 (1:1250)
- b) Block Plan as Existing/Proposed – drwg No. 101 Rev B
- c) Proposed Site Plan – drwg No. 102 Rev C
- d) Plots 1 & 2 Plans & Elevations – drwg No. 103 Rev B
- e) Plot 3 Plans & Elevations – drwg No. 104 Rev B
- f) Visibility Splay & Tracking – drwg No. 105 Rev B
- g) Construction Management Site Plan – drwg No. 201 Rev C
- h) Landscaping & Planting Plan – drwg No.202 Rev A
- i) Preliminary Ecological Appraisal (Ecosupport Jan 2020)
- j) Reptile Survey & Mitigation Report (Ecosupport June 2020)
- k) Biodiversity Net Gain Report (Ecosupport June 2020)
- l) Proposed Ecological Enhancements (Takamaka June 2020)
- m) Arboricultural Method Statement (James Fuller Arboriculture ref JFA dated April 2020)

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

3. No development hereby permitted shall proceed beyond damp proof course level until details of all proposed external facing materials 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 hereby permitted shall proceed beyond damp proof course level until details of the finished treatment and drainage of all areas to be hard surfaced have been submitted to and approved by the Local Planning Authority in writing. A permeable surface shall be incorporated into the design of the access drive. The development shall thereafter be carried out in accordance with the approved details and the hard surfaced areas subsequently retained as constructed.

REASON: To secure the satisfactory appearance of the development and to ensure adequate disposal of surface water.

5. None of the development hereby approved shall be occupied until a plan of the position, design, materials and type of boundary treatment to be erected

to all boundaries has been submitted to and approved in writing by the Local Planning Authority and the approved boundary treatment has been fully implemented. It shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

6. The first floor windows proposed to be inserted into the north-west and south-east (side) elevations of the dwellings hereby permitted shall be;
 - a) Obscure-glazed; and
 - b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;and shall thereafter be retained in that condition at all times.

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

7. No means of vehicular access shall at any time be formed to the site other than from Bridge Road as shown on the approved plans without the prior permission in writing of the Local Planning Authority through the submission of a planning application.

REASON: In the interests of highway safety and the residential amenity of neighbouring properties.

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

REASON: In the interests of highway safety.

9. No dwelling hereby permitted shall be occupied until 2.4m x 45m visibility splays have been provided at the site access junction with Bridge Road in accordance with the approved details. These visibility splays shall thereafter be kept free of obstruction (nothing over 0.6m in height) at all times.

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

10. The car port (Plot 3) hereby approved shall be constructed in accordance with the approved plan. Thereafter, the car port shall be retained, without doors, at all times so it is available for its designated purpose as space for the parking of vehicles.

REASON: To ensure adequate car parking provision; in accordance with Policy CS17 of the Fareham Borough Core Strategy.

11. No dwelling hereby permitted shall be first occupied until further details of an advisory sign to be displayed on the site access to discourage right hand turning out of the site have been submitted and approved in writing by the Local Planning Authority. This signage shall be installed in accordance with the approved details prior to occupation of the dwellings and shall thereafter be retained at all times.

REASON: In the interests of highway safety.

12. None of the dwellings hereby permitted shall be first occupied until the bicycle storage relating to them, as shown on the approved plan (drwg 102 Rev C), has been constructed and made available. This storage shall thereafter be retained and kept available at all times.

REASON: To encourage cycling as an alternative mode of transport.

13. None of the development hereby permitted shall be occupied until the bin collection points (drwg No.102 Rev C) have been provided in accordance with the approved plans. The designated area shall thereafter be kept available and retained at all times for the purpose of bin collection.

REASON: To prevent an obstruction of the highway.

14. The development hereby permitted shall be carried out accordance with the measures set out in the Reptile Survey and Mitigation Report and Proposed Ecological Enhancements by Ecosupport (June 2020). None of the development hereby approved shall be first occupied until the approved ecological enhancements have been fully implemented. These enhancement measures shall be subsequently retained.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

15. The development shall be carried out in accordance with the Arboricultural Method Statement (James Fuller Arboriculture ref JFA dated April 2020) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period; in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

16. The approved landscaping scheme (drwg No. 202 Rev A) shall be implemented and completed 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. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

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

17. The dwelling hereby permitted shall not be occupied until details of water efficiency measures have been submitted to and approved in writing by the Local Planning Authority. These water efficiency measures should be designed to ensure potable water consumption does not exceed an average of 110L per person per day. The development shall be carried out in accordance with the approved details.

REASON: In the interests of preserving water quality and resources.

18. The development shall be carried out in accordance with the approved Construction Management Plan (CMP) and the areas identified in the approved CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the Local Planning Authority. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of vehicles have been cleaned.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period.

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

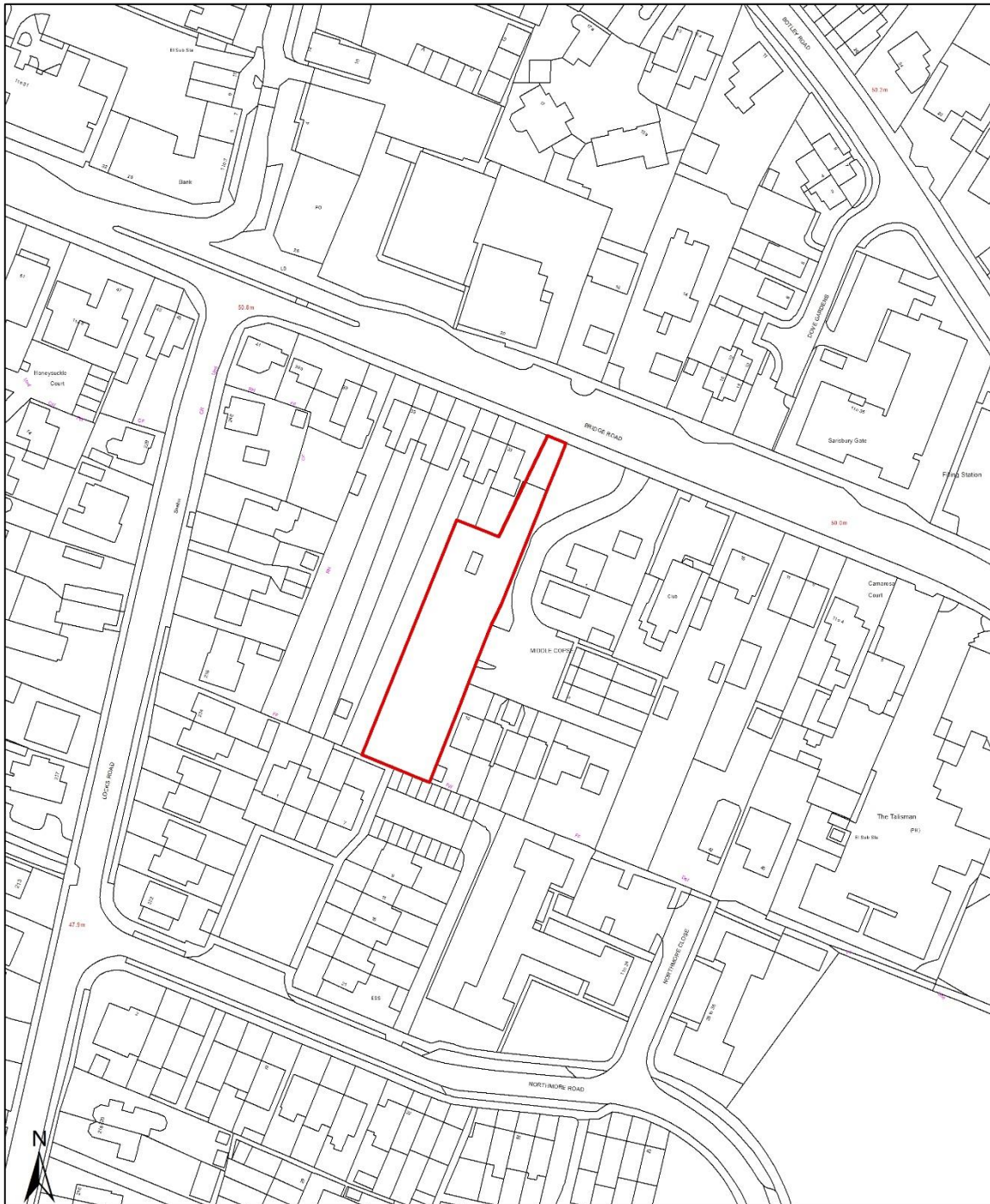
REASON: To protect the amenities of the occupiers of nearby residential properties; in accordance Policy DSP3 of the Development Sites and Policies Plan.

