

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING COMMITTEE

Date: Wednesday, 16 August 2023

Time: 2.30 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors
Miss J Burton
D G Foot
M J Ford, JP
Mrs C L A Hockley
S Ingram
P Nother
Mrs S M Walker

Deputies:
Ms C Bainbridge
F Birkett
S Dugan
Mrs K K Trott



1. Apologies for Absence

2. Minutes of Previous Meeting (Pages 1 - 8)

To confirm as a correct record the minutes of the Planning Committee meeting held on 12 July 2023.

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 9)

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/23/0102/VC - PLOT 5 EGMONT NURSERIES BROOK AVENUE SO31 9HN**
(Pages 11 - 24)

ZONE 2 - FAREHAM

- (2) **P/23/0383/RM - WELBORNE LAND NORTH OF FAREHAM** (Pages 26 - 41)

ZONE 3 - EASTERN WARDS

- (3) **P/23/0193/FP - 45 HILL HEAD ROAD STUBBINGTON PO14 3JL** (Pages 43 - 51)

- (4) **Planning Appeals** (Pages 52 - 57)



A WANNELL
Chief Executive Officer
Civic Offices

www.fareham.gov.uk

08 August 2023

**For further information please contact:
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FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 12 July 2023

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: D G Foot, M J Ford, JP, Mrs C L A Hockley, P Nother,
Mrs S M Walker and S Dugan (deputising for Miss J Burton)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor Miss J Burton and Councillor S Ingram.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 14 June 2023 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman’s announcements at this meeting.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council’s Code of Conduct, the following Councillor’s made the following declarations in respect of the items indicated.

All Members of the Committee declared a non-pecuniary interest in Item 7(2) - 22 Lynden Close as the applicant is a fellow Council Member.

Councillor Mrs S Walker declared a non-pecuniary interest in item 7(3) – “Horse Field”, Land North of Brune Lane as she is a Council appointed representative on the Portchester Crematorium Joint Committee.

Councillor I Bastable declared a non-pecuniary interest in item 7(3) – “Horse Field”, Land North of Brune Lane as he is a Council appointed deputy representative on the Portchester Crematorium Joint Committee.

5. DEPUTATIONS

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

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No/Page No	Dep Type
ZONE 1 – 3.00pm					
Ms Gwenola Le Bon		24 RALEY ROAD LOCKS HEATH – DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 6 DWELLINGS	Opposing	7(1) P/22/1254/FP Pg 10	Written

Mr Brian Malone		-DITTO-	-Ditto-	-Ditto-	Written
Ms Louise Cutts (Agent)		-DITTO-	Supporting	-Ditto-	In Person 3 mins
ZONE 2 – 3.00pm					
ZONE 3 – 3.00pm					
Jill Ulke		“HORSE FIELD”, LAND NORTH OF BRUNE LANE – DEVELOPMENT OF CREMATORIUM WITH ASSOCIATED ACCESS, LANDSCAPING AND MEMORIAL GARDENS	Opposing	7(3) P/23/0245/FP Pg 40	Written
Jannette Ward		-DITTO-	-Ditto-	-Ditto-	Written
Maureen Bennett		-DITTO-	-Ditto-	-Ditto-	Written
Shaun McNally		-DITTO-	-Ditto-	-Ditto-	Written
Paul Edwards		-DITTO-	-Ditto-	-Ditto-	Written
Ben Valentine		-DITTO-	-Ditto-	-Ditto-	Written
Mr Andy Marshall (Agent)		-DITTO-	Supporting	-Ditto-	In Person 3 mins
Mr Jeff Moore		-DITTO-	-Ditto-	-Ditto-	Written

6. OPPORTUNITIES PLAN

The Panel received a presentation from the Policy, Research and Engagement Manager on the Opportunities Plan 2023-2027. (The presentation is appended to these minutes).

Members noted the information in the presentation and the projects that are being considered in year one of the plan. The Committee spent time debating the proposal to introduce householder pre-application advice fees, and agreed that it is something they would like officers to investigate to enable the panel to fully weigh up the pros and cons in respect of this proposal.

RESOLVED that having asked questions, made comments, and put forward a request for officers to further explore the potential of introducing householder pre-application charges, the Planning Committee notes the content of the presentation.

7. 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 on new appeals and decisions.

(1) P/22/1254/FP - 24 RALEY ROAD LOCKS HEATH SO31 6PD

The Committee receives the deputations referred to in Minutes 5 above.

Upon being proposed and seconded the Officer Recommendation to: -

- (i) GRANT Planning Permission subject to: -
 - i) The conditions in the report;
 - ii) An additional condition removing permitted development rights to the car ports, to ensure they remain as car ports; and
 - iii) Condition 13 being amended to make it clear that an electric vehicle charging point is provided for every dwelling.

Then:

- (ii) DELEGATE authority to the Head of Development Management to:

Make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted, subject to: -
 - i) The conditions in the report;
 - ii) An additional condition removing permitted development rights to the car ports, to ensure that they remain as car ports; and
 - iii) Condition 13 being amended to make it clear that an electric vehicle charging point is provided for every dwelling.

Then:

- (ii) AUTHORITY BE DELEGATED to the Head of Development Management to:

Make any necessary modification, deletion or addition to the proposed conditions.

(2) P/23/0771/FP - 22 LYNDEN CLOSE FAREHAM PO14 3AL

Councillors, N J Walker, I Bastable, M J Ford, JP, S Dugan, D G Foot, Mrs C L A Hockley, Mrs S M Walker, and P Nother all declared a non-pecuniary interest in this item as the application is made by a fellow Councillor Member.

Upon being proposed and seconded, the Officer Recommendation to: -

- (i) GRANT planning permission, subject to the conditions in the report; and

Then:

- (ii) DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted, subject to the conditions in the report; and

Then:

- (ii) AUTHORITY BE DELEGATED to the Head of Development to make any necessary modification, deletion or addition to the proposed conditions.

(3) P/23/0245/FP - HORSE FIELD LAND NORTH OF BRUNE LANE AND EAST OF BROOM WAY LEE-ON-THE-SOLENT PO13 9PB

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: -

As a consequence of the proposal providing a new parking areas for users of the retained horse field, a further condition is added to the recommendation. This condition will secure the restoration of the area used for parking on the north eastern side of the Broom Way/Brune Lane junction to highway verge.

Additional condition:

19. The crematorium and memorial garden hereby authorised by this permission shall not be first used until:

- a) *The local planning authority has approved in writing a scheme of works for the improvement to the north east side of the Broom Way / Brune Lane junction to remove the informal parking area, return it to a grassed verge and limit future informal verge parking.*
- b) *The approved works have been completed in accordance with part a) of this condition; unless alternative arrangements to secure the specified works have been approved in writing by the local planning authority.*

REASON: In the interest of the visual amenity of the area and as a consequence of replacement parking being provided for horse field users as part of the permission.

Councillor Mrs S M Walker declared a non-pecuniary interest in this item as she is a Councillor appointed member on the Portchester Crematorium Joint Committee.

Councillor I Bastable declared a non-pecuniary interest in this item as he is a Councillor appointed deputy member on the Portchester Crematorium Joint Committee.

Ray Alborough and Oliver Joyce from Hampshire County Council joined the meeting for this item in order to answer any questions Members had on highways matters.

Upon being proposed and seconded the Officer Recommendation to: -

- (i) GRANT planning permission, subject to: -
 - i) The conditions in the report;
 - ii) The additional Condition 19 as set out in the Update Report; and

Then:

- (ii) DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted, subject to: -
 - i) The conditions in the report;
 - ii) The additional Condition 19 as set out in the Update Report; and

Then:

- (ii) AUTHORITY BE DELEGATED to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

(4) P/23/0639/FP - 15 BEAULIEU AVENEUE FAREHAM PO16 9SY

Upon being proposed and seconded the Officer Recommendation to: -

- (i) GRANT planning permission, subject to the conditions in the report; and

Then:

- (ii) DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted, subject to the conditions in the report; and

Then:

- (ii) AUTHORITY BE DELEGATED to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

(5) Planning Appeals

The Committee noted the information in the report.

(6) UPDATE REPORT

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

8. TREE PRESERVATION ORDERS

The Committee considered the confirmation of the following provisional Fareham Tree Preservation Order(s), which have been made under delegated powers and to which no formal objection has been received.

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

On 6 April 2023 a provisional order was made in respect of 2 individual oak trees and 1 maple tree. No formal objections have been received; however,

upon further inspection of the maple officers identified a stem defect and therefore recommend that Tree Preservation Order 779 is confirmed with modification to exclude the maple tree (T1).

During a closer inspection of the maple it was observed to have two compression forks with included bark between the primary branch unions. The tree is not immediately dangerous, but the defects are significant and will require intervention by way of an overall crown reduction that will denude the tree of its current amenity value; and then require ongoing cyclic pruning every five years to contain its size, placing a maintenance burden on the owner.

During the visit with the new owner, the tree officer's attention was drawn to significant visible roots massing up against the dwelling, which is an old building, with potentially shallow foundations when compared with modern standards.

Therefore officers are of the view it is not reasonable or sustainable to retain the tree and therefore no longer consider it worthy of protection. The recommendation is to modify the order accordingly to exclude maple T1 and then conform leaving the two oaks, T2 & T3 protected.

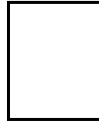
Local residents who raised concerns about the trees at the property when it was on the market along with neighbours who supported the TPO, have been written to explaining the recommendation to modify the order to exclude the maple tree (T1).

Fareham Tree Preservation Order 778: 80 Heath Road, Locks Heath

A provisional order was served on 6 April 2023 and covers 2 individual oak trees and 1 maple tree to which no formal objection has been received.

RESOLVED that Fareham TPO 778 be confirmed, with the modification to remove the maple tree (T1) from the order, as made and served.

(The meeting started at 2.30 pm
and ended at 4.15 pm).



**Report to
Planning Committee**

Date:

Report of: Director of Planning and Regeneration

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

The meeting will take place in the Collingwood Room, Civic Offices, Civic Way, Fareham, PO16 7AZ. All items will be heard from 2.30pm.

