

UPDATES

for Committee Meeting to be held on 18 November 2015

ZONE 1 - WESTERN WARDS

(1) **P/15/0540/OA**

WARSASH

**EGMONT NURSERIES BROOK AVENUE WARSASH SOUTHAMPTON HAMPSHIRE
SO31 9HN**

The Officer recommendation is that permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the procedures set out in the Town and Country Planning (General Development Procedure) Order 2015 and Section 91 of the Town and Country Planning Act 1990.

2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration 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 2015 and Section 92 of the Town and Country Planning Act 1990.

3. Approval of the details of the access, appearance, scale, layout and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is commenced.

REASON: To comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 2015 (or any Order revoking or re-enacting that Order).

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

- a) 1599_PO1 - Site Location plan
- b) Phase I Ecological Assessment
- c) Phase II Bat and Reptile Report

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

5. Within 25 years of the date of the connection of the approved solar farm to the electricity grid or upon the solar farm becoming non-operational, whichever is the sooner, the arrays and all the associated fencing and infrastructure shall be removed from the site and the site restored to its original condition, in accordance with details previously agreed with the local planning authority.

REASON: In the interests of the character and appearance of the countryside.

6. No development shall take place until details of boundary treatment to be erected around the perimeter of the site have been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details.

REASON: In the interests of the character and appearance of the surrounding area; to protect the living conditions of the occupants of neighbouring residential properties.

7. No development shall take place until a scheme of tree protection, in accordance with BS5837, has been submitted to and approved in writing by the local planning authority. The scheme shall take account of all trees both on and off the site that may be affected by the development hereby permitted. The approved scheme shall be implemented before any of the substantive development is commenced (including any demolition works) and tree protection measures 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 trees, hedgerows and other natural features are adequately protected during construction.

8. No development shall take place until a noise assessment has been submitted to and approved by the local planning authority in writing. The noise assessment shall consider the effects on occupants of nearby residential properties from the development hereby permitted, including the use of the existing office building to house inverter equipment, and propose suitable attenuation and mitigation measures as necessary. The development shall be carried out in accordance with the approved measures.

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

9. No development shall take place until a habitat management plan has been submitted to and approved by the local planning authority. The plan shall include:

- (i) Description and evaluation of the features to be managed for the lifetime of the development;
- (ii) Ecological trends and constraints on site that may influence management;
- (iii) Aims and objectives of management;
- (iv) Appropriate management options for achieving aims and objectives;
- (v) Prescriptions for management actions;
- (vi) Preparation of a work schedule (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually);
- (vii) Personnel responsible for implementation of the plan;
- (viii) Monitoring and remedial / contingencies measures triggered by monitoring
- (ix) Details of updating surveys, contingency mitigation measures and a habitat restoration plan for the decommissioning phase.

The plan shall be carried out as approved, unless otherwise approved in writing by the local planning authority.

REASON: In the interests of enhancing the biodiversity value of the site.

10. No development shall take place until a detailed reptile mitigation strategy has been submitted to and approved in writing by the local planning authority. The strategy shall be in accordance with the measures outlined in section 6 of the Phase 1 and 2 Ecological Assessment Phase 2 Reptile and Bat Survey Report (PV Ecology, November 2014) and shall set out full details of mitigation including timings and schedule, methodology, locations of proposed fencing, details of pre-translocation works to the receptor area, and its on-going management. The development shall be carried out in accordance with the approved mitigation strategy.

REASON: In order to avoid impacts to reptiles.

11. No development shall take place until a Construction Environment Management Plan has been submitted to and approved in writing by the local planning authority. This shall set out the measures that will be implemented to avoid and minimise impacts to the adjacent designated sites including e.g. pollution prevention measures, lighting controls, avoidance of encroachment of machinery and materials and measures to avoid impacts on badgers during construction. The development shall be carried out in accordance with the approved plan.

REASON: In order to avoid impacts to features of ecological interest.

12. No development shall take place until a scheme of lighting (during construction and the operational life of the development), designed to minimise impacts on wildlife, particularly bats, has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved lighting scheme.

REASON: In order to minimise impacts of lighting on the ecological interest of the site.