10.0 Background Papers

P/20/0391/FP

FAREHAM

BOROUGH COUNCIL



23 Bridge Road
Scale 1:1,250

© Crown copyright and database rights 2020 OS 100019110. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Agenda Annex

<p>ZONE 2 – FAREHAM</p> <p>Fareham North-West</p> <p>Fareham West</p> <p>Fareham North</p> <p>Fareham East</p> <p>Fareham South</p>

REFERENCE NUMBER & WARD	SITE ADDRESS & PROPOSAL	ITEM NUMBER & RECOMMENDATION
P/20/0055/DP/A FAREHAM EAST	FERNEHAM HALL OSBORN ROAD FAREHAM PO16 7DB DISCHARGE OF CONDITIONS 3 (NOISE MITIGATION), 4 (SOLAR PV PANELS, EXTERNAL MATERIALS AND SIGNAGE), 5 (LANDSCAPING) AND 7 (BAT/SPARROW BOXES) OF PLANNING PERMISSION P/20/0055/FP	3 APPROVE
P/20/0639/FP FAREHAM SOUTH	LAND AT REDLANDS LANE REDLANDS LANE FAREHAM PO14 1HN CONSTRUCTION OF A 64 BED CARE HOME WITH ASSOCIATED INFRASTRUCTURE	4 REFUSE
P/20/1272/FP FAREHAM SOUTH	45 LONGFIELD AVENUE FAREHAM PO14 1BX REAR DORMER FINISHED IN GREY CLADDING	5 PERMISSION

OFFICER REPORT FOR COMMITTEE

DATE: 13/01/2021

P/20/0055/DP/A

FAREHAM BOROUGH COUNCIL

FAREHAM EAST

AGENT: FEILDEN CLEGG BRADLEY
STUDIOS

DISCHARGE OF CONDITIONS 3 (NOISE MITIGATION), 4 (SOLAR PV PANELS, EXTERNAL MATERIALS AND SIGNAGE), 5 (LANDSCAPING) AND 7 (BAT/SPARROW BOXES) OF PLANNING PERMISSION P/20/0055/FP

FERNEHAM HALL, OSBORN ROAD, FAREHAM

Report By

Richard Wright – direct dial 01329 824758

1.0 Introduction

1.1 At the Planning Committee meeting held on 13th May 2020 Members resolved to grant planning permission for the remodelling of the existing multi-purpose venue formerly known as Ferneham Hall, incorporating the partial demolition of the building and extensions to the building including provision of a new flytower (planning reference P/20/0055/FP). Members requested that the details pursuant to conditions 4 & 5 of that planning permission be reported back to this Committee for approval.

2.0 Site Description

2.1 The application site comprises the existing multi-purpose venue which was known as Ferneham Hall, the public car park and realm to its immediate north and the access and outdoor terrace to its south.

2.2 The site lies within the landscaped gardens of the Civic Quarter of Fareham town centre. To the south is Fareham Shopping Centre and the public library whilst along the northern site boundary runs Osborn Road which stands on higher ground. Separate access and egress for the car park within the site, is provided via Osborn Road. Osborn Road Multi-Storey Car Park lies immediately to the west of the site. To the east of the application site lies further surface car parking, the Osborn Centre building and the Civic Offices.

2.3 On the northern side of Osborn Road lies the Osborn Road Conservation Area which was designated in 1979 within which lies a number of statutory and locally listed buildings. To the east of the application site and beyond the surface car park lies the Fareham High Street Conservation Area within which there are a number of listed buildings.

3.0 Description of Proposal

3.1 Approval is sought for details relating to conditions 3 (noise mitigation), 4 (solar PV panels, external materials and signage), 5 (landscaping) and 7 (bat/sparrow boxes) of planning permission reference P/20/0055/FP.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS15 – Sustainable Development and Climate Change

CS17 – High Quality Design

Adopted Development Sites and Policies

DSP2 – Environmental Impact

DSP5 – Protecting and Enhancing the Historic Environment

5.0 Relevant Planning History

5.1 The following planning history is relevant:

FBC.5853/69	ERECTION OF MULTI-PURPOSE PUBLIC HALL (APPLICATION FBC.5853/69)
PERMISSION	12-08-1981
P/20/0055/FP	REMODELLING OF EXISTING MULTI-PURPOSE VENUE FORMERLY KNOWN AS FERNEHAM HALL, INCORPORATING PARTIAL DEMOLITION AND EXTENSIONS TO EXISTING BUILDING AND INCLUDING PROVISION OF NEW FLYTOWER
PERMISSION	15-05-2020

6.0 Representations

6.1 There is no statutory or local requirement to publicise details submitted to discharge planning conditions. No publicity has been carried out in relation to the details submitted.

7.0 Consultations

INTERNAL

Trees

7.1 No objection. The only element requiring more detail is the provision of sufficient soil rooting volume for the five hornbeam avenue adjacent to the new building which is currently hardsurfaced.

Ecology

- 7.2 No objection. Further information sought that wildflower seed mixture will be shade tolerant and area extended for more biodiversity benefits.

Environmental Health

- 7.3 No objection.

8.0 Planning Considerations

- 8.1 This application seeks approval of various details which are the subject of planning conditions.

Condition 3 – noise mitigation

- 8.2 Condition 3 of the planning permission reads:

None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until a noise mitigation strategy has been submitted to and approved by the local planning authority in writing. The submitted noise mitigation strategy shall include:

- a. Details of all plant to be located on the exterior of the building including, but not limited only to, air source heat pumps, air handling units (including AHU inlets), condensers, chillers and smoke extract systems.*
- b. Details of solid barrier or acoustically attenuated louvres to be erected around plant as required to provide adequate control of plant noise emissions;*
- c. Evidence to demonstrate exterior plant will achieve the noise emissions limits set out at Section 4.1 of the approved Control of Building Noise Emissions report (ARUP, December 2019);*
- d. Details of new auditorium and northern elevation exterior doorsets;*
- e. Details of construction of main auditorium roof;*
- f. Details of the design of sound insulation to achieve the noise emissions limits set out at section 4.4 of the approved Control of Building Noise Emissions report (ARUP, December 2019);*

*The development shall be carried out in accordance with the approved noise mitigation strategy and all of the noise mitigation measures shall be retained thereafter unless otherwise agreed in writing by the local planning authority.
REASON: To protect the living conditions of residents living nearby.*

- 8.3 Condition 3 was considered to be an important condition to impose in recognition of the location of the venue near to residential properties. The original application was supported by a noise report including a baseline noise survey. As a result, Officers considered it would be reasonable to grant

planning permission with a condition requiring a noise mitigation strategy to be submitted to provide further technical details of how break-out noise from the venue would be mitigated. The mitigation details that have been submitted include better sound insulation to the refurbished main auditorium (for example in the specification of the exterior doors and auditorium roof) and evidence that the new building elements which form the new studio theatre and flytower will be designed to achieve noise outputs 15dB lower than the existing background noise level.

- 8.4 The Council's Environmental Health Officers have been consulted on the noise mitigation strategy submitted to discharge this condition. They have raised no concerns. Accordingly, Officers consider that the details pursuant to condition 3 should be approved.

Condition 4 – solar PV panels, external materials and signage

- 8.5 Condition 4 of the planning permission reads:

None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until the following details have been submitted to and approved by the local planning authority in writing.

- a. details of the finished appearance of all roof mounted photovoltaic arrays to be installed on the building;*
- b. details of the materials to be used on the exterior of the building and hard surfaced areas;*
- c. details of all signage to be displayed on the exterior of the building.*

*The development shall be carried out in accordance with the approved details.
REASON: In the interests of the satisfactory appearance of the development.*

- 8.6 Condition 4 was a matter which Members expressly wished to be referred back to the Planning Committee for consideration once details had been submitted.
- 8.7 Firstly, in relation to the roof mounted photovoltaic (PV) cells, the details submitted demonstrate that the PV panels would not be readily visible from ground level due to their location and the design of the roof of the building. Officers are satisfied that the PV panels would not detract from the appearance of the building or the surrounding area.
- 8.8 Secondly, the external materials submitted for approval are in line with those indicated in the original planning application permitted in May 2020. The materials comprise:

- Grey brickwork with white brick header to areas of significance (Karma Grey Handmade and Karma White Handmade manufactured by Olivier Bricks);
- Off-white glazed double-top craft tiles (Double Tip Craft Tiles by Agro Buchtal);
- Bronze-coloured steel cladding (Euroclad Vieo coated steel cladding with Colorcoat Prisma Ephyra finish from Tata Steel);
- Bronze metallic PPC (AkzoNobel Interpon metallic polyester powder coating in Steel Bronze 1);
- High quality concrete pavers (Marshalls Modal).

8.9 Officers consider these materials to be of a high-quality finish which would reflect and respond positively to the wide range of materials to be found nearby in the surrounding Civic area and Conservation Areas.

8.10 Lastly in relation to condition 4, signage is proposed to be displayed in three areas on the building. The name of the venue “Fareham Live” will be displayed on the walls adjacent to the two entrances (north and south). The signage is to have a metallic polyester powder coated (PPC) finish slightly darker than the other PPC material elsewhere on the building to provide contrast with the materials behind it. These signs would be backlit. A third sign would be located on the northern elevation of the flytower and would not be illuminated. In addition, clip-on black lettering to backlit polycarbonate is proposed on each of the north and south entrance canopies. Lettering will vary depending on performances taking place.