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/23/0102/VC WARSASH	PLOT 5, EGMONT NURSERIES BROOK AVENUE SOUTHAMPTON SO31 9HN ALTERNATIVE SITING, LAYOUT AND DESIGN TO HOUSE AND GARAGE ON PLOT 5 (ALTERNATIVE SCHEME PROPOSED UNDER VARIATION OF CONDITION 2 OF APPROVED PLANNING PERMISSION REFERENCE P/21/1301/FP)	1 PERMISSION

OFFICER REPORT FOR COMMITTEE

DATE: 16/08/2023

P/23/0102/VC

MR ROGER & MRS TANIA STEWARD

WARSASH

AGENT: ADP ARCHITECTS LTD

ALTERNATIVE SITING, LAYOUT AND DESIGN TO HOUSE AND GARAGE ON PLOT 5 (ALTERNATIVE SCHEME PROPOSED UNDER VARIATION OF CONDITION 2 OF APPROVED PLANNING PERMISSION REFERENCE P/21/1301/FP)

PLOT 5, EGMONT NURSERIES, BROOK AVENUE, SOUTHAMPTON, SO31 9HN

Report By

Richard Wright – direct dial 01329 824758

1.0 Introduction

- 1.1 This application is reported to the Planning Committee due to the number of third-party representations received.
- 1.2 In October 2020 outline planning permission was granted for the construction of eight dwellings and the creation of drainage features including a wetland area and detention basins at this site (planning reference P/18/0592/OA). Approval of the reserved matters was granted on 14 March 2022 (planning reference P/20/1224/RM).
- 1.3 A judicial review was subsequently brought by Brook Avenue Residents Against Development (BARAD) against the Council's decision to grant outline planning permission. The claim was brought on eight grounds of challenge and considered at a High Court hearing held on 11th and 12th May 2021. On the 28th May the High Court judge dismissed the judicial review claim on all eight grounds and also refused BARAD permission to appeal his decision.
- 1.4 BARAD subsequently lodged an application with the Court of Appeal to appeal against the Judge's decision. On the 15th July 2022 the judgment of the Court of Appeal was handed down and the appeal dismissed.
- 1.5 A subsequent full planning application (planning reference P/21/1301/FP) for an alternative scheme (without the previously approved wetland area) was permitted on 7 October 2022 for eight detached dwellings arranged fronting an access road leading from Brook Avenue.

1.6 This report relates to an application made under Section 73 of the Town & Country Planning Act 1990 seeking permission for the alternative siting, layout and design to the house and garage on Plot 5 (alternative scheme proposed under variation of condition 2 of approved planning permission reference P/21/1301/FP).

2.0 Site Description

2.1 The broader development site is located outside of the defined urban settlement boundaries, is around 1.9 hectares in size and located on the northern side of Brook Avenue, Warsash. The site was previously covered by derelict buildings, glasshouses and hard standing and was used up until the 1990s as a commercial nursery. Those buildings have now been demolished. A horse paddock forms a considerable portion of the site in its north-western corner. Adjacent to the northern site boundary is Holly Hill Woodland Park.

2.2 Residential properties fronting Brook Avenue lie close by as does the small housing development at Yorkdale to the immediate west of the application site) and Cawtes Reach (a short distance to the east).

2.3 This application relates to Plot 5, sited in the south-eastern corner of the site.

3.0 Description of Proposal

3.1 The approved development comprises three different house types (A, B & C). Plot 5 was shown to be developed with a House Type A. The landowner has indicated that some or all of the plots may be sold individually to allow purchasers to build the dwellings themselves (self-build). This application is made in relation to Plot 5 only, by the purchasers of that plot, seeking to construct a dwelling meeting their own specific aspirations.

3.2 The changes proposed to Plot 5 compared to the dwelling approved for this plot incorporate the following:

- Redesigned footprint – the overall floor area is increased by 1.6 square metres. The roof height is marginally lower than that previously approved, but the roof is reconfigured. The building will be approximately 2.5 metres further from the rear boundary shared with ‘Hollydene’ located to the south of the plot;
- Amended house design and improved internal layout;
- Changes to the footprint and design of the garage - the proposed garage would be wider than that previously approved but just under one metre lower with a fully hipped roof;

- Revised material schedule – to use Michelmersh bricks and a natural slate to the roof.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

- DS1 Development in the Countryside
- DS3 Landscape
- H1 Housing Provision
- CC1 Climate Change
- CC2 Managing Flood Risk & Sustainable Drainage Systems
- NE1 Protection of Nature Conservation, Biodiversity and the Local Ecological Network
- NE2 Biodiversity Net Gain
- NE3 Recreational Disturbance on the Solent Special Protection Area (SPA's)
- NE4 Water Quality Effects on the SPA/SAC and Ramsar Sites of the Solent
- TIN2 Highway Safety & Road Network
- TIN4 Infrastructure Delivery
- D1 High Quality Design & Placemaking
- D2 Ensuring Good Environmental Conditions
- D4 Water Quality & Resources
- D5 Internal Space Standards

Other Documents

- National Planning Policy Framework (NPPF) 2021
- Fareham Borough Design Guidance Supplementary Planning Document (excluding Welborne) 2015

5.0 Relevant Planning History

5.1 The following planning history is relevant:

- | | |
|---------------------|---|
| P/21/1301/FP | EIGHT DETACHED HOUSES AT FORMER EGMONT NURSERIES, BROOK AVENUE, WARSASH (ALTERNATIVE SCHEME TO APPROVED DEVELOPMENT UNDER P/18/092/OA EXCLUDING THE WETLANDS TO THE WEST OF THE SITE AND PROVIDING NITRATE MITIGATION BY WAY OF OFF-SITE CREDITS) |
| PERMISSION | 7 OCTOBER 2022 |

P/20/1224/RM APPROVAL OF RESERVED MATTERS FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE FOLLOWING OUTLINE PLANNING PERMISSION REFERENCE P/18/0592/OA FOR DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF EIGHT DETACHED HOUSES AND CREATION OF DRAINAGE FEATURES INCLUDING WETLAND AREA AND DETENTION BASINS

APPROVE 14 MARCH 2022

P/18/0592/OA DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF EIGHT DETACHED HOUSES AND CREATION OF DRAINAGE FEATURES INCLUDING WETLAND AREA AND DETENTION BASINS (OUTLINE APPLICATION WITH ALL MATTERS RESERVED)

PERMISSION 1 OCTOBER 2020

6.0 Representations

6.1 Five representations (two from one household) have been received raising the following concerns:

- This is a countryside site and considerable comment has been made about the sensitivity of the site both ecologically and in terms of its surroundings;
- The development is against many planning policies and if FBC had their 5 year housing supply, the application would have been refused;
- Any attempts to increase the size and location of the buildings should be refused;
- Reference to other houses on the road is irrelevant;
- Triple garages were originally thought inappropriate and the application was granted with single storey double garages;
- This application wishes to increase the footprint of the garage by 33% and also increase the footprint of the property itself; this should be refused and as much green space should be retained as possible;
- The house is nearly 10% larger; if permission is given it will set a precedent;
- Moving the house away from Hollydene does not help, the eaves height has been increased making the building more dominant;

- The house is changed into a square block which all adds to its visual mass and intensification;
- It is inappropriate;
- Brook Avenue remains a private road, largely unlit, no pavements and is not of adoptable standard with no established right of way for residential use for any of these plots.

6.2 Two other representations have been received neither objecting or supporting the application but commenting as follows:

- The only positive element is the replacement of balconies with Juliette balustrading;
- Amended design makes no significant difference to the original plan;
- The principle is a good idea; redesigning the individual plots rather than them being identical;
- We are pleased the building will be further from the rear of our property (Hollydene), however the laurel hedge to the rear of the plot and the deer fencing on the boundary to the rear should remain and not be removed.

7.0 *Planning Considerations*

Principle of development

7.1 The principle of eight dwellings on this site has been established previously (see planning history above). This application seeks variation of planning condition 2 of the previous planning permission, seeking approval for design changes to the plans on Plot 5.

Character and appearance

7.2 Policy D1 of the Fareham Local Plan 2023 states that proposals should be of high quality design and respond to the positive elements of local character.

7.3 The proposed design, mass, scale and footprint will be similar to approved house type B on other nearby plots. The proposed changes to the design of the dwelling are modest; the eaves have been increased by 0.25 metres, however the overall ridge height will be marginally lower. The footprint will be increased by 1.6 square metres and moved forward on the plot, increasing the depth of the rear garden.

7.4 A triple garage is proposed, replacing a double garage previously approved. However, its roof will be lower and fully hipped, reducing its height, massing

and bulk. The fully hipped roof would complement the roof design of the dwelling.

- 7.5 The revised material schedule is considered appropriate for this sensitive countryside location.

Living conditions of neighbours

- 7.6 The revised footprint of the proposed dwelling does not materially change the relationship between it and neighbouring properties in terms of the effects on living conditions for those neighbours.

Biodiversity net gain

- 7.7 A scheme of measures has been submitted which provides for and secures 10% net gain for biodiversity in line with Policy NE2 of the adopted local plan. The Council's ecologist has confirmed that the measures are acceptable in this regard.

Impact upon protected sites

- 7.8 The impact of the development of eight houses on Habitat sites has previously been considered when permission was granted in October 2022 and mitigation was secured to address the likely significant effects in terms of increased recreational disturbance (Solent & New Forest) and the impact on water quality (nitrates).
- 7.9 The land owner purchased 26kg TN nitrate mitigation 'credits' from the Hampshire and Isle of Wight Wildlife Trust to mitigate the impact of development on the site. Through the operation of a legal agreement between the HIWWT, Isle of Wight Council and Fareham Borough Council dated 30th 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 in perpetuity, and therefore providing a corresponding reduction in nitrogen entering The Solent marine environment.
- 7.10 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 Habitat Sites either alone or in combination with other plans or projects. Natural England has been consulted on the Council's Appropriate Assessment and raised no objection.

8.0 Summary

- 8.1 In summary, notwithstanding the comments received, the proposed changes to the dwelling and its garage are considered acceptable and meet the requirements set out in the Policies in the Fareham Local Plan 2037.
- 8.2 Having carefully considered all material planning matters and assessing the proposal against the development plan, it is considered that the proposal is acceptable.
- 8.3 Because of the nature of this application being made under Section 73, the approval results in the grant of a fresh planning permission. With that in mind the schedule of conditions below recommends reimposing conditions relating to the eight dwellings approved under reference P/21/1301/FP with updated wording to reflect details subsequently submitted and approved wherever relevant.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall be begun before 7th October 2024.
REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.
2. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents permitted under reference P/21/1301/FP:
 - 1) LOCATION PLAN A pdf - received 13th October 2021
 - 2) COLOUR SITE LAYOUT-FA - revB - received 13th October 2021
 - 3) FIRE & REFUSE STRATEGY-FA - revA - received 13th October 2021
 - 4) SITE LAYOUT-FA - revM - received 13th October 2021
 - 5) 18-132-106 Swept Path Analysis - Max Legal Artic and Construction Traffic[1]
 - 6) GARAGES-FA - revE - received 13th October 2021
 - 7) HOUSE TYPE A-FA - revF - received 13th October 2021
 - 8) HOUSE TYPE B-FA - revF - received 13th October 2021
 - 9) HOUSE TYPE C- revG[2]
 - 10) Tree Protection Plan
 - 11) 18-132-100B Swept Path Analysis - Fire Tender[1] - received 13th October 2021
 - 12) 18-132-101B Swept Path Analysis - Large Refuse[1] - received 13th October 2021