13. The landscaping scheme, to be approved under the subsequent reserved matters application, shall be implemented within the first planting season following the commencement of the development or as otherwise agreed in writing with the local planning authority and shall be maintained in accordance with the agreed schedule. Unless otherwise first agreed in writing, any

trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure adequate screening of the development, in the interests of the character and appearance of the countryside.

- (3) **P/15/0962/FP** **SARISBURY**
GREENVIEW COTTAGE THE GREEN SARISBURY GREEN SOUTHAMPTON
HAMPSHIRE SO31 7AA

Director of Planning & Regulation (Ecology) - No objection subject to conditions

ZONE 2 - FAREHAM

- (5) **P/15/0690/RM** **FAREHAM SOUTH**
FAREHAM COLLEGE BISHOPSFIELD ROAD FAREHAM HAMPSHIRE PO14 1NH

Officers have been working with the applicant in order to address the concerns raised. As a result amended plans have been received as below:

Site layout - AC001 rev P
Refuse tracking plan - 5105:05 rev H
Arboricultural Report - 13.11.2015
Tenure Plan - TP-02 rev F
Parking plan - PP-02 rev F
Storey heights plan - SHP-02 rev F
Landscape plans - SO108-LS-001c, 002c, 003c

The applicant has asked if the following statement could be reported for Members information:

This statement has been prepared on behalf of Bloor Homes to consider the reserved matters proposals for the development of 120 dwellings at Fareham College in the context of the emerging Fareham Borough Design Guidance Supplementary Planning Document (Fareham Borough Council, 2015). Outline planning permission was granted for 3.25 hectares of new housing (up to 120 new dwellings) with related roads, parking areas, footpaths, landscaping and open space to be used for recreation, amenity and educational purposes on 11 April 2014 (Reference: P/13/1055/FP).

The reserved matters application seeks approval of the details of the layout, scale and external appearance of buildings, and the landscaping of the site. The approved plans have provided a basis for the reserved matters proposals. The design has also been informed by ongoing discussions with Fareham Borough Council. The reserved matters scheme is responsive to the site constraints and opportunities, which have been identified through survey and analysis. The reserved matters proposals are consistent with the draft Fareham Borough Design Guidance Supplementary Planning Document, as described below.

Flats

- The proposed flatted development is directly to the south of the institutional buildings associated with Fareham College, providing a transition between the large scale College buildings and the dwellings to the south;
- All flats have access to communal garden space, provided in accordance with Fareham Borough Council's draft standard of 25 sq m per flat. Ground floor flats have doors from living rooms opening directly onto the garden space;
- The internal dimensions of the flats are in accordance with the relevant standards.

New streets

- The proposals provide a clear hierarchy of routes, with the primary route linking Bishopsfield Road in the west to the area of public open space to the east. Secondary routes form residential streets, whilst minor routes provide access to the flats and the lower density development overlooking the public open space;
- The dwellings are connected via footpath links to the facilities and services in Fareham town centre. A gate is provided to link the development to Wallisdean school to the south;
- Where corner dwellings are included, windows are provided which address both streets;
- On plot parking is situated to the front and side of dwellings, providing a degree of surveillance from the windows of habitable rooms. On street parking spaces are unallocated, located away from the frontage of dwellings and separated by trees. A landscaped parking square is provided to the south of the flats;
- The retained Willow tree provides a focal point for the landscaped parking square. The reserved matters proposals include street tree planting. Appropriate tree species have been specified and are provided with sufficient space to mature.

Public spaces

- The development connects to the existing public open space to the east. The public open space is overlooked by the new dwellings. The facilities within the public open space are improved through the inclusion of a LEAP.

Compliance with the principles of Secure by Design

- Throughout the layout dwellings are sited to face onto public spaces. A high level of natural surveillance is provided for roads, footpaths, parking areas and open space;
- Houses have private rear gardens that will be enclosed by 1.8 metre screen fencing or walls;
- Pathways serving rear gardens within rows of terraced houses will be protected by lockable gates;
- Street lighting will be provided to public roads and paths;
- The use of rear parking courts has been avoided.

The depute speaking against the proposal has asked that his comments are reported in full, including the reference to the Woodland Trust practical guidance 'Residential Developments and Trees' dated July 2015:

As the owner of 2 Berwyn Walk which is on the border of the proposed planning.

I write to tell you of my concerns of the hedge which borders my house 2 Berwyn Walk.