8.11 Officers consider the signage to be modest in nature given the venue’s town centre location. The signage would not harm the appearance or character of the surrounding area, including the adjacent Conservation Areas, and neither would it harm the setting of nearby listed buildings. Officers have reached this view after having special regard to the desirability of preserving the setting of those listed buildings as set out in Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

8.12 Officers consider the proposals for PV panels, external materials and signage on the building to be acceptable and condition 4 may therefore be discharged.

Condition 5 – landscaping

8.13 Condition 5 of the planning permission reads:

None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded

and turfed and hardsurfaced, has been submitted to and approved by the local planning authority in writing. The submitted landscaping scheme shall include proposals for the planting around the northern boundary of the application site adjacent to Osborn Road.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality; to enhance the setting of the Osborn Road Conservation Area.

- 8.14 Condition 5 was imposed in order to ensure a satisfactory level of landscape planting was carried out around the new building and also to enhance the setting of the Osborn Road Conservation Area located on the northern side of Osborn Road. Members previously requested the details of this condition be provided to them for consideration once submitted.
- 8.15 The landscaping plans shows that the vast majority of the surrounding existing landscaping in the Civic Quarter would be unaffected by the development and retained. New planting would be carried out to the immediate east of the remodelled building. The planting scheme is considered to be acceptable.
- 8.16 Two new field maple trees would be planted along the northern boundary of the car park to the north of the venue. This would add to the already established mature hedgerow and trees along this boundary to further enhance the setting of the Osborn Road Conservation Area as recommended in the Conservation Area Character Assessment.
- 8.17 Officers consider the landscaping details submitted to satisfy condition 5 are acceptable.

Condition 7 – bat/sparrow boxes

- 8.18 Condition 7 of the planning permission reads:

None of the development hereby permitted shall proceed beyond damp proof course (dpc) level until details of a minimum of three bat roosting features (such as bat bricks, 2FR Schwegler bat tubes, bat access tiles or equivalent) and three 1SP Schwegler Sparrow Terraces to be incorporated into the installed within the building have been submitted to approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details and the approved bat roosting features and sparrow terraces retained at all times thereafter unless otherwise agreed in writing by the local planning authority.

REASON: To enhance biodiversity.

- 8.19 The Hampshire County Council Ecologist has confirmed that the proposed bat and sparrow features are acceptable and as a result condition 7 can be discharged.

Summary

- 8.20 Officers are satisfied that the design of the building will ensure that no noise nuisance will be caused to any nearby residential properties. The materials proposed are of high quality and reflect the variety of materials within the immediate Civic area and nearby Conservation Areas. The location of the photovoltaic panels will not harm the appearance of the building or wider area. The signage is carefully considered and located in terms of its size and design, and the ecological enhancements and additional landscaping works are appropriate for this town centre location.
- 8.21 Officers recommend that all of the details should be approved.

9.0 *Recommendation*

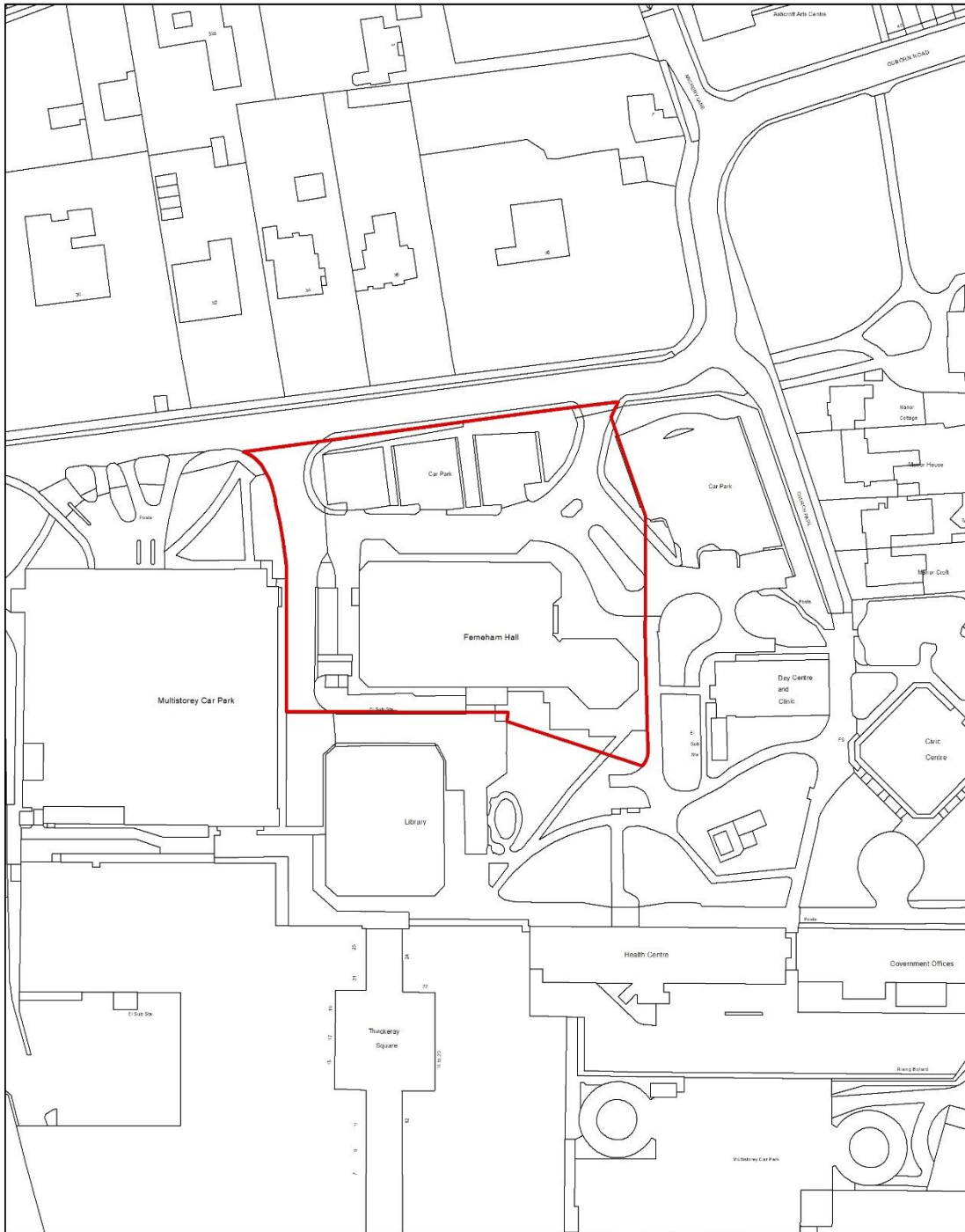
- 9.1 APPROVE details pursuant to Conditions 3, 4, 5 and 7 of P/20/0055/FP

10.0 *Background Papers*

P/20/0055/FP; P/20/0055/DP/A

FAREHAM

BOROUGH COUNCIL



Farnham Hall
Scale 1:1250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2020

OFFICER REPORT FOR COMMITTEE

DATE: 13/01/21

**P/20/0639/FP
PERSEUS LAND AND
DEVELOPMENTS LTD**

**FAREHAM SOUTH
AGENT: VAIL WILLIAMS LLP**

CONSTRUCTION OF A 64 BED CARE HOME WITH ASSOCIATED
INFRASTRUCTURE

LAND AT REDLANDS LANE, FAREHAM

Report By

Peter Kneen – direct dial 01329 824363

1.0 *Introduction*

1.1 The planning application is being presented to the planning committee due to the number of third party representations received regarding the proposals.

2.0 *Site Description*

2.1 The application site is located within the designated urban area of Fareham town, and within the curtilage of Bishopwood, 23 The Avenue, a Grade II* Listed building and its locally designated historic park and garden.

2.2 The site's key significance lies in its "Gothick cottage orné" style, firstly applied to the remodelling of a former cottage (now the east wing), complete with a "bonnet" thatched roof, tree trunk pillars and a tripartite Gothick bow window facing the garden. The style was then reinterpreted in various attractive and large extensions in the early 20th century and the 1930s. A further sympathetic 1960s extension forms the west wing. An Appeal Inspector in 2014 highlighted that the building is no longer a cottage, but 'is a substantial high status residence, set in large grounds'.

2.3 Historic maps of the area show that the grounds around the building has been landscaped, as a woodland garden in a picturesque style, including a long tree lined avenue, a walled kitchen garden, pond and an orchard (the site of the application proposal). The house was designed to turn its back on the main road (to the north), seeking a southward aspect across the grounds. The building was originally designed to be seen from in the round from the garden and for the garden to be seen from various rooms in the house, highlighting the strong relationship between the house and its garden.

2.4 Despite the changes to the site over the course of time, including encroachments of development to the south and west, and further hedgerow

planting within the site, the orchard site plays an important role in the setting of the house, which the Appeal Inspector in 2014 highlights as acting as a buffer between the picturesque garden, which is more intimately linked to the house and the urbanising areas beyond the site to the south and west.