- 13) 18-132-102B Proposed Levels and Exceedance Pathway[3] - received 13th October 2021
- 14) MATERIALS SCHEDULE - Rev B - received 13th October 2021
- 15) DD430L06A_Detailed Planting Plan 1 of 10_No Reed Bed - received 13th October 2021
- 16) DD430L07A_Detailed Planting Plan 2 of 10_No Reed Bed - received 13th October 2021
- 17) DD430L08A_Detailed Planting Plan 2 of 10_No Reed Bed - received 13th October 2021
- 18) DD430L09A_Detailed Planting Plan 4 of 10_No Reed Bed - received 13th October 2021
- 19) DD430L10A_Detailed Planting Plan 5 of 10_No Reed Bed - received 13th October 2021
- 20) DD430L11A_Detailed Planting Plan 6 of 10_No Reed Bed - received 13th October 2021
- 21) DD430L12B Detailed Planting Plan 7 of 10_No Reed Bed
- 22) DD430L13A_Detailed Planting Plan 8 of 10_No Reed Bed - received 13th October 2021
- 23) DD430L14A_Detailed Planting Plan 9 of 10_No Reed Bed - received 13th October 2021
- 24) DD430L15B Detailed Planting Plan 10 of 10_No Reed Bed
- 25) DD430L05B Landscape General Arrangement Plan_No Reed Bed
- 26) 180430/SL/PP Site Layout Phasing Plan
- 27) Nitrate Mitigation Proposal – dated 3rd August 2022

And the following drawings/documents permitted under reference P/21/1301/DP/A:

- 28) Construction Environmental Management Plan (CEMP) REV A 1 to satisfy Condition 3
- 29) Construction Management Site Plan REV A to satisfy Condition 3
- 30) Ecological Mitigation, Compensation and Enhancement Plan to satisfy Condition 4
- 31) Private Road Long Sections & Construction Details to satisfy Condition 6 - 18 132 104
- 32) Proposed Drainage Layout to satisfy Condition 6 - 18 131 102 B
- 33) Proposed Levels and Exceedance Pathways to satisfy Condition 6 -18 132 102 B
- 34) Soak Test Technical Notes to satisfy Condition 6
- 35) Surface Water Catchments to satisfy Condition 6 - 18 132 105
- 36) Flood Risk Assessment to satisfy Condition 6
- 37) Pollution Mitigation Index Assessment to satisfy Condition 6
- 38) SDS Limited mitigation indices for stormwater treatment devices to satisfy Condition 6

- 39) Drainage Maintenance & Management Plan to satisfy Condition 6
- 40) SDS Aqua-Swirl Data Sheet to satisfy Condition 6
- 41) Phase 3 Remediation Strategy REV 4 (b) to satisfy Condition 7
- 42) Part G2 Compliance Report to summarise water efficiency measures as required by Condition 10
- 43) Details of glass privacy screening at Pilkington privacy level 5 for House Type A as required by Condition 13
- 44) Details of glass privacy screening at Pilkington privacy level 5 for House Type B as required by Condition 13
- 45) Details of glass privacy screening at Pilkington privacy level 5 for House Type C as required by Condition 13
- 46) Details of EVone Stop Charging Units to satisfy Condition 15
- 47) Site plan showing location of Car Charging Points to satisfy Condition 15
- 48) Details of Wall Mounted Chargers to satisfy Condition 15

And the following drawings/documents permitted under reference P/21/1301/MA/A:

- 49) Proposed drainage (Drawing: 6986.001 rev B)
- 50) Drainage Maintenance and Management Plan dated December 2022
- 51) Technical Note – Surface Water Drainage Strategy dated December 2022
- 52) Porous road calculations
- 53) Plot 1 soakaway calculations dated February 2023
- 54) Plot 2 soakaway calculations dated February 2023
- 55) Plot 3 soakaway calculations dated February 2023
- 56) Plot 4 soakaway calculations dated February 2023
- 57) Plot 5 soakaway calculations dated February 2023
- 58) Plot 6 soakaway calculations dated February 2023
- 59) Plot 7 soakaway calculations dated February 2023
- 60) Plot 8 soakaway calculations dated February 2023

And as subsequently amended by the following drawings/documents relating to Plot 5 submitted with this application reference P/23/0102/VC and hereby approved:

- 61) Location plan drawing number LO1 rev A
- 62) Site Plan drawing number 01
- 63) Proposed floor plans drawing number 02
- 64) Proposed elevations drawing number 03 rev Bx
- 65) Garage details drawing number 04 rev A
- 66) Material schedule rev D
- 67) Detailed Planting Plan 1 of 10 No Reed Bed - DD430L06 C

- 68) Detailed Planting Plan 2 of 10 - No Reed Bed - DD430L07 C
- 69) Detailed Planting Plan 3 of 10 - No Reed Bed - DD430L08 C
- 70) Detailed Planting Plan 4 of 10 - No Reed Bed - DD430L09 C
- 71) Detailed Planting Plan 5 of 10 - No Reed Bed - DD430L10 C
- 72) Detailed Planting Plan 6 of 10 - No Reed Bed - DD430L11 C
- 73) Detailed Planting Plan 7 of 10 - No Reed Bed - DD430L12 D
- 74) Detailed Planting Plan 8 of 10 - No Reed Bed - DD430L13 C
- 75) Detailed Planting Plan 9 of 10 - No Reed Bed - DD430L14 C
- 76) Detailed Planting Plan 10 of 10 - No Reed Bed - DD430L15 C
- 77) Biodiversity Net Gain Area Calculations - Non Reed Bed - DD430L26 D
- 78) Biodiversity Net Gain Area Calculations - Non Reed Bed - DD430L26 D
- 79) Landscape General Arrangement Plan - DD430L05 D
- 80) Landscape Management Plan - DD430R01 F
- 81) Biodiversity Net Gain Metric - Rev 11 pdf

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

3. The development shall be carried out in accordance with the Construction Environmental Management Plan (CEMP) REV A 1 approved on 28th November 2022 (under reference P/21/1301/DP/A) unless otherwise agreed in writing with the Local Planning Authority.
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.

4. The development shall be carried out in accordance with the Ecological Mitigation, Compensation and Enhancement Plan approved on 28th November 2022 (under reference P/21/1301/DP/A) unless otherwise agreed in writing with the Local Planning Authority.
REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

5. The development shall be carried out in accordance with the approved tree protection plan. The tree and hedgerow protection shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.
REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

6. The development shall be carried out in accordance with the surface water drainage scheme approved on 28th November 2022 (under reference P/21/1301/DP/A) and subsequently amended and approved on 9th March

2023 (under reference P/21/1301/MA/A) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the satisfactory disposal of surface water.

7. The development shall be carried out in accordance with the Phase 3 Remediation Strategy REV 4 (b) approved on 28th November 2022 (under reference P/21/1301/DP/A) unless otherwise agreed in writing with the Local Planning Authority.

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

8. No work on site relating to the construction 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 bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

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

9. The landscaping scheme hereby approved 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.

10. The development shall be carried out in accordance with the water efficiency measures approved on 28th November 2022 (under reference P/21/1301/DP/A) unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of preserving water quality and resources

11. No dwelling hereby permitted shall be first occupied until the access, including any footway and/or verge crossing, has been constructed and lines of sight of 2.4 metres by 45.0 metres provided in accordance with the approved plans. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metres in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

REASON: To provide satisfactory access and in the interests of highway safety.

12. The windows proposed to be inserted into the following locations of the approved development shall first be:

- a) glazed with obscured glass; 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;

- 1) The first floor windows set in the north-eastern side elevation of the dwelling on plot 1;
- 2) The first floor windows set in the western and eastern side elevations of the dwelling on plot 2;
- 3) The first floor windows set in the south-western and north-eastern side elevations of the dwelling on plot 3;
- 4) The first floor windows set in the western and eastern side elevations of the dwelling on plot 4;
- 5) The first floor windows set in the south-western and north-eastern side elevations of the dwelling on plot 5;
- 6) The first floor windows set in the eastern and western side elevations of the dwelling on plot 6;
- 7) The first floor windows set in the southern side elevations of the dwelling on plot 7;
- 8) The first floor windows set in the southern and northern side elevations of the dwelling on plot 8.

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

13. With the exception of the dwelling on Plot 5 which is hereby amended to exclude any external balconies, the development shall be carried out in accordance with the privacy screen details approved on 28th November 2022 (under reference P/21/1301/DP/A) unless otherwise agreed in writing with the Local Planning Authority. The screening shall be subsequently retained at all times.

REASON: In the interests of preserving water quality and resources

14. No dwelling hereby approved shall be first occupied until the approved parking and turning areas (where appropriate) 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.

15. The development shall be carried out in accordance with the electric vehicle car charging point details approved on 28th November 2022 (under reference P/21/1301/DP/A) unless otherwise agreed in writing with the Local Planning Authority.

REASON: To promote sustainable modes of transport, to reduce impacts on air quality arising from the use of motorcars and in the interests of addressing climate change.

16. No development shall commence unless the council has received the Notice of Purchase in accordance with the legal agreement between FBC, IWC and HIWWT dated 30 September 2020 in respect of the Credits Linked Land identified in the Nitrates Mitigation Proposal dated 3rd August 2022.

REASON: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on protected sites.

17. The development shall be carried out in accordance with the approved Biodiversity Net Gain measures and those measures shall be provided prior to the first occupation of the development hereby permitted. Thereafter the approved Biodiversity Net Gain measures shall be managed, maintained, monitored and funded in accordance with the approved details.

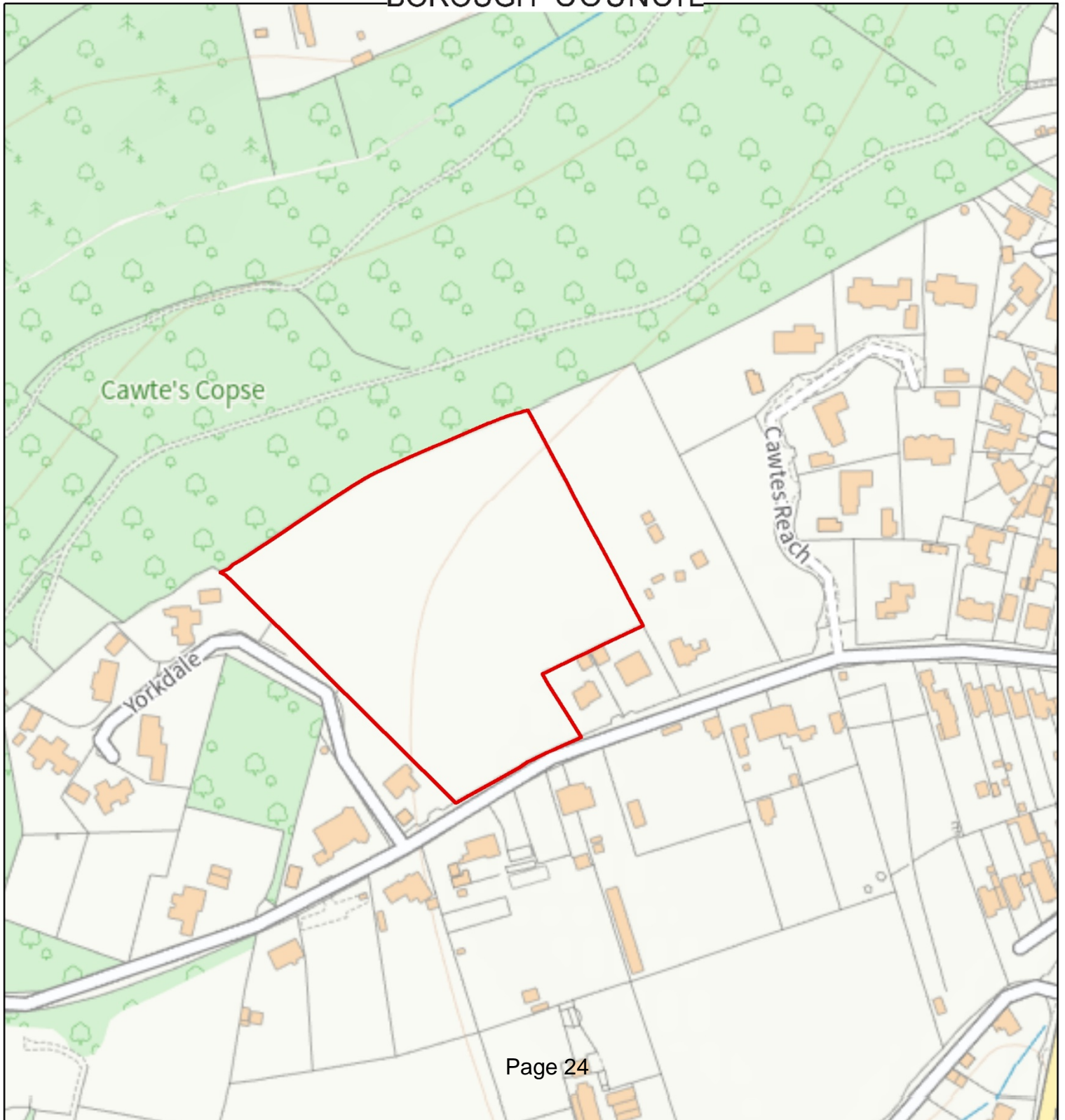
REASON: To secure at least 10% net gains for biodiversity.