I do not want this hedge cut down.

It brings many benefits to the area.

It is a mature Ever Green Wall. It harbors many birds insects and gives the area green pleasant feel with a good shelter from North Easterly wind in the winter.

I wish to further review this in the light of the Party Wall Act 1996. Some of the roots of the Hedge and part of the Hedge is on my property.

I have also been using part of the hedge floor adjacent in the College boundary adjacent to my boundary to store wood for over 12 years.

I may be in a position to adversely claim this land to protect this hedge.

In examining the Party Wall Act and Adverse possession rules, I wish to have the chance to state my case officially at the appropriate moment.

On another matter relating to the Oak tree (T1 Common Oak) highlighted to be cut down - I strongly protest of any Oak tree being cut down. Many hundreds of species of creatures live on Oaks. In particularly, in Hampshire it is our heritage, having long history of ship building in the Royal Navy. Oak Tree especially protected one are not to be cut down.

(6) **P/14/1252/FP** **FAREHAM EAST**
100 WICKHAM ROAD FAREHAM HAMPSHIRE PO16 7HT

As per the main agenda paper, the recommendation is amended to include the following conditions:

01. The development shall commence before the expiry of three years from the date of this decision notice.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

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

- 1025-PD-101 Revision V Site & Location Plan
- 1025-PD-102 Revision E Ground, First Floor & Roof Plans
- 1025-PD-103 Revision E Elevations
- 1025-PD-107 Revision N Housing - Street Elevations
- 1025-PD-110 Existing Development
- 1025-PD-114 Revision C Rufford Plans & Elevations
- 1025-PD-115 Revision D Roseberry Plans & Elevations
- 1025-PD-116 Revision B Alnwick Plans & Elevations

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

03. No development shall take place until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall provide for:

- Details of the parking arrangements for existing staff using the existing office during construction;
 - parking for site vehicles and contractors
 - the management and coordination of deliveries of plant and materials and the disposing of waste resulting from demolition and or construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday AM peak (08.00 to 09.00) and PM peak (16.30 to 18.00) periods.
 - areas for loading and unloading;
 - areas for the storage of plant and materials;
 - security hoarding position and any public viewing platforms (if necessary);
 - site office location;
 - construction lighting details (to ensure no lightspill to the boundary hedgerows and vegetation);
 - wheel washing facilities;
 - dust and dirt control measures;
- a scheme for the recycling of construction waste;

The development shall be carried out in accordance with the approved details.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment or highway safety in accordance with Policies CS5, CS12, CS14 and CS17 of the Adopted Fareham Borough Core Strategy.

04. No development (including any related site clearance) shall take place until there has been submitted to and approved in writing by the Local Planning Authority:

i) a) A desk study investigation and site walkover of the site which investigates the current and former uses of the site and adjoining land and the potential for contamination, with information on the environmental setting including known geology and hydrogeology. This report should develop a conceptual model and identify potential contaminant - pathway - receptor linkages.

b) Should the above study reveal a potential for contamination, an intrusive site investigation and an assessment of the risks to human health and the wider environment including water resources should be carried out. This should be submitted to and approved in writing by the Local Planning Authority.

c) Where the site investigation and risk assessment reveals a risk to receptors, a strategy of remedial measures and detailed method statement (including details of a nominated person/organisation to oversee the implementation of measures) to address identified risks shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

ii) a) Prior to the occupation of each building the agreed scheme of remedial measures shall be fully implemented for that building and the implementation verified by an independent competent person.

b) Details of the implementation and verification measures shall be submitted to and approved in writing by the Local Planning Authority within four months of each buildings occupation. The verification shall include photographic evidence and as built drawings where appropriate.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place; in accordance with Policy DSP2 of the adopted Local Plan Part 2: Development Sites and Policies and the National Planning Policy Framework 2012.

05. The development hereby permitted shall be undertaken strictly in accordance with the "Materials Schedule" Revision A, reference Site Code 217690.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

06. No development shall take place above damp proof course (dpc) level until full details of hard and soft landscape works and ecological enhancements including planting plans; written specifications (stating cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities and include details such as new bat and bird box specifications and locations and an implementation programme has been submitted to and approved in writing by the Local Planning Authority. These details shall also include; proposed finished levels or contours; means of enclosure and hard surfacing materials. The landscape works shall be carried out in accordance with the approved details and the implementation programme.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy and policy DSP17 of the Development Sites and Policies Plan..

