

UPDATES

for Committee Meeting to be held on 27 May 2015

ZONE 3 - EASTERN WARDS

(4) **P/14/1238/FP** **STUBBINGTON**
MEON CROSS SCHOOL - LAND EAST OF BURNT HOUSE LANE FAREHAM
HAMPSHIRE

within the main agenda there are some duplicated conditions. These are to be removed.

The report recommends that a lockable bollard is to be installed to the road. It may be necessary to incorporate 2 bollards, depending on the width of the road. Condition no. 5 has been amended accordingly.

For ease, the full recommendation is provided below with amended conditions and the correct numbering:

PERMISSION subject to conditions:

1. The development hereby permitted shall be begun before the expiry of three years from the date of this permission.

REASON: To comply with the procedures set out in the Town and Country Planning (Development Management Procedure) Order 2010 and Section 92 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Planning, design and Access Statement prepared by Macdonald Planning Consultancy

Proposed summer site plan Drawing no. 101:14:P03C

Proposed winter site plan Drawing no. 101:14:P02C

Flood Risk Assessment dated March 2015 prepared by Ambiental Technical Solutions Ltd

Surface Water Drainage Strategy dated March 2015 prepared by Ambiental Technical Solutions Ltd

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

3. The measures contained within the surface water drainage strategy prepared by Ambiental Technical Solutions Ltd shall be implemented prior to the use of the site as a sports pitch and shall be adhered and maintained to at all times thereafter.

Reason: To prevent flooding of the site and adjacent area; in accordance with policy CS15 of the adopted Fareham Borough Core Strategy.

4. Before the development hereby permitted is brought into use, a parking management plan shall be submitted to and approved in writing by the local planning authority. The management plan shall contain the following details:

-Details of members of the management group

-Frequency of meetings of management group

-Ways in which visitors will be informed of where to park

-Ways in which parking is monitored when visitors are invited to play against Meoncross on their pitches

-Strategy for dealing with people who don't park in the campus

-List of residents who will be invited to participate in the management group's review of the plan

The approved management plan shall be adhered to thereafter.

Reason: To ensure active monitoring of parking within the school; in accordance with policy CS5 of the adopted Fareham Borough Core Strategy.

5. Before the development hereby permitted is brought into use, details of a lockable bollard/s is/are to be submitted to and approved in writing by the Local Planning Authority. The bollard/s shall be retained thereafter in accordance with the approved details prior to the first use of the playing field.
Reason: To protect the amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan Part2: Development Sites and Policies.

6. Before the development hereby permitted is brought into use, details of improvements to the section of Burnt House Lane that links Meoncross School to the site, shall be submitted to and approved in writing by the Local Planning Authority. The approved alterations to the road shall be implemented prior to the use of the site as sports pitches.
Reason: To ensure that the road is repaired to a satisfactory standard; in accordance with policy CS5 of the Fareham Borough Core Strategy.

7. Before the development hereby permitted is brought into use, details of signage regarding parking and access onto Burnt House Lane is to be submitted to and approved in writing by the Local Planning Authority. The approved signage shall be erected prior to the use of the sports pitches and shall be retained thereafter in perpetuity.
Reason: To protect the amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan Part 2: Development Sites and Policies.

8. The site shall be used only as a sports pitch and for no other purpose whatsoever.
Reason: To protect the amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan Part 2: Development Sites and Policies.

9. The use of the sports pitch hereby approved shall be between 09:00 and 18:00 hours Monday to Friday, between the hours of 09:00 and 13:00 on Saturdays and not at all on Sundays or Bank or Public Holidays.
Reason: To protect the amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan Part 2: Development Sites and Policies.

10. No megaphones or other sound amplifying equipment to be used within the site.
Reason: To protect the amenities of the occupiers of neighbouring residential properties; in accordance with emerging policy DSP4 of the Local Plan Part 2: Development Sites and Policies.

11. No external lighting shall be installed on the site.
Reason: To protect the rural character of the area and to avoid any disturbance to bats; in accordance with policies CS4 and CS14 of the Fareham Borough Core Strategy and emerging policy DSP53 of the Local Plan Part 2: Development Sites and Policies.

12. Before the development hereby permitted is brought into use, details of the hedging to be planted on the outside of the perimeter fence, shall be submitted to and approved in writing by the Local Planning Authority. The approved hedging shall be planted before the site is brought into use.
Any hedging plants that die or become, in the opinion of the Local Planning Authority, seriously defective, shall be replaced within the next available planting season with others of the same species, size and number as originally approved.
Reason: To protect the rural character of the area and to increase biodiversity; in accordance with Policies CS4 and CS14 of the Fareham Borough Core Strategy and emerging policy DSP53 of the Local Plan Part 2: Development Sites and Policies.

There is a correction to the second paragraph under the "principle of the development" heading on page 35 of the agenda. This indicates that the neighbouring dwellings to the application site would be exempt from enforcement action due to the passage of time. The use of the land would only be immune from enforcement action after a period of 10 years from the breach of planning control. This required period has not yet passed and as such the paragraph should be corrected as follows:

"In 2005 this Council granted planning permission for the application site together with the land to the west of 28 - 32 to be used as private residential garden (P/05/0466/CU refers). The gardens of Nos. 28 - 31 have already been extended, however, pre-commencement conditions were not complied with such that this planning permission is not considered as implemented. As such the owner of No.32 was advised to make a further planning application for the change of use of the land".