- 2.5 The main part of the application site, what is referred to as the former orchard for Bishopwood, is largely laid to grass with a number of trees within the main site. This part of the site is entirely enclosed by close-boarded fencing and a periphery of mature trees and hedging. To the north of this part of the site lies the tennis court of Bishopwood, and to the east the remnants of the wooded part of the garden. To the south lies the designated open space within the grounds of the Fareham College and new residential estate beyond. To the west lies in part the properties of Romyns Court with the main Fareham College buildings beyond.
- 2.6 The main access part of the application site is laid to a gravelled surface and bounded to the north and south by 4m (approximately) high laurel hedging with fencing to the woodland garden of Bishopwood beyond, and the existing residential development of Westley Grove to the south. The site has a dedicated separate gated access to Redlands Lane, a busy unclassified road that forms the northern end of the Bus Rapid Transit Route which connects Fareham to Gosport.
- 2.7 The site is well located to local services and facilities with Fareham Railway Station a short walk away to the northeast and Fareham town centre a 15 to 20 minute walk to the east beyond the railway station.

3.0 *Description of Proposal*

- 3.1 The planning application site comprises two elements, that of the proposed siting of the building and that of the access road and parking provision, which lies to the east of the main part of the site. The development proposal seeks detailed planning permission to construct a 64 bed private care home within the larger western part of the site (the former orchard to Bishopwood). Access serving the care home runs through the southern part of the site. Car parking would be provided in two locations; the first location is close to the south eastern corner of the building, with the second on the south eastern side of the access road.
- 3.2 The building would occupy a significant proportion of the main part of the site, and be set over 2.5 storeys, with a main ridge height of over 12 metres, although the ridge varies in height across the building. The building would measure over 79.5 metres in length (north to south), with a varying width between 14.5 metres and 33 metres east – west along its length.

- 3.3 The development would be provided with 28 car parking spaces, with the 9 spaces set alongside the south-eastern corner of the building and 19 spaces would be located closer to Redlands Lane. The two car parking areas would be connected by a boardwalk running to the south of the main access road.
- 3.4 The planning application has been supported with detailed ecological reports, tree reports, transport assessment and travel plan, flood risk and drainage assessment, care home needs assessment, landscape assessment, archaeological assessment and heritage assessment. During the course of the application rebuttal comments have also been received to the various consultation response from The Gardens Trust, Historic England and the Council's Conservation Planner, and various third parties.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS4:	Green Infrastructure, Biodiversity and Geological Conservation
CS6:	The Development Strategy
CS7:	Development in Fareham
CS17:	High Quality Design
CS20:	Infrastructure and Development Contributions

Adopted Development Sites and Policies Plan: Local Plan Part 2

DSP1:	Sustainable Development
DSP2:	Environmental Impact
DSP3:	Impact of Living Conditions
DSP5:	Protecting and Enhancing the Historic Environment
DSP13:	Nature Conservation
DSP42:	New Housing for Older Persons

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
Residential Car Parking Standards 2009

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/95/1170/OA	Erection of five detached houses and garages and provision of access road
APPEAL DISMISSED	9 January 1997
P/13/0891/FP	Development to land to the rear of Blackbrook Grove

	with four detached four and five bedroom houses and access drive and ancillary parking and amenity space
REFUSED	30 January 2014
APPEAL	
DISMISSED	11 November 2014
P/14/0203/FP	Erection of two 4-bed houses with associated access and car parking
REFUSED	28 April 2014

6.0 Representations

- 6.1 Seventeen representations regarding the development proposal have been received, including 4 representations of support and 13 representations of objection (from 12 addresses).
- 6.2 Two of the representations of support have been received from the landowner and the company intending to be the end user of the nursing home in the event that planning permission is granted. The representations from the landowner include rebuttal comments to consultation responses. Two other representations of support have been received from the NHS and Adult Services at Hampshire County Council, who were asked to provide comments by the applicant.
- 6.3 The representations of objection raise the following key issues with the proposed development.
- Impact on the Grade II* Listed building;
 - The site has been discounted as a housing site due to the impact on the TPO's and it is within a historic park & garden. How can it not be suitable for housing but a 64 bed home?;
 - The development would be seen from the main house and would be especially dominant in the setting of the picturesque gardens;
 - Impact on the character and appearance of the surrounding area;
 - Dominant in the garden setting;
 - Unsympathetic, out of scale and out of keeping;
 - The building is too high;
 - Concerns that the parking provision is not enough and the travel plan which states that it would encourage staff to use alternative methods to travel cannot be enforced, which could put pressure on the surrounding roads;
 - Highways safety concerns;
 - The proposed access is close to bus stops on either side of the road, creating a hazard.

- Large deliveries/amenities lorries could damage roots and vegetation along the narrow entrance lane;
- Redlands Lane already has one of the highest air pollutions readings within the borough and this development would increase the levels;
- Increased noise pollution to residents;
- There is a variety of wildlife living within the ancient woodland that could be impacted/disturbed as a result of this development;
- Bats and great crested newts have not been addressed;
- Ecology concerns;
- Overlooking and loss of privacy;
- Loss of outlook;
- Loss of light and overshadowing;
- Consideration needs to be made about the drainage;
- Impact on trees.

7.0 Consultations

EXTERNAL

HCC Archaeology

7.1 No objection.

The Gardens Trust / Hampshire Garden Trust

7.2 **Initial comments:** Objection – The application is by far the most detrimental proposal for this site, by imposing a large block of building which would be completely out of character with both the orchard site itself as well as the wider historic landscape. The GT / HGT therefore objects to this proposal most strongly as the sheer scale of the development would cause significant harm.

7.3 **Further comments:** Objection maintained. Due to the scale of this latest proposal it would have a significant impact on this site to the detriment of the immediate surroundings which in turn affects the host listed building including the woodland, which is also to be diminished by intrusive car parking. It cannot be said that this latest proposal for the site will have a minor negative impact. In fact, the impact will be considerable both in physical scale and activity.

Historic England

7.4 **Initial comments:** The proposed development would harm an important grade II* listed building through harm to its setting. We do not consider there to be adequate justification for this harm. Furthermore, there are no heritage benefits to weigh against the identified harm.

7.5 Historic England has concerns regarding the application on heritage grounds. As these concerns cannot be addressed by amending the proposals, and the application would not meet the requirements of paragraphs 193, 194, 196 and 197 of the NPPF, and recommend it is refused.

7.6 **Further comments:** In Historic England's view the proposed development would harm the important grade II* listed building through harm to its setting. We do not consider there to be adequate justification for this harm or for it to be outweighed by heritage benefits. We recommend the application be refused.

HCC Highways

7.7 **Initial comments:** Objection raised due to concerns regarding the access driveway, access onto Redlands Lane and the submitted Travel Plan.

7.8 **Final comments:** No objection, subject to conditions.

INTERNAL

Recycling Co-ordinator

7.9 No objection subject to sufficient space for a refuse vehicle to enter and exit the site in a forward gear.

Environmental Health (noise and pollution)

7.10 No objection, subject to conditions.

Principal Tree Officer

7.11 No objection, subject to conditions.

Ecology

7.12 No objection, subject to conditions regarding onsite ecology mitigation.

Conservation Planner

7.13 **Initial comments:** Objection - It is considered that the proposed works would result in substantial harm to the setting of Bishopwood, a grade II* heritage asset, and Bishopwood, Fareham, a non-designated park and garden, without public benefit to the heritage asset.

7.14 **Further comments:** Objection maintained - It is accepted that the orchard has eroded over time as a result of neglect, however its physical location and historic function remains evident, presenting itself today as an undeveloped area which forms part of the considered layout of the pleasure garden, contributing to the historic value of the grade II* listed building.

7.15 It is accepted that any form of development in this location would be harmful to the original design of the garden, however the level of harm in this instance is considered detrimental to the setting of Bishopwood, as a result of the form (mass and scale) of the care home and associated car parking, with increased vehicular movement resulting from the development proposal.

8.0 Planning Considerations

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

- a) Accessibility and Need for the development;
- b) Impact on designated and non-designated heritage assets;
- c) Design and appearance;
- d) Impact on residential amenity;
- e) Highways and car parking;
- f) Ecology;
- g) Impact on protected sites around The Solent.

a) Accessibility and Need for the development

8.2 The application site is located within the designated urban area of Fareham and is situated adjacent to the rapid transit bus line and a short walk from Fareham Railway Station. Therefore, in terms of accessibility, the site is well positioned in the urban area, in close proximity to a wide range of services and facilities.

8.3 The Council acknowledges that it does not currently have a 5 year supply of housing, and there is an increasing need for supported elderly persons accommodation within the Borough. The application has been supported by a Care Home Needs Assessment which demonstrates a significant need of 377 market standard beds in 2022. The Council's own background paper on the subject for the draft Local Plan (Specialist Housing Background Paper (September 2020)) also indicates a growing need over the plan period, up to 2037.

b) Impact on designated and non-designated heritage assets

8.4 The application site is located within the curtilage of a Grade II* listed building, known as Bishopwood (designated heritage asset), and the gardens form a historic park and garden (non-designated heritage asset). The gardens are considered to contribute significantly towards the setting of the main house. Bishopwood (the house) would be located 55 metres from the corner of the proposed development site, and 64.5 metres from the northeast corner of the proposed building.