10.0 Background Papers

- 10.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



<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/23/0383/RM FAREHAM NORTH	WELBORNE LAND NORTH OF FAREHAM FAREHAM APPLICATION FOR RESERVED MATTERS APPROVAL FOR THE APPEARANCE, LANDSCAPE, LAYOUT AND SCALE FOR THE CREATION OF A ROUNDABOUT JUNCTION ON KNOWLE ROAD TO ALLOW ACCESS TO WELBORNE, INCLUDING ANY ASSOCIATED HARD AND SOFT LANDSCAPING, DRAINAGE, UTILITY CONNECTIONS, CONSTRUCTION ACCESS, ENGINEERING OPERATIONS AND EARTHWORKS INCLUDING DETAILS PURSUANT TO CONDITIONS 13 (COMPLIANCE WITH THE SITE WIDE BIODIVERSITY ENHANCEMENT STRATEGY), 16 (SCALE, MATERIALS, DESIGN AND LANDSCAPING), 17 (LEVELS), 19 (CONTAMINATION), 22 (CEMP), 27 (SURFACE WATER DRAINAGE), 28 (ECOLOGY MITIGATION), 29 (ARBORICULTURE) AND 34 (ACCESS) OF P/17/0266/OA	2

Agenda Item 6(2)

OFFICER REPORT FOR COMMITTEE

DATE: 16th August 2023

P/23/0383/RM

FAREHAM NORTH

BUCKLAND DEVELOPMENT LIMITED

AGENT: DAVID LOCK ASSOCIATES

APPLICATION FOR RESERVED MATTERS APPROVAL FOR THE APPEARANCE, LANDSCAPE, LAYOUT AND SCALE FOR THE CREATION OF A ROUNDABOUT JUNCTION ON KNOWLE ROAD TO ALLOW ACCESS TO WELBORNE, INCLUDING ANY ASSOCIATED HARD AND SOFT LANDSCAPING, DRAINAGE, UTILITY CONNECTIONS, CONSTRUCTION ACCESS, ENGINEERING OPERATIONS AND EARTHWORKS INCLUDING DETAILS PURSUANT TO CONDITIONS 13 (COMPLIANCE WITH THE SITE WIDE BIODIVERSITY ENHANCEMENT STRATEGY), 16 (SCALE, MATERIALS, DESIGN AND LANDSCAPING), 17 (LEVELS), 19 (CONTAMINATION), 22 (CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN), 27 (SURFACE WATER DRAINAGE), 28 (ECOLOGY MITIGATION), 29 (ARBORICULTURE) AND 34 (ACCESS) OF P/17/0266/OA.

WELBORNE, LAND NORTH OF FAREHAM

Report By

Mark Wyatt - direct dial 01239 824704

1.0 Introduction

1.1 This application is presented to the Planning Committee for determination given the number of third-party representations received.

2.0 Site Description

2.1 The application site extends approximately 400m along the length of the existing Knowle Road. The site starts at the western end of the existing road, just before the existing roundabout at the village entrance and then extends east for approximately 250m. At this point the application site extends into the land on the north and south side of Knowle Road for approximately 75m and 52m respectively with the associated landscape clearance into the agricultural land on each side of the existing road. The application site then continues east along the alignment of the existing Knowle Road for a further 120m.

3.0 Description of Proposal

3.1 This application seeks the reserved matter approval of the 'appearance', 'landscape', 'layout' and 'scale' for a new roundabout along Knowle Road into the development land at Welborne on the north and south side of the road.

3.2 The new roundabout is designed as a four-arm roundabout and will have a 34m diameter with single lane approaches to each arm. The existing footpath and

cycleway on the south side of Knowle Road will be re-routed around the southern side of the new roundabout with crossing points proposed over the new arm on the south side of the road. A new footpath is proposed on the north side of Knowle Road from the northern arm of the roundabout westwards towards the previously approved Dashwood SANG car park location.

- 3.3 On the eastern side of the proposed roundabout are two drainage swales with suitable tree planting (Maple, Sweet Chestnut, Walnut, Oak and Lime) also proposed. The grass verges alongside the roundabout and footpaths are to be either a meadow mix or a grassland mix.
- 3.4 The roundabout will be lit with street lighting columns and lighting will also be provided along the southern side of Knowle Road within the application site with columns of 6m (along the footpath) and 8m (along the road) in height.
- 3.5 The proposed roundabout is part of the infrastructure needed to service the delivery of the first neighbourhood at Welborne. The northern arm will service the “Dashwood” neighbourhood and internal roads will eventually link through to the “Chesterfield” neighbourhood and village centre also. In the future the southern arm of the new roundabout will service the Welborne neighbourhoods on the south side of Knowle Road.

4.0 Policies

- 4.1 The following policies apply to this application:

The Welborne Plan:

- WEL2 – High Level Development Principles
- WEL4 – Comprehensive Approach
- WEL6 – General Design Principles
- WEL23 – Transport Principles for Welborne
- WEL25 – Local Road Transport & Access
- WEL27 – Encouraging Sustainable Choices
- WEL28 – Walking & Cycling
- WEL31 – Conserving and Enhancing Biodiversity
- WEL32 – Strategic Green Corridors and Connections
- WEL33 – Structural Landscaping
- WEL34 – Detailed Landscaping
- WEL41 – Phasing & Delivery

Other Documents:

National Planning Policy Framework (NPPF) 2021
Welborne Design Guidance

5.0 **Relevant Planning History**

5.1 The following planning history is relevant:

P/17/0266/OA	A New Community Of Up To 6000 Dwellings (C3 And C2, Including A Care Home Of Use Class C2) Together With A District Centre (Comprising Up To 2,800M2 Food Store Retail (A1), Up To 2,419M2 Of Non-Food Retail (A1) And Up To 2,571M2 Of Other Non-Convenience/Comparison Retail Use (A1 - A5)); A Village Centre (Comprising Up To 400M2 Food Store Retail (A1), Up To 1,081M2 Of Non-Food Retail (A1), A Public House (Up To 390M2 A4 Use) And Up To 339M2 Of Other Non-Convenience/Comparison Retail Use (A1 - A5)); Up To 30,000M2 Of Commercial And Employment Space (B1); Up To 35,000M2 Of General Industrial Use (B2); Up To 40,000M2 Of Warehousing Space (B8); A Hotel (Up To 1,030M2 C1 Use); Up To 2,480M2 Of Community Uses (D1 And D2); Up To 2,200M2 Ancillary Nursery (D1), Health Centre (D1) And Veterinary Services (D1); Retention Of Dean Farmhouse; A Secondary School, 3 Primary Schools; Pre-Schools; Green Infrastructure Including Formal And Informal Open And Amenity Space; Retention Of Some Existing Hedgerows, Grassland, Woodland Areas, Allotments, Wildlife Corridors; All Supporting Infrastructure; Household Waste Recycling Centre; Requisite Sub-Stations; Sustainable Drainage Systems Including Ponds And Water Courses; A Remodelled M27 J10 Including Noise Barrier(S); Works To The A32 Including The Creation Of Three Highway Junctions And New Crossing(S); Distributor Roads (Accommodating A Bus Rapid Transit Network) And Connections To The Surrounding Cycleway And Pedestrian Network; Car Parking To Support	OUTLINE PLANNING PERMISSION 30/09/2021
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Enhanced Use Of Dashwood; Ground Remodelling; Any Necessary Demolition; With All Matters Reserved For Future Determination With The Exception Of The Works To M27 J10 And The Three Highway Junctions And Related Works To The A32.

P/22/0867/RM	Reserved matters for access, appearance, landscape, layout and scale for the creation of a north to south bridleway connection on the western side of Welborne including connections to existing public rights of way, the provision of a Car Park to support the use of Dashwood as a SANG, public right of way provision at Fareham Common and requisite utility connections to serve the first phases of development, including any associated hard and soft landscaping, drainage, construction access, engineering operations and earthworks including details pursuant to conditions 45 (Dashwood Car Park provision) and 56 (Work within 15m of the gas main).	APPROVED 15/12/2022
P/22/1020/RM	Reserved matters in relation to outline planning permission P/17/0266/OA: for access, appearance, landscape, layout and scale for the construction of haul roads and initial base course road carriageway related to the delivery of initial phases of Welborne to the north of Knowle Road, including any associated drainage, soil movement, utility connections, substations, construction access, engineering operations and earthworks including details pursuant to conditions 13 (compliance with the Site Wide Biodiversity Enhancement Strategy), 16 (scale, materials, design and landscaping), 17 (levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology mitigation), 29 (Trees) and 56 (Crossing of the gas pipeline)	APPROVED 15/12/2022

P/23/0213/RM	Application for reserved matters approval for the appearance, landscape, layout and scale for the creation of a foul pumping station and associated connections to the first phases of Welborne, including any associated hard and soft landscaping, drainage, utility connections, construction access, engineering operations and earthworks, including adjustments to footpath connections and drainage details associated with P/22/0867/RM and P/22/1020/RM, and details Pursuant To Conditions 13 (Compliance With The Site Wide Biodiversity Enhancement Strategy), 16 (Scale, Materials, Design And Landscaping), 17 (Levels), 19 (Contamination), 22 (CEMP), 27 (Surface Water Drainage), 28 (Ecology Mitigation) and 29 (Arboriculture) of P/17/0266/OA	Under consideration
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6.0 Representations

6.1 Fourteen representations have been received, commenting/objecting to the proposal as follows:

- Knowle Road is the only access into Knowle Village and must remain a trunk road;
- During the initial plans for Welborne there was no mention of junctions onto the road;
- Knowle Road must be the east – west priority route, with any junctions being minor roads;
- There should be no roundabouts, traffic lights or traffic calming on Knowle Road;
- Direct access to A32 will be lost at some stage;
- The proposal will affect residents of Knowle reaching the A32 including buses, refuse vehicles and any emergency services reaching the village;
- Mayles Lane is not suitable as an alternative;
- What will the impact be to users of the footpath and cycle way?
- This needs to be the last construction to avoid disruption to Knowle;

- This proposal should only be considered when there is another access route;
- Who will marshal sight lines and site operatives?
- This will create a greater danger for the children that wait for the school bus by the roundabout;
- Increase in traffic along a road that is only for residents of Knowle Village;
- Knowle residents have not been considered; the scale of the development is vast, an alternative the size of Knowle should be considered;
- No work has been carried out to Junction 10, this was a requirement before work started;
- Devastation of shrubs, trees and wildlife;
- Impact of additional lighting on wildlife.