07. Prior to the implementation of the landscaping scheme pursuant to condition 06 a schedule of landscape maintenance for a minimum period of 10 years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

08. No residential unit (dwellinghouse or flat) shall be occupied until the approved parking areas (excluding any garages) for that property have been constructed and laid out in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking of vehicles at all times unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

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

09. The new office building shall not be occupied until the approved parking areas for that building have been constructed and laid out in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking of vehicles at all times unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

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

10. The site shall be monitored during construction for evidence of previously unidentified contamination. If suspected contamination is encountered then no further development shall be carried out in the affected area(s) until investigation and remediation measures have been submitted to and agreed in writing by the Local Planning Authority.

REASON: To ensure any land contamination not previously identified is assessed and remediated so as to not present any significant risks to human health or the wider environment in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

11. The works hereby approved should be undertaken in full accordance with the provisions set out upon the Barrell Tree Consultancy Arboricultural Impact Assessment and Method Statement reference 14259-AIA2- PB.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment in accordance with Policies CS12, CS14 and CS17 of the Adopted Fareham Borough Core Strategy.

12. Tree protective measures installed (in accordance with the tree protection condition above) shall be maintained and retained for the full duration of works or until such time as agreed in writing with the Local Planning Authority. No activities, nor material storage, nor placement of site huts or other equipment what-so-ever shall take place within the fencing without the prior written agreement of the Local Planning Authority.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment in accordance with Policies CS12, CS14 and CS17 of the Adopted Fareham Borough Core Strategy.

13. All service routes, drain runs, soakaways or excavations in connection with the development shall remain wholly outside the tree protective barriers without the prior written agreement of the Local Planning Authority.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment in accordance with Policies CS12, CS14 and CS17 of the Adopted Fareham Borough Core Strategy

14. No piling or any other foundation designs using penetrative construction methods shall be used on site unless details of the use of any necessary equipment/plant has been submitted and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details. The details approved shall include how the piling method will prevent contamination from migrating to principal aquifers and contaminating groundwater and a noise and vibration assessment with a scheme of mitigation measures.

REASON: To ensure that the construction period does not have a detrimental impact upon the environment and amenities in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

15. All construction work in relation to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 08.00 hours and 18.00 hours Monday to Friday and 08.00 hours and 13.00 hours Saturdays and at no time on Sundays and recognised bank/public holidays

REASON: To ensure that the construction period does not have a detrimental impact upon the environment and amenities in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

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

REASON: To ensure that the construction period does not have a detrimental impact upon the environment and amenities in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy

17. Details of any external lighting to be fitted to any of the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority prior to its installation on the site. The lighting will be installed in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

18. All of the detached and semi-detached properties hereby approved shall only have any external electricity meter box located on a side elevation.

REASON: To secure the satisfactory appearance of the development in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no vehicular or pedestrian access other than those shown on the approved plans shall be formed to the site.

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

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development permitted by Classes B and C of Part 1, Schedule 2 on Plots 1 - 6 of the proposal hereby permitted shall be constructed unless otherwise agreed in writing by the local planning authority following the submission of a planning application made for that purpose.

REASON: In the interest of the development integrating with the character of the area and the amenity of neighbouring properties in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy.

21. No development shall take place until details, including plans and cross sections, have been submitted to and approved by the Local Planning Authority of the existing and proposed ground levels of the development and the boundaries of the site and the height of the ground floor slab and damp proof course in relation thereto.

REASON: To ensure satisfactory relationship between the new development and the adjacent buildings, amenity areas and trees in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy

22. No development shall take place until a detailed scheme for the phasing of the development hereby permitted has been submitted to and approved in writing by the local Planning Authority. The phases shall include all land on which development, including landscaping and associated infrastructure will take place. The development shall be undertaken in accordance with the approved phasing scheme unless an alternative scheme has first been submitted to and approved by the Local Planning Authority in writing.

REASON: To ensure that the development of the site takes place without disturbance to the surrounding properties and to ensure the provision of necessary on site infrastructure in accordance with Policy CS17 of the Fareham Borough Core Strategy.