- 8.5 The Council has a statutory duty under section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to have special regard to the desirability of preserving listed buildings or their setting. Due the sheer size of the proposed building, and its prominence within the orchard site, the development proposed would become the dominant structure within the grounds of Bishopwood, significantly detracting from the importance of the listed building and resulting in a harm to its setting, eroding the important, undeveloped buffer between the listed building and the surrounding urban development. The undeveloped site forms an integral element of the wider woodland gardens as a historic park and garden associated with Bishopwood, which together with the scale of the proposal, and the increased activity as a result of the proposal would severely erode the setting and the character of the gardens, both of which form an integral part of the importance of the listed building.
- 8.6 None of the consultees consider that the proposed development proposals would be suitable within the curtilage of this Grade II* Listed building. It is the consideration of Historic England, the Council's Conservation Planner and The Gardens Trust that the development proposal would not preserve the setting of the listed building. Officers concur with this assessment. It is necessary to also have regard to the considerations regarding the impact on heritage assets as set out in the National Planning Policy Framework (NPPF).
- 8.7 Paragraph 193 of the NPPF advises that when considering development proposals, great weight should be attached to the asset's conservation, with greater weight applied the more important the asset is considered. The Grade II* listed status of the building represents an asset of highest significance.
- 8.8 Paragraph 194 of the NPPF advises that any harm or loss of significance to a designated heritage asset and its setting should require clear and convincing justification. The Grade II* status of the building is therefore of more than special interest, for which substantial harm to should be wholly exceptional. The applicant has sought to demonstrate need for the facilities to be clear and convincing justification outweighing the harm.
- 8.9 The Council's Conservation Planner considers that the proposal would cause substantial harm to the designated heritage assets, for which paragraph 195 of the NPPF highlights that such proposals should be refused, unless substantial public benefits would outweigh the harm. Historic England consider that the proposed development would 'lead to less than substantial harm to the significance of a designated heritage asset' as defined by paragraph 196 of the NPPF. In such cases, paragraph 196 advises that this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 8.10 Paragraph 197 of the NPPF goes on to advise Local Planning Authorities to consider the effect of a development on non-designated heritage assets, such as the site's designation as a Historic Park and Garden. The impact on the garden has been considered jointly by The Gardens Trust and The Hampshire Gardens Trust, and in both cases, the consultees considers that the impact would be significant with the impact considerable both in physical scale and activity. LPAs are required to weigh up the scale of impact having regard to the scale of any harm or loss and the significance of the heritage asset. The proposal would be located within the curtilage of a Grade II* Listed building and its non-statutory designated historic park and garden and is therefore considered to impact on both designations.
- 8.11 In accordance with paragraph 196 of the NPPF, it is acknowledged that the development proposal does represent a public benefit, that the Council has a housing land supply shortfall, and that the scheme would provide an additional 64 bedrooms of specialist elderly care accommodation, in an accessible location. However, in weighing up the public benefits of the proposed development, Officers consider that the current shortfall in provision and the demand for such a facility does not outweigh the considerable impact the proposal on the heritage asset.
- 8.12 The Council has in recent years approved a number of dedicated schemes for older persons and specialist accommodation elsewhere in the Borough. The applicant has not presented any evidence to demonstrate that such accommodation cannot be provided on a less constrained site elsewhere within the Borough.
- 8.13 The fact that there is a need for additional older person accommodation is not considered in this case to outweigh the harm that would be created by the proposed development, which would occupy a significant and overwhelming proportion of the site. In addition, the urbanising impact of both the structure, and its associated roads and parking would materially alter the character of the garden, to the unacceptable detriment of the setting of Bishopwood as a building of national importance, and its historic gardens.
- 8.14 It is important to note that since the earlier applications in 2013 and 2014 the application site has been enclosed with close boarded fencing to separate the application site from the remainder of the garden at Bishopwood. No formal planning application was received or granted for this fencing. Nevertheless, Officers consider that the site forms a fundamental integral part of the Bishopwood grounds for which the proposed development would be harmful.

8.15 Therefore, it is considered that the development proposal would fail to preserve the setting of Bishopwood, and have a detrimental impact on the gardens, which are a non-designated heritage assets, by reason of the scale and prominence of the building and its associated activities. The proposal fails to accord with the policies of the NPPF (where there would be a limited degree of public benefit, but which would not outweigh the harm outlined above) and Policy DSP5 of the adopted Local Plan.

c) Design and appearance

8.16 The development proposal has been considered by the Council's Urban Designer in the context of the policy advice in Policy CS17 (High Quality Design). The Council's Urban Designer has raised serious concerns regarding the principle of developing the site given its location within the curtilage of the Grade II* Listed Building, particularly commenting on its scale and massing, which would be evident in views throughout the garden of Bishopwood and thereby eroding the historic park and garden.

8.17 Their comments continue to highlight that there is no evidence that the architectural design approach has sought to respond to the listed building or its setting, merely that it reflects the design approach of the modern housing development to the south and west. The Council's Urban Designer does not consider the development's design and use of materials to be an appropriate responsive solution.

8.18 The proposed development would fail to respond positively to and be respectful of the key characteristics of the area, including heritage assets, scale, form, spaciousness and use of external materials, and would therefore be contrary to policy CS17 (High Quality Design) of the adopted Local Plan.

d) Impact on residential amenity

8.19 The proposed development would be constructed with living accommodation over two floors and would be situated at its closest only 8.5 metres away from the nearest residential property at 10 Romyns Court, to the west of the site. The applicants have reduced the height of the ridgeline of the northern wing of the development and the majority of the mature boundary vegetation would be retained despite the loss of a number of mature trees and shrubs from within the site. The first floor windows in the area of the building closest to the neighbouring property would serve a seating area, and would be obscure glazed to protect the amenities of neighbouring occupiers.

8.20 Bedroom windows and dining room windows with direct west views to 10 Romyns Court would be set back further from the boundary (approximately 22 metres to the mutual boundary), although a living room window would be only 13.5 metres from the boundary, although the direct view would fall just south

of the rear garden of 10 Romyns Court towards open space associated with the residential development in the Fareham College site. However, first floor terraces would bring greater opportunities to overlook the rear garden of 10 Romyns Court. Subsequently the scheme has been amended to remove the first floor terrace from the living room, and the dining to living room terrace has been reduced in size and pulled back further from the mutual boundary with 10 Romyns Court. The resultant level of separation is considered acceptable and would not therefore result in an unacceptable adverse impact on the living conditions of the occupiers of the neighbouring property from overlooking and loss of privacy. All other windows and outlook would principally look into the existing site or over open space to the south and west. The development proposal would therefore accord with Policy DSP3 of the adopted Local Plan, and not represent an unacceptable adverse impact on the living conditions of neighbours.

e) Highways and Car Parking

- 8.21 The applicant has during the course of the application sought to address the various concerns raised by Hampshire County Council as the Highway Authority: as a result of those amendments the Highway Authority now raises no objections, subject to planning conditions and the completion of a section 106 legal agreement to secure a Travel Plan.
- 8.22 The proposals will include car parking provision for 28 vehicles across two separate car parks. The first will be located approximately 40 metres from the Redlands Lane entrance, and provide 19 car parking spaces. These will be then linked to the secondary car park adjacent to the building by a path, where the remaining 9 car parking spaces would be located, including 2 disabled parking spaces. Eight covered bicycle spaces will also be provided adjacent to the building.
- 8.23 The car parking provision, whilst disjointed with the main car park located approximately 90 metres away from the main building, meets the Council's parking standards, and is considered acceptable.

f) Ecology

- 8.24 The planning application has been supported by detailed ecological reports regarding protected species and has been considered by the Council's Ecologist. Due to the nature of the site and the loss in vegetation, a net gain of biodiversity was sought, and appropriate mitigation details provided. This was submitted and the Council's Ecologist has since raised no objection to the scheme.
- 8.25 However, the Council's Ecologist recognises that those issues could be addressed following the submission of appropriate details in a Biodiversity

Mitigation, Enhancement and Management Strategy, prior to the commencement of the development, and could be subsequently sought with an appropriately worded condition.

g) Impact on protected sites around the Solent

- 8.26 Core Strategy Policy CS4 sets out the strategic approach to Biodiversity in respect of sensitive European sites and mitigation impacts on air quality. Policy DSP13: Nature Conservation of the Local Plan Part 2 confirms the requirement to ensure that designated sites, sites of nature conservation value, protected and priority species populations and associated habitats are protected and where appropriate enhanced.
- 8.27 The Solent is internationally important for its wildlife. Each winter, it hosts over 90,000 waders and wildfowl including 10 per cent of the global population of Brent geese. These birds come from as far as Siberia to feed and roost before returning to their summer habitats to breed. There are also plants, habitats and other animals within The Solent which are of both national and international importance.
- 8.28 In light of their importance, areas within The Solent have been specially designated under UK/European law. Amongst the most significant designations are Special Protection Areas (SPA) and Special Areas of Conservation (SAC). These are often referred to as 'European Protected Sites' (EPS).
- 8.29 Regulation 63 of the Habitats and Species Regulations 2017 provides that planning permission can only be granted by a 'competent authority' if it can be shown that the proposed development will either not have a likely significant effect on designated European sites or, if it will have a likely significant effect, that effect can be mitigated so that it will not result in an adverse effect on the integrity of the designated European sites. This is done following a process known as an Appropriate Assessment. The competent authority is responsible for carrying out this process, although they must consult with Natural England and have regard to their representations. The competent authority is the Local Planning Authority.
- 8.30 Natural England has highlighted that there is existing evidence of high levels of nitrogen and phosphorus in parts of The Solent with evidence of eutrophication. Natural England has further highlighted that increased levels of nitrates entering The Solent (because of increased amounts of wastewater from new dwellings) will have a likely significant effect upon the European Protected Sites (EPS).