6.2 The following comments have been received from Knowle Residents' Association:

- The Association are reminding Fareham Borough Council on how residents have always valued the configuration and vegetation that makes up the character of Knowle Road;
- This road plays a major part in bringing a sense of well-being to residents as they travel in and out of Knowle Village;
- This road will be a great loss to residents as roundabouts, lighting etc are introduced to accommodate the vision for Welborne;
- This application is going to have a direct, adverse impact for local people during the construction of Welborne, including the loss of this main artery into Knowle Village;
- As a reminder, Knowle Road is the main and only road in and out of the village that can be used by residents to access all routes;
- Works should be carried out in an efficient and timely way with the least inconvenience and delay to residents' journey times including access for emergency vehicles at all times;
- It is important that residents are kept fully informed of plans and necessary steps involved, so that contingency plans can be considered if necessary;
- It is hoped the new entrance to Boundary Oak School is not carried out at the same time.

6.3 The following comments have been received from the Fareham Society:

- The landscape plans have no key, making it difficult to ascertain which existing vegetation is to be left and removed;

- It would be useful to have photographs of the proposed street lighting including clarification if they would be in keeping and what would be sought in the future residential developments.

7.0 Consultations

EXTERNAL:

7.1 Natural England: No objection

7.2 Hampshire County Council (Highways): No objection

7.3 Hampshire County Council (Rights of Way): No response received

7.4 Hampshire County Council (Lead Local Flood Authority): Comments:

- It is suggested that further infiltration testing is done in the precise location of the drainage swales;
- As the geology generally supports infiltration this could be covered by a condition.

7.5 Winchester City Council: No response received

INTERNAL:

7.6 Ecology: No objection subject to conditions

7.7 Environmental Health (Contamination): No objection subject to conditions

8.0 Planning Considerations

8.1 The main planning considerations in the determination of this application are:

- a) The principle for the development;
- b) Layout and appearance of the roundabout;
- c) Highway Safety and Construction Traffic Management;
- d) Knowle Village impacts;
- e) Drainage & Utility Infrastructure;
- f) Landscape clearance and ecology.

a) The principle for the development:

8.2 Outline planning permission for Welborne was granted in September 2021 under reference P/17/0266/OA. The Welborne application site includes land on the north and south sides of the existing Knowle Road.

- 8.3 The approved access Parameter Plan for Welborne clearly identifies the location of the application site as one of two key junctions along Knowle Road necessary to deliver the new community and the primary road network.
- 8.4 Policy WEL25 of the Welborne Plan seeks to ensure that the delivery of Welborne includes (amongst other matters) a spine of network routes to facilitate vehicle movement through the site.
- 8.5 The previously referenced Parameter Plan from the outline planning permission establishes this primary vehicular loop road through the development, which crosses Knowle Road in the location of the application site.
- 8.6 The principle for a roundabout in this location is, therefore, acceptable subject to the consideration of the other relevant material considerations.

b) Layout and appearance of the roundabout:

- 8.7 It was accepted during the consideration of the outline planning permission that the character of Knowle Road as it is today will inevitably change when Welborne is delivered. It will not be a road of the same character it is now, and the road will do more than solely serve the village of Knowle. Whilst the third-party comments from residents of Knowle Village are noted, it has long been acknowledged that the village access will change as a result of the delivery of Welborne. There will in future be buildings close to/ fronting Knowle Road and there will be an increased level of activity along the road by residents of the new community. It is also anticipated that the speed limit of the road will be reduced from 50 mph to 30 mph in the future.
- 8.8 Given that the character of the road is to change, the delivery of a new roundabout is considered to be acceptable in terms of its appearance given the inevitable change that will occur in the vicinity of the site. The size and layout of the roundabout are considered to be acceptable given that the proposal will eventually sit within the wider Welborne development. The size and scale of the roundabout has been kept to a minimum with the design only providing a single lane approach on each arm to minimise the extent of work. The proposal includes landscaping and tree planting to ensure that the new road layout is not entirely dominated by this piece of highway infrastructure.
- 8.9 The roundabout development will result in some realignment of the existing pedestrian / cycleway on the south side of Knowle Road. This route is well used and is segregated from the main Knowle Road. There is a need for users of this route to navigate the roundabout through crossing points over each arm. The proposal, as amended, will ensure that a good standard of footpath and cycle way remains along Knowle Road with additional infrastructure for

pedestrians and cyclists also proposed along the north side of Knowle Road to the west of the proposed roundabout. The development will retain connectivity to the adjoining settlement of Knowle and will form part of the network of corridors at Welborne linking to green infrastructure and the countryside beyond.

- 8.10 The proposal is the first significant piece of road infrastructure (other than the detailed access points permitted in the outline planning permission) in the delivery of Welborne. The proposal is considered to accord with the transport principles for Welborne and through suitable landscaping, will ensure that the development is of an acceptable appearance and layout. The proposal would accord with policies WEL23, WEL25, WEL28, WEL32 and WEL34 of the Welborne Plan.

c) Highway Safety and Construction Management:

- 8.11 Third party letters have expressed concern at the proposed works relative to the Knowle village access. Comments refer to the fact that Knowle Road is the only route in and out of Knowle and that it must remain open at all times for residents and emergency services.
- 8.12 The application is supported with a Construction Environmental Management Plan (CEMP). It is set out in the application that the main compound for contractors will be at Heytesbury Farm, accessed off the A32. A smaller site specific compound will be created on the north side of Knowle Road and the northern spur of the proposed roundabout will connect into the haul road network previously permitted under P/22/1020/RM. Construction traffic will, therefore, utilise the existing site access from the A32.
- 8.13 Whilst the construction traffic and contractors will utilise the compounds and haul roads north of Knowle Road, there will be some inevitable disruption to the road itself and its users as the roundabout is constructed; given that the development straddles Knowle Road this is unavoidable. The Construction Traffic Management Plan (CTMP) which is appendix C to the CEMP sets out that the construction period for the development is anticipated to be four months. During that time traffic management measures will be needed along Knowle Road, however there is no need for a full closure of Knowle Road. The CTMP sets out that the contractors and applicant intend to have regular consultation with residents on the progress of the development and Knowle Road will remain open to traffic throughout the construction period albeit under traffic management at times.
- 8.14 The Highway Authority has been consulted on the application and has raised no objection to the proposal. The Highway Authority notes that amended plans

result in the pedestrian cycle movement around the roundabout so that the route is better aligned to the existing pedestrian/cycle route and desire line along Knowle Road.

- 8.15 Visibility along all four arms of the roundabout have been amended and are now based on the measured speeds along Knowle Road. The visibility is acceptable to the Highway Authority. It is the applicant's intention that Knowle Road will eventually be downgraded from a 50mph road to a 30mph road by Traffic Regulation Order (TRO). It is understood that the 30mph speed limit change will be implemented after the visibility splay for the roundabout has been provided based on current speeds. Amendments to the visibility after the implementation of the TRO can be dealt with at the detailed design stage through the Highways Act and the S.278 process.
- 8.16 Matters of lighting, landscaping and drainage are all acceptable in principle for the Highway Authority. The outline planning permission considered the modelling of traffic along this route and the flows have been found as acceptable.
- 8.17 The proposal would accord with policies WEL23, WEL25 and WEL28, of the Welborne Plan.

d) Knowle Village impacts:

- 8.18 Many of the impacts upon the residents of Knowle have already been considered above. It is important that the delivery of the roundabout is done whilst keeping the main road into and out of the village open, even if at times this will be under traffic management measures.
- 8.19 Some third-party letters have expressed concern at the impact of Welborne as a matter of principle on the village of Knowle. The implications for Welborne on adjoining settlements was fully considered as a part of the plan making process for the Welborne Plan and during the consideration of the Welborne planning application such that no weight can be afforded to these representations as part of this application.

e) Drainage & Utility Infrastructure:

- 8.20 To the immediate east of the new roundabout there are two swales, one to the north and one to the south of Knowle Road. These swales will accommodate the surface water drainage from the proposed highway and the water will be managed by infiltration to ground.

- 8.21 Infiltration testing was undertaken at two sites close to the roundabout site. Chalk was found to be at a much shallower depth here than at the groundwater monitoring site elsewhere at Welborne. The variability in geology suggests that groundwater levels and infiltration rates could potentially differ at the proposed soakaway locations from those found nearby. It is not possible to tell whether a localised perched water table would affect the roundabout site drainage without further intrusive investigation to determine the geology at the actual location of the proposed soakaways.
- 8.22 However, as the geology generally supports infiltration, and it is the specific location that needs further checking to ensure it is consistent with the areas of lower groundwater, a condition for the further investigation is considered reasonable and appropriate. Should an alternative drainage strategy be required, it is likely that it would just involve slight relocation of the sites of soakaways or adapting the dimensions of the soakaways.
- 8.23 In addition to the surface water drainage infrastructure, a service corridor is proposed with utility connections to both the existing network in Knowle Road and the new infrastructure being installed alongside the haul roads on the north side of Knowle Road – P/22/0867/RM refers – such as the foul sewer. All these utilities are infrastructure required for the first phases of the residential development at Welborne.
- 8.24 The provision of utility infrastructure will accord with policies WEL4, WEL37, WEL39, WEL41 and WEL43 of the Welborne Plan.
- f) Landscape clearance and ecology:
- 8.25 The proposals will result in the removal of a large number of trees and areas of scrub, along with the removal of a section of a plantation woodland.
- 8.26 The soft landscaping proposals seek to partially compensate for these losses through tree planting; the loss will be compensated through the overall, wider landscaping scheme for the Welborne scheme, particularly within the Welborne Mile SANG. Therefore, whilst there is temporary unmitigated loss of vegetation, the Council's Ecologist has raised no objection.
- 8.27 The submitted Ecological Impact Assessment confirms that no badger setts or trees with potential for roosting bats are present on site. The submitted survey of the ponds were also negative, confirming the likely absence of Great Crested Newts in the area. Foraging and commuting bats, nesting birds, reptiles and dormice are known to be present on site and therefore will be affected by the proposals. The precautionary measures in relation to badgers and nesting birds set out within the submission is acceptable to the Council's Ecologist.

- 8.28 The vegetation clearance works will be carried out under a European Protected Species licence for dormice and the compensatory planting (e.g. planting in the north of the wider Welborne site linking Dashwood and Blake's Copse) is considered to be acceptable. Similarly, the proposed trim and push exercise under an ecological watching brief to ensure the protection of reptiles is considered to be acceptable.
- 8.29 The lighting levels during the operational phase are higher than those normally accepted to ensure no adverse impact on foraging and commuting bats; however, the proposed levels are understood to be required in accordance with Highways Regulations. Therefore, provided that the recommended cowls, louvres and timers are installed to reduce light spill into vegetated areas as much as possible, there is also no objection from the Ecologist with regards to impacts upon bats.
- 8.30 It is also noted that there is no objection to the proposal from Natural England.
- 8.31 The application is considered to accord with policies WEL31, WEL33 and WEL34 of the Welborne Plan.

Summary

- 8.32 This application is in accordance with the Outline Planning Permission and is considered compliant with the policies of the Welborne Plan. The development proposed represents the delivery of early highway infrastructure which is an essential aspect of delivering Welborne. Its early delivery will work to facilitate the infrastructure requirements that will support the delivery of new homes at Welborne.
- 8.33 Notwithstanding the objections received, Officers recommend that subject to the imposition of appropriate planning conditions, approval be granted.

9.0 Recommendation

9.1 APPROVE RESERVED MATTERS, subject to the following Conditions:

01. The works hereby approved shall be undertaken within three years from the date of this consent.
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.

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

1. WEL-PBF-KR-XX-DR-CH-00010 S4-P03 Site Location Plan
2. WEL-PBF-KR-XX-DR-CH-00101 S4-P05 Engineering Layout Full Site
3. WEL-PBF-KR-XX-DR-CH-00100 S4-P07 Engineering Layout Roundabout
4. WEL-PBF-KR-XX-DR-CH-000110 S4-P06 Visibility Splays
5. WEL-PBF-KR-XX-DR-CH-00120 S4-P06 Drainage & levels Layout
6. WEL-PBF-KR-XX-DR-CH-00010 S4-P03 Site Location Plan
7. WEL-PBF-KR-XX-DR-CH-00130 S4-P05 Site Enabling Works
8. WEL-PBF-KR-XX-DR-CH-00131 S4-P03 Site Access & Compounds
9. WEL-PBF-KR-XX-DR-CH-00140 S4-P02 Standard Details
10. WEL-PBF-KR-XX-DR-CH-00151 S2-P00 Knowle Roundabout Refuse Vehicle Tracking
11. WEL-PBF-KR-XX-DR-CH-00152 S2-P00 Knowle Roundabout Pantehnicon Vehicle Tracking
12. WEL-PBF-KR-XX-DR-CH-00153 S2-P00 Knowle Roundabout Standard Bus Vehicle Tracking
13. WEL-PBF-KR-XX-DR-CH-00154 S2-P00 Knowle Roundabout Heavy Goods Vehicle Tracking
14. EVO20014580-LD-001 C Street Lighting Layout Drawing Sheet 1 of 2
15. EVO20014580-LD-002 C Street Lighting Layout Drawing Sheet 2 of 2
16. DD557L10 Revision D INF6 Landscape Proposals
17. DD557L10.3 Revision B Biodiversity Enhancement Strategy Jigsaw Plan
18. Condition 13 Statement of compliance with the Biodiversity Enhancement Strategy, Version 2, Dated July 2023, prepared by Holbury Consultancy Services

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

03. The development shall be undertaken in accordance with the Outline Construction Environmental Management Plan, dated February 2023, prepared by Mayer Brown and its associated appendices.

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

04. No work on site relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday,

before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.

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

05. No development of the roundabout shall take place until further intrusive site investigations have been completed in relation to the roundabout site drainage:

a) In the event the further intrusive investigations confirm that the drainage strategy will function effectively and as designed, the development shall be carried out in accordance with the approved details; or

b) If the further intrusive site investigations indicate that the proposed drainage swales will not function as intended then no development shall take place until an alternative drainage strategy has first be submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved details pursuant to this condition.

REASON: To provide the necessary infrastructure at appropriate stages of construction and to ensure a comprehensive, well serviced development.

06. Should contamination be encountered during works that has not been investigated or previously identified all work in the affected area must stop immediately. A site investigation, risk assessment and a detailed remedial method statement shall be submitted to and agreed in writing by the Local Planning Authority for the affected area. The remediation shall be fully implemented in accordance with the approved method statement prior to work re-commencing in the affected area.

REASON: To protect the on site workers, future occupants of the site and nearby residential properties

07. No development shall take place within 20 metres of trees and hedgerows subject to tree and hedgerow protection measures until the measures of tree and hedgerow protection approved in Appendix A of the CEMP have been implemented and these shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site. There shall be no storage of materials, plant or equipment at any time within the areas of tree protection fencing.

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. The details secured by this condition are considered

essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above

08. The development shall be undertaken in accordance with the mitigation measures within the Ecological Impact Assessment, prepared by Lindsay Carrington Ecological Services Limited, March 2023.
REASON: In the interest of preserving the habitat for protected species.

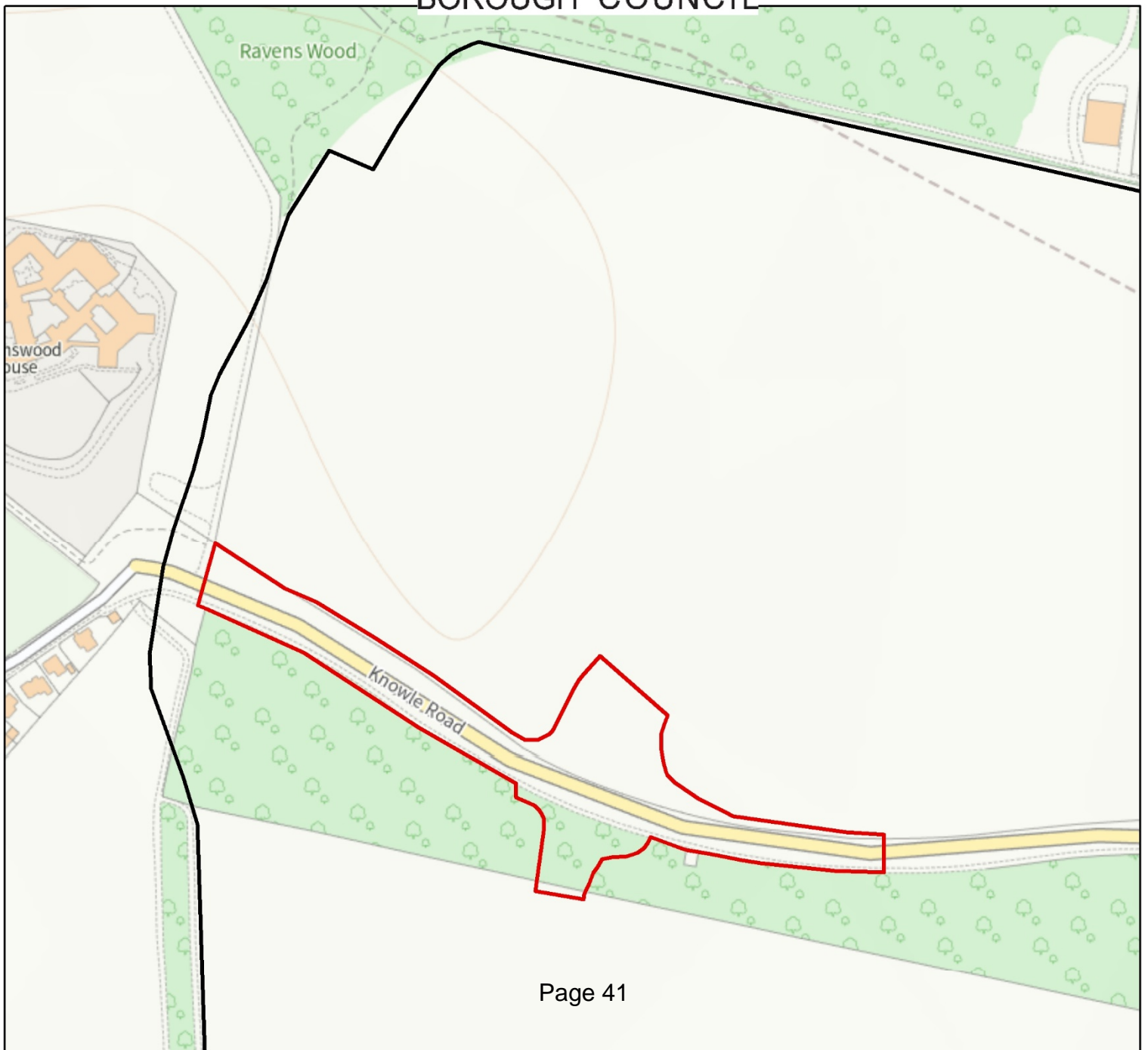
Then:

DELEGATE authority to the Head of Development Management to: Make any necessary modification, deletion or addition to the proposed conditions.

10.0 *Background Papers*

- 10.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM BOROUGH COUNCIL



Agenda Annex

ZONE 3 – EASTERN WARDS

Portchester West

Hill Head

Stubbington

Portchester East

REFERENCE NUMBER & WARD	SITE ADDRESS & PROPOSAL	ITEM NUMBER & RECOMMENDATION
P/23/0193/FP HILL HEAD	45 HILL HEAD ROAD HILL HEAD STUBBINGTON FAREHAM PO14 3JL REVISE THE CANOPY ROOF EDGE OF THE GARDEN ROOM SO THAT A SEDUM ROOF PERIMETER CAN BE INCLUDED, USE OF VERTICAL TIMBER CLADDING TO MATCH THAT USED ON THE MAIN HOUSE, CHANGES TO WINDOWS AND DOOR DESIGN/DETAILING AND 1.8 METRE HIGH STAINLESS STEEL CHIMNEY SERVING WOOD BURNER (RETROSPECTIVE) AND ADDITION OF 16 SOLAR PANELS MOUNTED ON THE ROOF AT 17 DEGREES	3 PERMISSION

OFFICER REPORT FOR COMMITTEE

DATE: 16 August 2023

P/23/0193/FP
MR & MRS SHIRES

HILL HEAD
AGENT: LOMAX DESIGNS

REVISE THE CANOPY ROOF EDGE OF THE GARDEN ROOM SO THAT A SEDUM ROOF PERIMETER CAN BE INCLUDED, USE OF VERTICAL TIMBER CLADDING TO MATCH THAT USED ON THE MAIN HOUSE, CHANGES TO WINDOWS AND DOOR DESIGN/DETAILING AND 1.8 METRE HIGH STAINLESS STEEL CHIMNEY SERVING WOOD BURNER (RETROSPECTIVE) AND ADDITION OF 16 SOLAR PANELS MOUNTED ON THE ROOF AT 17 DEGREES

45 HILL HEAD ROAD HILL HEAD PO14 3JL

Report By

Kim Hayler – direct dial 01329 824688

1.0 Introduction

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

2.0 Site Description

2.1 The site is located on the south side of Hill Head Road and backs onto the seafront. There is a change in levels within the site with the land sloping sharply down towards the seafront.