- 8.31 Achieving nutrient neutrality is one way to address the existing uncertainty surrounding the impact of new development on designated sites. Natural England have provided a methodology for calculating nutrient budgets and options for mitigation should this be necessary. The nutrient neutrality calculation includes key inputs and assumptions that are based on the best-available scientific evidence and research, however for each input there is a degree of uncertainty. Natural England advise Local Planning Authorities to take a precautionary approach when addressing uncertainty and calculating nutrient budgets.
- 8.32 Based on the Natural England methodology, the proposed development would generate 18.8kg TN/year if the care home is fully occupied, based on the assumption of one occupier per bedroom. No mitigation proposal has been put forward by the applicants to address this impact, and due to the application being recommended for refusal no Habitat Regulations Assessment and Appropriate Assessment has been undertaken. It is therefore concluded that due to the increased levels of nitrogen being created by the development, which would result in an adverse impact on the protected sites around The Solent, that the development would fail to accord with the requirements of the Habitat Regulations and be contrary to policy CS4 of the adopted Core Strategy and policy DSP13 of the adopted Local Plan Part 2.
- 8.33 In addition, it is noted that due to the nature of the proposed development, (residential care home, which would potentially limit future residents ability to visit the coastline), and having regard to Solent Recreation Mitigation Strategy, the scheme would not result in increased recreational disturbance on the protected sites and as such would be exempt from the mitigation requirements.

9.0 Recommendation

- 9.1 REFUSE PLANNING PERMISSION, for the following reasons:
1. The proposed development would be contrary to the policies set out within the National Planning Policy Framework 2019, in particular paragraphs 193, 194, 196, and 197, and to policies CS4, CS6 and CS17 of the Fareham Borough Core Strategy, and policies DSP2, DSP3, DSP5 and DSP13 of the Fareham Borough Local Plan Part 2: Development Sites and Policies, and is otherwise unacceptable in that:
 - (i) by reason of the form of layout, the bulk and massing of the proposed building, which fails to respond positively to and be respectful of the key characteristics of the area, including heritage assets, scale, form, spaciousness and use of external materials, the loss of gardens associated with the listed building and the close relationship with that

building, the development would be harmful to the setting of this important Grade II* Listed Building. No overriding public benefits have been identified which outweigh the harm caused by the development;

- (ii) The development would result in increased urbanisation and disturbance to the tranquil setting of the gardens, which is designated as an important non-statutory historic park and garden, harmful to the character of the gardens and the important historic value their undeveloped appearance makes to preserving the setting of Bishopwood;
- (iii) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of European Protected sites which, in combination with other development, would arise due to the additional generation of nutrients entering the water environment;
- (iv) In the absence of a legal agreement to secure the implementation of the full Travel Plan, the proposed development would not make the necessary provision to ensure measures are in place to assist in reducing the dependency on the use of the private motorcar.

Informative:

- a) This decision relates to the following plans:
 - i) Location Plan (Drawing: 2785-HIA-01-ZZ-DR-A-0101 Rev. P02);
 - ii) Proposed Site Plan (Drawing: 2785-HIA-XX-XX-DR-A-1020 Rev. P13);
 - iii) Proposed Ground Floor Plan (Drawing: 2785-HIA-02-00-DR-A-0201 Rev 5);
 - iv) Proposed First Floor Plan (Drawing: 2785-HIA-02-01-DR-A-0210 Rev.6);
 - v) Proposed Second Floor Plan (Drawing: 2785-HIA-02-02-DR-A-0220 Rev.5);
 - vi) Proposed Elevations Sheet 1 of 3 (Drawing: 2785-HIA-02-XX-DR-A-0301 Rev.5);
 - vii) Proposed Elevations Sheet 2 of 3 (Drawing: 2785-HIA-02-XX-DR-A-0302 Rev.7);
 - viii) Proposed Elevations Sheet 3 of 3 (Drawing: 2785-HIA-02-XX-DR-A-0303 Rev.6);
 - ix) Proposed Roof Plan (Drawing: 2785-HIA-02-03-DR-A-0230 Rev.5);
 - x) Landscape Proposals (Drawing: 102L); and,
 - xi) External Services Layout (Drawing: ME-600 Rev P2).

10.0 Notes for Information

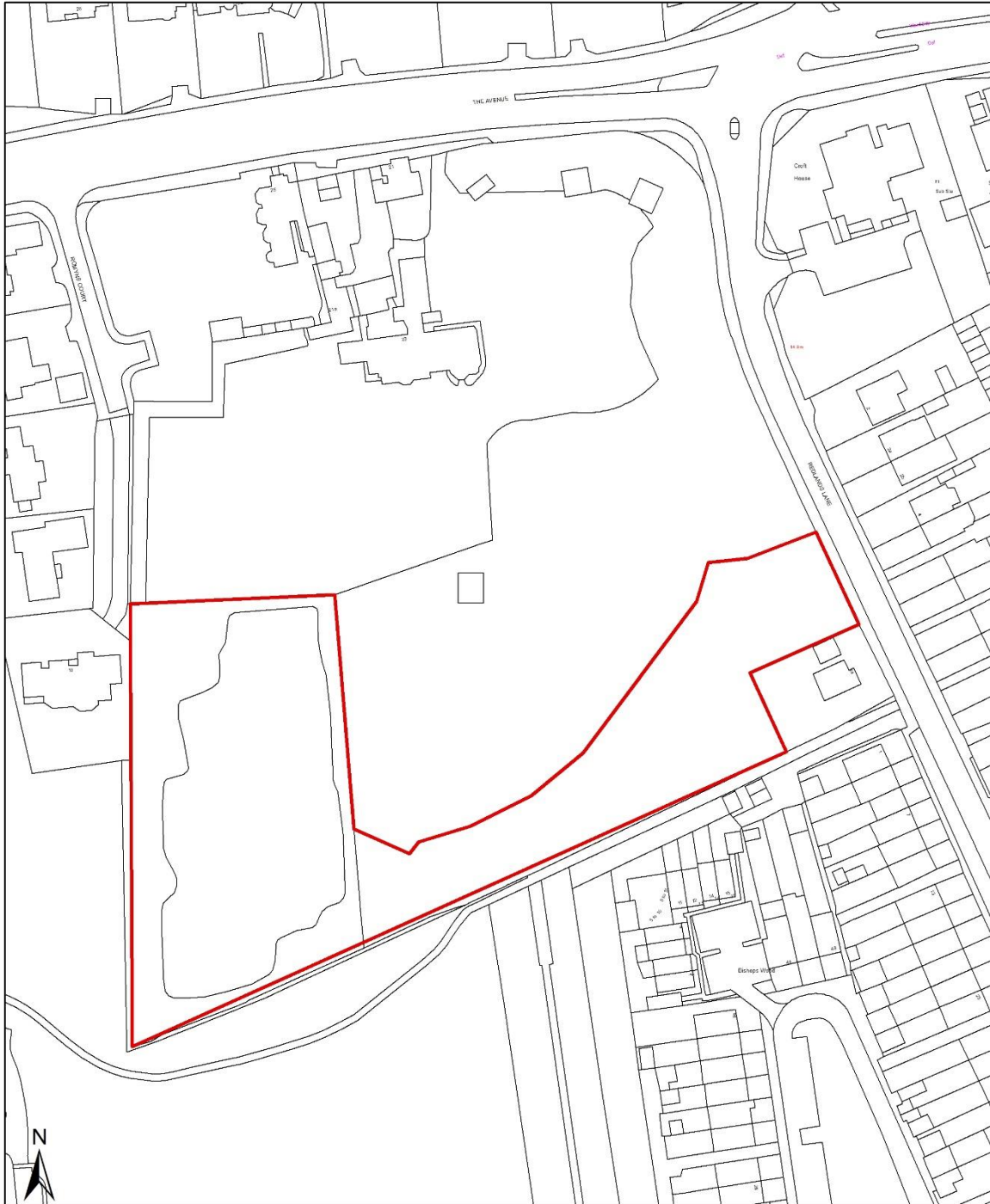
- 10.1 Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address point (iv) above by inviting the applicant to enter into a legal agreement with Fareham Borough Council under Section 106 of the Town and Country Planning Act 1990 (as amended).