2.2 The site is in a residential area with dwellings to the north and on either side.

3.0 Description of Proposal

3.1 Planning permission was granted in March 2022 to replace the existing pitched roof with a flat roof, remove large chimney stacks, replace the conservatory with a single storey rear extension of the same footprint; replace the existing garage and update the external materials. The dwelling is a modern style and currently being constructed with much of the external works completed.

3.2 The current application involves several changes to the design previously approved:

- Revise the canopy roof edge of the garden room so that a sedum roof perimeter can be included and use of vertical timber cladding to match that used on the main house;
- Changes to windows and door design/detailing;
- 1.8 metre high stainless steel chimney/flue serving wood burner;
- Provision of 16 solar panels mounted on the roof at 17 degrees.

4.0 Policies

4.1 The following policies apply to this application:

Adopted Fareham Local Plan 2037

D1: High Quality Design and Placemaking

D2: Ensuring Good Environmental Conditions

CC1: Climate Change

Other Documents

National Planning Policy Framework (NPPF) 2021

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

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/22/1439/VC Variation of condition 2 of P/22/0983/FP to allow for an alternative material to be used for the privacy screen

Permission 16 November 2022

P/22/0983/FP To extend the existing and approved rear balcony towards the east by 1.4m

Permission 6 September 2022

P/21/1935/MA/A Non-material amendment - Replace existing roof with a flat roof, replacement conservatory, replacement garage, alteration and replacement of windows

Permission 16 August 2022

P/21/1935/FP Replace existing roof with a flat roof, replacement conservatory, replacement garage, alteration and replacement of windows

Permission 24 March 2022

6.0 Representations

6.1 Eight objections, including one from the Hill Head Residents Association have been received in relation to the application as originally submitted, raising the following concerns:

- The design, number and installation of solar panels would have a significant negative impact upon the street scene. The property holds a dominant position within the street; the solar panels would be harmful when viewed from the street and from the west and east;
- There is not enough detail on how the solar panels will be fixed to the roof;
- The solar panels, combined with the flue give an industrial look to the dwelling, compromising the clean contemporary style of the dwelling;
- Both the solar panels and flue would be an eyesore for overlooking properties;
- There was no reference to window changes in the application;
- The flue is entirely out of character with the existing street scape; it was not shown on the application, so should be removed by serving an enforcement notice

6.2 The application was subsequently amended; the number of the solar panels were reduced and the flue and window changes added to the application. Three further objections were received raising the following concerns:

- There is no attempt by the applicant to illustrate the views from beach side or from existing houses on the opposite side of the road; the information is inconsistent;
- The solar panels would breach the original design of the property;
- The solar panels should be fixed horizontally with no part extending above the level of the roof lights (a flat configuration);
- The flue is an ugly protrusion, seen from neighbours' first floor windows;
- Sunlight glare from the flue.

6.3 More recently the application has been amended. The amendment relates specifically to the design and number of solar panels and the retention of the flue at 1.8 metres in height.

6.4 Four further objections have been received including one from Hill Head Residents Association raising the following concerns relating to the solar panels:

- The owner offered to reduce the panels, now the number has been increased;
- The revised proposal shows 16 solar panels, in four rows, set at a lower angle, but the photographs and mock up panels continue to demonstrate an unacceptable detrimental impact upon the street scene from west, east and north views and the clean lines of the dwelling;
- It is accepted the negative visual impact is reduced by the lower angle of the rise of the panels, but the view remains of the rear face of probably two rows of panels;
- The impact could be reduced by reducing the number of panels or providing an upstand in materials to match the finish of the house, to shield the rear face of the solar panels;
- The current application has an unacceptable impact on the outlook from houses on the opposite side of the road;
- The mock up provided by the applicant was taken from street level. When viewed from first floor level on the opposite side of the road they are more intrusive;
- The wooden mock up blended well with the building; aluminium frames will be a contrast to the building;
- Loss of efficiency would be minimal if the panels were flat on the roof;
- The panels should be mounted flat on the roof and no part of the installation should extend above the level of the roof-lights.

7.0 Consultations

EXTERNAL

None

INTERNAL

None

8.0 Planning Considerations

- 8.1 The material planning considerations which would need to be assessed to determine the suitability of the development proposal relate to design, effect on the character of the area and impact on neighbouring properties.
- 8.2 Each element of the application is assessed by Officers in turn below:
- 8.3 **Revise the canopy roof edge of the garden room so that a sedum roof perimeter can be included and use of vertical timber cladding to match that used on the main house**
- 8.4 The changes to the rear extension roof (canopy) are modest and result in a less complicated finish and design. The extension roof will be increased in size slightly towards the east, however there is no increase in the size of the balcony. The changes will not have any adverse impact on 43 Hill Head Road in terms of loss of outlook, privacy or amount of available sunlight. The proposed alterations to the canopy roof including the use of vertical timber cladding to match that on the main house is considered to be acceptable and comply with Policies D1 and D2 of the Fareham Local Plan 2037.
- 8.5 **Changes to windows and door design/detailing**
- 8.6 Several changes are proposed to the approved windows and front door. No new windows are proposed, although one window within the eastern elevation will be increased in depth. This window serves a bathroom and looks across the roof of the neighbouring property and will not have an unacceptable adverse impact on the privacy of this property. The windows on the east elevation would be subject to a condition ensuring they are obscure glazed and non-opening below 1.7 metres from finished floor level. The overall design of the property and impact upon the character of the area and are considered to comply with Policies D1 and D2 of the Fareham Local Plan 2037.
- 8.7 **Stainless steel chimney/flue serving wood burner**
- 8.8 A stainless steel flue 1.8 metres high has been erected on the roof serving a wood burner. The flue is positioned approximately in the centre of the roof and is finished in stainless steel. In order to meet Part J of the Building

Regulations the flue outlet had to measure a minimum of 1.8 metres high in order to provide clearance to the roof covering.

8.9 When viewed from the street and from the neighbouring property across the road, the flue is seen with the sky and sea as a backdrop. It is considered the profile, height and finish of the flue does not have an unacceptable adverse visual impact upon the occupiers of the adjacent residential properties or the character of the street scene. The flue is considered to accord with Policies D1 and D2 of the Fareham Local Plan 2037.

8.10 **Solar panels on the main roof**

8.11 Sixteen solar panels are proposed to be installed on brackets on the flat roof of the property. The panels will be mounted at 17 degrees and will project 300 mm above the parapet which surrounds the roof. The panels will measure approximately 1600 mm x 1100 mm; they will be anti-reflective, and the support brackets will be anodised black/dark grey to match the as built window frames and trims. The system comes with a rear vertical panel to conceal the underside of the solar panel. The panels would be set in from the front and back (north and south) edge of the roof by 1.2 metres and 1.75 metres from each side. The highest part of the solar panels would project 300 mm above the parapet which extends around the edge of the roof.

8.12 When standing on the southern side of Hill Head Road, in front of the property, it will not be possible to see the solar panels. The parapet around the building will aid screening, together with their siting, set in from the sides of the roof. There will be limited oblique views of the panels when looking between the application site and its neighbours.

8.13 The panels will be seen by neighbours across the road on the northern side of Hill Head Road, from first floor windows and balconies. However, with increased views as a result of the removal of the original roof and chimneys of the property, the line of sight will extend across the top of the panels to the seascape beyond.

8.14 There are a diverse range of house types, styles and design along the southern side of Hill Head Road. In light of this the design, number and siting of the solar panels on the property are considered appropriate. Their presence will be restricted and visible from limited viewpoints within the public realm. Notwithstanding the objections received the solar panels will not have an unacceptable impact on the character of the area and street scene given the limited views of them. The panels will not have an unacceptable adverse visual impact upon the occupiers of the adjacent neighbouring properties. Furthermore, provision of the proposed solar panels will contribute towards

the aims of minimising the impacts of climate change. Officers conclude the panels are in accordance with Policies CC1, D1 and D2 of the Fareham Local Plan.

9.0 Summary

- 9.1 In summary, Officers do not consider that the proposal will have any materially harmful impact on the character or appearance of the surrounding area or the living conditions of neighbouring residential properties.
- 9.2 Officers consider that the development accords with the relevant policies of the adopted Fareham Local Plan 2037.
- 9.3 Notwithstanding the objections received, Officers consider that planning permission should be granted.

10.0 Recommendation

10.1 **GRANT PLANNING PERMISSION**, subject to the following condition:

1. The development shall be carried out in accordance with following approved documents:
 - a) 21-07-45HH-2406-Site Image – Revision P3
 - b) 21-07-45HH-2407-Photographs of Mock-up Solar Panels – Revision P1 – First Issue
 - c) 21-07-45HH-2412-Roof Plans – Revision P5
 - d) 21-07-45HH-2420-Elevations-South – Revision P7
 - e) 21-07-45HH-2421-Elevations-North – Revision P7
 - f) 21-07-45HH-2422-Elevations-Hill Head Road – Revision P5
 - g) 21-07-45HH-2423-Elevations-West – Revision P6
 - h) 21-07-45HH-2424-Elevations-West – Revision P6
 - i) 21-07-45HH-2430-Roof Section – Revision P2
 - j) 21-07-45HH-Design and Access Statement – First Issue.

REASON: To avoid any doubt over what has been permitted.
2. The development hereby approved shall not be brought into use until the 1.8 metre high obscure glazed boundary screening/privacy screening indicated on the approved plans has been erected. The screening shall subsequently be retained at all times in accordance with the approved details.

REASON: To protect the privacy of the occupiers of the neighbouring
3. The first floor windows proposed to be inserted into the east Elevation of the approved development 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.

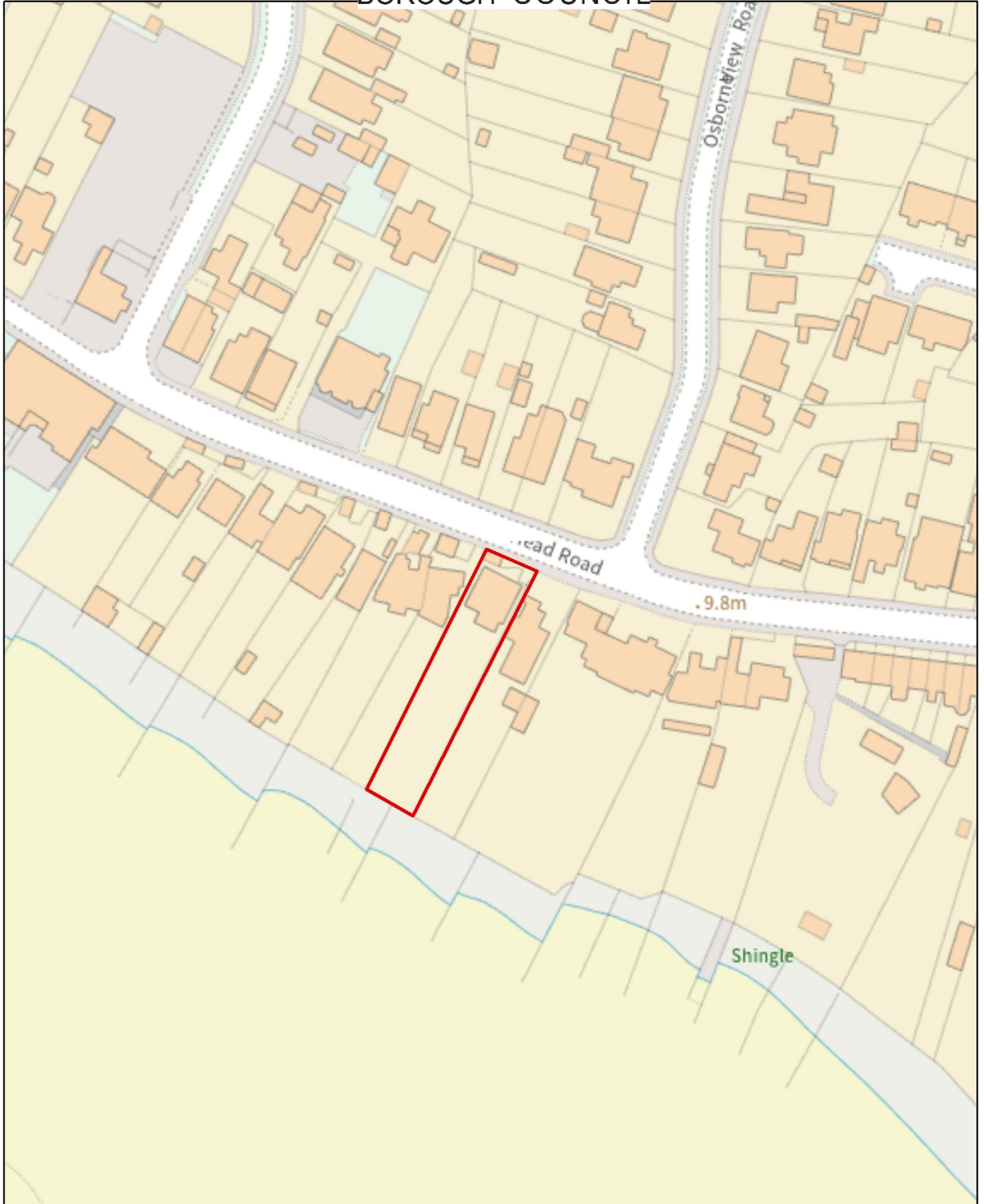
REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

11.0 *Background Papers*

- 11.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



45 Hill Head Road
Hill Head, Fareham
Scale 1:1,250



FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date 02/08/2023

Report of Director of Planning and Regeneration

Subject PLANNING APPEALS

SUMMARY

The following report provides details of all current planning appeals, in particular the procedures under which the appeal will be considered and details of any planning appeal decisions received since the previous Planning Committee meeting.

RECOMMENDATION

That the Committee note the content of the report.

CURRENT PLANNING APPEALS

The following details set out all current planning related appeals and the procedures under which they will be dealt with

WRITTEN REPRESENTATIONS & HOUSEHOLDER

Fareham Borough Council Reference: [P/22/0295/OA](#)

Appeal site address: 50 Paxton Road Fareham PO14 1AD

Ward: Fareham South

The appellant: Mr George Bell

Description of proposal: Outline application for 1 x 3 bedroom dwelling (with all matters reserved)

Council decision: REFUSE

Decision maker: Officer Delegated Powers

Date appeal lodged: 21/02/2023

Reason for Appeal: Appeal against refusal of planning permission

Fareham Borough Council Reference: [P/22/0338/FP](#)

Appeal site address: Turret House Hospital Lane Portchester Fareham PO16 9LT

Ward: Portchester East

The appellant: Mr Anthony Lawrence

Description of proposal: New detached dwelling (self build)

Council decision: REFUSE

Decision maker: Committee

Date appeal lodged: 27/02/2023

Reason for Appeal: Appeal against refusal of planning permission

Fareham Borough Council Reference: [P/22/0550/FP](#)

Appeal site address: Land adjacent to No 8 Northway Titchfield Fareham PO15 5EE

Ward: Titchfield

The appellant: Amey Defence Service

Description of proposal: Retrospective Retention of six piece Locally Equipped area of Play

Council decision: REFUSE

Decision maker: Committee

Date appeal lodged: 16/05/2023

Reason for Appeal: Appeal against refusal of planning permission

Fareham Borough Council Reference: [P/22/1071/DA](#)

Appeal site address: Land adjacent to 83 Swanwick Lane Swanwick Fareham

Ward: Sarisbury

The appellant: Mr N Assar

Description of proposal: Without planning permission, the erection of a wooden building on the Land

Date appeal lodged: 02/08/2022

Reason for Appeal: Against serving of planning enforcement notice

Fareham Borough Council Reference: [P/22/1046/FP](#)

Appeal site address: 106 Funtley Road Fareham PO17 5EF
Ward: Fareham North
The appellant: Mr Paul MacDonald
Description of proposal: Timber garage for use as ancillary storage for the existing dwelling
Council decision: REFUSE
Decision maker: Committee
Date appeal lodged: 06/12/2022
Reason for Appeal: Appeal against refusal of planning permission

Fareham Borough Council Reference: [P/22/1771/DA](#)

Appeal site address: 106 Funtley Road Funtley Fareham PO17 5EF
Ward: Fareham North
The appellant: Mr P Macdonald
Description of proposal: Erection of Detached Timber Garage
Date appeal lodged: 06/12/2022
Reason for Appeal: Against serving of planning enforcement notice

PUBLIC LOCAL INQUIRY

Fareham Borough Council Reference: [P/23/0954/DA](#)

Appeal site address: Meon View Farm 57 Old Street Fareham PO14 3HQ
Ward: Hill Head
The appellant: Mr Nicholas Chappell
Description of proposal: Change of Use of land & laying hard surface
Date appeal lodged: 10/07/2023
Reason for Appeal: Against serving of planning enforcement notice

DECIDED PLANNING APPEALS

Fareham Borough Council Reference: [P/21/0994/FP](#)

Appeal site address: 56 West Street Portchester Fareham PO16 9UN

Ward: Portchester East

The appellant: Mr Bill Seager

Description of proposal: Demolition of existing single storey launderette and replacement with 3 storey 5 apartment block (4x1 bed and 1x2 bed) (revised submission of P/21/0319/FP) **Council decision:** REFUSE

Decision maker: Officer Delegated Powers

Reason for Appeal: Appeal against refusal of planning permission

Appeal decision: DISMISSED

Appeal decision date: 03/07/2023

Fareham Borough Council Reference: [P/21/1919/LU](#)

Appeal site address: Lake Cabin Oslands Lane Lower Swanwick SO31 7EG

Ward: Sarisbury

The appellant: Mr Andrew Goddard

Description of proposal: Lawful Development Certificate for construction of building and occupation as a residential dwellinghouse

Council decision: REFUSE

Decision maker: Officer Delegated Powers

Reason for Appeal: Appeal against refusal of planning permission

Appeal decision: ALLOWED

Appeal decision date: 17/07/2023

Fareham Borough Council Reference: [P/22/0615/FP](#)

Appeal site address: 93 The Hillway Portchester Fareham PO16 8BP

Ward: Portchester West

The appellant: Mrs K. Bennett

Description of proposal: Use of annexe as an independent dwelling

Council decision: REFUSE

Decision maker: Committee

Reason for Appeal: Appeal against refusal of planning permission

Appeal decision: DISMISSED

Appeal decision date: 10/07/2023

Further information about Planning Appeals

Introduction

Under the English planning system, only the applicant has a right of appeal. There is currently no right of appeal for third parties. Planning decisions can only be challenged by third parties through the Courts. The Courts can examine whether the decision was lawfully made- the Courts' role is not to consider whether they agree with the decision itself.

When are planning appeals lodged?

A very small proportion of all planning decisions made by this Council end up being considered through the planning appeal system. When planning applications are refused, Government advice is that applicants should firstly contact the Council to see if their proposal can be modified to address the Council's concerns.

The most common type of planning appeal is against the refusal of a planning application. Planning appeals can also be made against specific conditions that have been imposed on a planning permission or where a Council has not made a decision within prescribed time periods.

Who decides planning appeals?

Planning appeals are handled and decided by the Planning Inspectorate. The Planning Inspectorate is an executive agency of the Ministry of Housing, Communities and Local Government.

Nearly all appeals are decided by Planning Inspectors from the Planning Inspectorate and in each case the Inspectors are solely responsible for their decisions. A very small percentage are decided by the Secretary of State - these tend to be the very largest or most contentious schemes.

The different types of appeal procedures

There are different types of procedures for different types of planning appeals, often depending on the complexity of the issues. The Planning Inspectorate decide which type of procedure will be used for any given appeal.

There is an 'expedited procedure' for Householder appeals, with most other appeals being determined through the written representations' procedure. Larger scale and/ or more controversial planning appeals may be dealt with by way of an Informal Hearing or by a Public Local Inquiry.

With all planning appeals, the Planning Inspector will visit the site and will notify the outcome of the planning appeal by way of a written decision. A summary of the three main procedures are set out below:

Appeal by Written Representations

Under this procedure, the Planning Inspector will decide the appeal on the basis of the written material provided by all interested parties and following a visit to the appeal site.

The key aspect of this procedure is that submissions made by the Council, the applicant or interested parties, can only be made in writing for the Planning Inspector to consider.

Appeal by Informal Hearing

The hearing is an inquisitorial process led by the Planning Inspector who identifies the issues for discussion based on the evidence received and any representations made. The hearing may include a discussion at the site.

Interested parties including residents, amenity groups and councillors can normally attend and take part in the discussion. Most hearings last a day, but more complex cases may continue over several days.

Appeal by Public Local Inquiry

Public Local inquiries are the most formal procedure and are used for complex cases where legal issues may need to be considered, or evidence needs to be taken under oath.

An Inquiry is open to the public and provides for the investigation into, and formal testing of, evidence, usually through the questioning ("cross examination") of expert witnesses and other witnesses. Parties may be formally represented by advocates.

Interested parties including residents, amenity groups and councillors can normally attend and speak if they would like to do so.

The length of an inquiry depends on the complexity of the case and can range between a day and several weeks.

Further reading

You can find out more details about the planning appeal process on the [Planning Portal](#)

A [detailed procedural guide on planning appeals](#) can be viewed on the Government website.

You can look at planning appeal decisions made by the Planning Inspectorate across England [via their website](#)