11.0 Background Papers

P/20/0639/FP

FAREHAM

BOROUGH COUNCIL



Land at Redlands Lane

Scale 1:1,250

© Crown copyright and database rights 2020 OS 100019110. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Agenda Item 6(5)

OFFICER REPORT FOR COMMITTEE

DATE: 13/01/2021

P/20/1272/FP
MRS E MARKS

FAREHAM SOUTH

REAR DORMER FINISHED IN GREY CLADDING

45 LONGFIELD AVENUE, FAREHAM, PO14 1BX

Report By

Lucy Knight – direct dial 01329 824579

1.0 Introduction

1.1 This application is reported to the Planning Committee as it has been submitted by an employee of Fareham Borough Council.

2.0 Site Description

2.1 The application site comprises the residential curtilage of a two-storey mid-terraced dwelling located on the south-western side of Longfield Avenue.

3.0 Description of Proposal

3.1 Permission is sought for the use of grey cladding on the external of a rear dormer window. The dormer window itself is of a size and proportion that it can be constructed under permitted development rights. It is the change in material from others used on the house that results in the proposal requiring an express planning permission.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS17 High Quality Design

5.0 Relevant Planning History

5.1 There are no relevant previous applications.

6.0 Representations

6.1 None

7.0 Consultations

7.1 None

8.0 Planning Considerations

- 8.1 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:
- a) Impact on the character and appearance of the area.
- a) Impact on the character and appearance of the area.
- 8.2 The dormer window itself is compliant with the parameters of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015. This application is needed due to the proposed external materials not matching the existing property. Therefore, the assessment to be made is of the use of grey coloured cladding on the dormer.
- 8.3 The existing external materials on the property comprise a light-coloured render and red roof tiles. The use of this cladding, whilst not matching the materials on the existing house, is not considered to appear alien or incongruous on the house. Furthermore, there are other dormer windows of a similar design within close proximity to the site, finished in a range of materials, some being cladding such that the proposal would not be considered out of keeping with other developments already undertaken.
- 8.4 The proposal is to the rear of the property and so will not be visible from within the street scene.
- 8.5 The proposed use of cladding is therefore considered to be respectful of the key characteristics of the area and compliant with Policy CS17 of the Local Plan Part 1: Core Strategy.

9.0 Recommendation

- 9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:
1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.
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) Drawing No: 001 rev B – Existing Plans
 - b) Drawing No: 002 rev B – Proposed Plans

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

FAREHAM

BOROUGH COUNCIL



45 Longfield Avenue
Scale 1:1,250

© Crown copyright and database rights 2020 OS 100019110. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

ZONE 3 – EASTERN WARDS

Portchester West

Hill Head

Stubbington

Portchester East

REFERENCE NUMBER & WARD	SITE ADDRESS & PROPOSAL	ITEM NUMBER & RECOMMENDATION
P/20/1171/FP PORTCHESTER WEST	62 PORTCHESTER ROAD FAREHAM PO16 8QJ RETENTION OF DETACHED DOMESTIC DOG KENNEL OUTBUILDING IN REAR GARDEN	6 PERMISSION

Agenda Item 6(6)

OFFICER REPORT FOR COMMITTEE

DATE: 13/01/2021

P/20/1171/FP
MR NICK MUTTON

PORTCHESTER WEST
AGENT: MR ANDREW RAYNER

RETENTION OF DETACHED DOMESTIC DOG KENNEL OUTBUILDING IN REAR GARDEN

62 PORTCHESTER ROAD, FAREHAM, PO16 8QJ

Report By

Jenna Flanagan – direct dial 01329 824815

1.0 Introduction

1.1 This application is reported to the Planning Committee in accordance with the Council's Scheme of Delegation due to the number of third-party letters received meeting the five letter threshold and their content being contrary to the Officer recommendation.

2.0 Site Description

2.1 The site consists of a detached two-storey house, located on the north side of Portchester Road with a generous rear garden. The rear garden backs onto the modest rear gardens of properties in Winnham Drive. Portchester Road is characterised by detached dwellinghouses of differing sizes with a variety of architectural styles and materials employed and benefit from generous gardens.

3.0 Description of Proposal

3.1 The planning application seeks permission to retain an outbuilding in the rear garden to be used as a dog kennel for the applicant's pet dogs. The applicant has confirmed that no business will be run from the outbuilding; it is not intended for commercial dog grooming, commercial breeding nor commercial boarding.

3.2 The outbuilding had been erected with the misunderstanding that no planning permission was required. The applicant directed contractors to erect the outbuilding 2 metres from the west boundary, where it would afford the benefit of Permitted Development rights. However, the outbuilding has been erected 1.7 metres from the west boundary resulting in the outbuilding requiring planning permission.

3.3 The Outbuilding measures 6.8m in length on the east and west elevations and 5.8m in width on the north and south elevation. The Outbuilding has a pitched

roof and the ridge height is 3.06m which slope to 2.35m at the eaves on the east and west elevation. It is situated 1.71m from the east boundary, 4.72m from the north boundary and 7.90m from the west boundary.

- 3.4 The Outbuilding has a small, non-opening window and air-conditioning unit on the north elevation, two windows on the east elevation, a window and door on the south elevation and a window on the west elevation. Inside the outbuilding, the south area contains 5 glazed dog pens, the northeast area contains grooming equipment and the northwest area contains a food preparation kitchenette.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS17 – High Quality Design

Adopted Development Sites and Policies

DSP2 – Environmental Impact

DSP3 – Impact on Living Conditions

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/18/1168/FP	INCREASING THE HEIGHT OF THE EXISTING FRONT WALL BOUNDARY WALL, INCLUDING GATES.
APPROVE	07/12/2018
P/16/0943/FP	TWO STOREY FRONT EXTENSION
APPROVE	16/09/2016
P/02/1282/FP	ERECTION OF TWO STOREY SIDE EXTENSION
PERMISSION	22/10/2002
P/99/0594/FP	ERECTION OF SINGLE/TWO STOREY SIDE EXTENSION
PERMISSION	15/07/1999

6.0 Representations

6.1 Thirteen representations were received in relation to this application. Three comments of support and ten representations were received objecting to the application on the following grounds:

Objections

Noise:

- The noise in the area is dramatically increased due to number of dogs;
- Dogs pine and bark when away from their owners so level of noise increases;
- Increased noise from dogs being kept in the kennels;
- Noise is generated from dogs left outside for long periods of time;
- Noise from kennels will cause other neighbourhood dogs to bark;
- There is already noise from dogs in the kennels and this will affect the enjoyment of neighbouring gardens in the warmer months;
- The kennels already generate noise from early morning and through the night;
- Dogs are very noisy when barking and using the outside area.

Smell:

- The odour from the dogs may impact properties on Winnham Drive.

Location:

- Kennels should not be permitted in a residential area; they are better suited to rural areas;
- Kennels are closer to properties on Winnham Drive than applicant's property.

Light:

- Lights are left on during the evening/nighttime and are detrimental to enjoyment of outlook from neighbouring properties.

Support

- No issue with a log cabin being erected to house dogs;
- Better that dogs are in a cabin with some sound proofing / protection from the elements vs kennels / cages in the garden;
- Neighbours opinion that applicants are dog owners and not running a commercial venture.

7.0 Consultations

INTERNAL

Environmental Health

- 7.1 This department has not received any complaints of dog barking arising from the application property.

Having reviewed the information submitted and discussed this with you I am satisfied that the kennel construction is of a high standard so as to limit any noise escape that may arise from the owners' dogs.

Whilst the proposals look to be of a commercial standard, I understand that this is not the intention of the current occupiers. I would ask however that a condition is applied to any permission granted to ensure that the current and any future occupiers of this address are clear that the building is for domestic use only.

I would also request that a condition is added to require that any mechanical equipment installed as part of the structure such as the air con units are serviced and maintained in line with the manufacturer's recommendation.

8.0 Planning Considerations

- 8.1 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:

- a) Impact upon the living conditions of neighbouring properties;
- b) Impact upon the character and appearance of the area;

a) Impact upon the living conditions of neighbouring properties

- 8.2 The property at the application site is a large two-storey house on a good size plot with a generous front and rear garden. The rear garden is on two levels as the level of the garden inclines towards the north boundary.
- 8.3 This is a retrospective application for an outbuilding which was erected several months ago and is already in use as a kennel for the applicant's pet dogs. As set out above, the kennel outbuilding is not intended to be used for commercial purposes and is used to home the applicant's own pets.
- 8.4 The Council's Environmental Health Officers have not received any complaints regarding the noise of the dogs or any odours at the time of writing this report. Environmental Health Officer have commented on the application

to say that, provided the outbuilding is not used for commercial use and the air-conditioning unit is properly maintained, it is not considered that the noise from the kennel outbuilding will be of a level that will have a detrimental impact on the surrounding residents. A planning condition could be used to control the use of the outbuilding and ensure that it remains incidental to the residential use of the house. If imposed the effect of such a condition would be that the use of the outbuilding at any point in the future for commercial kennelling of dogs would result in a breach of that condition which would be enforceable by the Council.

- 8.5 The physical construction of the outbuilding has not been raised as a concern in the letters of objection received. It has been erected in the rear garden close to the north boundary. The north boundary treatment is a fence, which has high hedges and trees in the neighbouring gardens. Consideration has been given to the impact the outbuilding has on the neighbouring properties and it is not considered to have a detrimental impact on the light, outlook or privacy of the neighbouring properties.
- 8.6 Concerns have been raised regarding lights being left on in the building in the evening and into the night, having a detrimental impact to the enjoyment of neighbouring gardens. The outbuilding has windows on each elevation. There is a small window on the north elevation, facing the nearby Winnham Drive properties. There is a good natural barrier of tall evergreen bushes along much of the northern boundary which will provide a screen from the rear garden of 62 Portchester Road. Notwithstanding, lighting within garden outbuildings and in houses themselves is a common feature within an urban residential setting such as this and Officers do not consider there would be any unacceptable adverse impact on the living conditions of neighbours as a result.

b) Impact upon the character and appearance of the area

- 8.7 The property is a large detached house, which obscures the view of the Outbuilding from the street scene. Whilst the outbuilding may be visible from neighbouring properties, Officers have no concerns over the appearance of the building or its effect on the character of the surrounding area.
- 8.8 For these reasons, the development is not considered to have any adverse effect upon the character and appearance of the area and is compliant with Policy CS17 of the Local Plan Part 1: Core Strategy

9.0 *Recommendation*

- 9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

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

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

2. The outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the main dwellinghouse unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect the living conditions of the occupants of neighbouring properties and to ensure the Local Planning Authority retains control over the use of the building.

3. No mechanical equipment shall be installed in or on the outbuilding hereby permitted unless details of the equipment, including their proposed servicing and maintenance, have first been agreed in writing by the Local Planning Authority. The equipment shall be installed, serviced and maintained in accordance with the approved details thereafter.

REASON: To protect the living conditions of the occupants of neighbouring properties.

11.0 Background Papers

P/20/1171/FP

PLANNING APPEALS

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

PUBLIC INQUIRY	ENF/40/19 Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	PUBLIC INQUIRY MR KEVIN FRASER The Tithe Barn Mill Lane Fareham PO15 5RB 16 June 2020 AGAINST ENFORCEMENT Resurfacing of car park with tarmac
PUBLIC INQUIRY	P/18/1118/OA Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	PUBLIC INQUIRY Fareham Land LP Land at Newgate Lane (North) Fareham Non Determined REFUSE PENDING PI DECISION 2 June 2020 NON DETERMINED Outline Planning Permission for the demolition of existing buildings and development of up to 75 dwellings, open space, vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved.
PUBLIC INQUIRY	P/19/0316/FP Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	PUBLIC INQUIRY MR K FRASER The Tithe Barn Mill Lane Titchfield Fareham NAC REFUSE REFUSE 16 June 2020 AGAINST REFUSAL Re-surface car park area with tarmac (retrospective application)
HEARING	P/19/0419/DA Appellant: Site: Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	HEARING Mr Patrick Cash 137 Newgate Lane Fareham 11 May 2020 AGAINST ENFORCEMENT Unlawful development of two structures
PUBLIC INQUIRY	P/19/0460/OA Appellant: Site:	PUBLIC INQUIRY Bargate Homes Ltd Land at Newgate Lane (South) Fareham

Decision Maker: Non Determined
 Recommendation: REFUSE
 Council's Decision: PENDING PI DECISION
 Date Lodged: 2 June 2020
 Reason for Appeal: **NON DETERMINED**
 Outline planning permission for the demolition of existing buildings and development of up to 115 dwellings, open space, vehicular access point from Newgate Lane and associated and ancillary infrastructure, with all matters except access to be reserved.

HH APPEAL SERVICE

P/19/1073/TO
 Appellant:
 Site:
 Decision Maker:
 Recommendation:
 Council's Decision:
 Date Lodged:
 Reason for Appeal:

HH APPEAL SERVICE

Mr Moon
 6 Alum Way Fareham
 Officer Delegated Powers
 REFUSE
 REFUSE
 4 December 2019
AGAINST REFUSAL
 T14 Lime: Fell due to excessive shading and replant an Acer in its place.

HH APPEAL SERVICE

P/19/1096/TO
 Appellant:
 Site:
 Decision Maker:
 Recommendation:
 Council's Decision:
 Date Lodged:
 Reason for Appeal:

HH APPEAL SERVICE

Mr Ian Collins
 4 CROFTON LANE FAREHAM
 Committee
 REFUSE
 REFUSE
 20 March 2020
AGAINST REFUSAL
 T1 Monterey Pine protected by TPO 545: Fell
DISMISSED
24 November 2020

WRITTEN REPS

P/20/0266/FP
 Appellant:
 Site:
 Decision Maker:
 Recommendation:
 Council's Decision:
 Date Lodged:
 Reason for Appeal:

WRITTEN REPS

Mr & Mrs Miller
 310 Botley Road Burrridge Southampton
 Officer Delegated Powers
 REFUSE
 16 September 2020
AGAINST REFUSAL
 Erection of Detached Bungalow & Use of Existing Annexe as Ancillary Building
DISMISSED
18 November 2020

WRITTEN REPS

P/20/0267/FP
 Appellant:
 Site:
 Decision Maker:
 Recommendation:
 Council's Decision:
 Date Lodged:
 Reason for Appeal:

WRITTEN REPS

Mr & Mrs Miller
 310 Botley Road Burrridge Southampton
 Officer Delegated Powers
 REFUSE
 16 September 2020
AGAINST REFUSAL
 Erection of Detached Two Storey Dwelling following Demolition of Existing Annexe
DISMISSED

	Decision Date:	18 November 2020
WRITTEN REPS	P/20/0298/FP Appellant: Site:	WRITTEN REPS The Executors of E.D. Jowett The Old Forge 251 Bridge Road Lower Swanwick Fareham
	Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	Officer Delegated Powers REFUSE REFUSE 19 October 2020 AGAINST REFUSAL Demolition of existing garage/workshop and construction of 3 Bedroom detached dwelling with associated parking
	Decision: Decision Date:	DISMISSED 17 December 2020
WRITTEN REPS	P/20/0373/FP Appellant: Site:	WRITTEN REPS Mrs Kayleigh Luckins 19 - 21 Juno Close Fareham
	Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	Committee REFUSE REFUSE 15 December 2020 AGAINST REFUSAL Removal of rear boundary planting (partial relief from condition 2 of P/15/0690/RM)
HH APPEAL SERVICE	P/20/0478/FP Appellant: Site:	HH APPEAL SERVICE Mr Ken Carter 23 Hill Head Road Fareham
	Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	Committee APPROVE REFUSE 13 November 2020 AGAINST REFUSAL Single storey rear extension and balcony
	Decision: Decision Date:	DISMISSED 30 December 2020
WRITTEN REPS	P/20/0654/OA Appellant: Site:	WRITTEN REPS Mr Bell 50 Paxton Road Fareham
	Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	Officer Delegated Powers REFUSE REFUSE 29 October 2020 AGAINST REFUSAL Outline application for 2x 3-bed dwellings to the rear of 50-52 Paxton Road
WRITTEN REPS	P/20/0741/FP Appellant: Site:	WRITTEN REPS John Warner 87 Highfield Avenue Fareham
	Decision Maker: Recommendation: Council's Decision: Date Lodged: Reason for Appeal:	Officer Delegated Powers REFUSE REFUSE 21 December 2020 AGAINST REFUSAL

Single story self contained annex to the side and rear, for dwelling for 2 family members

PUBLIC INQUIRY

P/18/1212/LU

Appellant:

Site:

Decision Maker:

Recommendation:

Council's Decision:

Date Lodged:

Reason for Appeal:

PUBLIC INQUIRY

Borderland Fencing Ltd

Borderland Fencing New Road Swanwick Southampton

Officer Delegated Powers

REFUSE

REFUSE

13 August 2019

AGAINST REFUSAL

Lawful Development Certificate for mixed use of the glasshouse for storage & manufacturing (Use Class B8 & B2)

PUBLIC INQUIRY

P/20/0009/DA

Appellant:

Site:

Decision Maker:

Recommendation:

Council's Decision:

Date Lodged:

Reason for Appeal:

PUBLIC INQUIRY

Borderland Fencing Ltd

Borderland Fencing New Road Swanwick Southampton

PENDING PI DECISION

17 July 2019

AGAINST ENFORCEMENT

Unauthorised expansion of site and breach of conditions