

UPDATES

for Committee Meeting to be held on 24 January 2018

ZONE 1 - WESTERN WARDS

- (1) **P/17/0746/OA** **WARSASH**
LAND TO THE EAST OF BROOK LANE AND SOUTH OF BROOKSIDE DRIVE
WARSASH

Further objections have been received bringing the total to 281 which include the following additional concerns:

Pressure on green/open space in the area and Solent Foreshore
Premature pending draft Local Plan
Impact on sewage and drainage

Officer response:

The development, if approved would incorporate public open space.
The material planning considerations are set out within the officer report.
Southern Water and the Lead Local Flood Authority have not objected to the application.

We have been asked to change condition 3 to alter timescales for the implementation of the outline consent if approved. Therefore condition 3 should read

The development hereby permitted shall be begun before the expiration of 12 months from the date of the approval of the last of the reserved matters.

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

- (2) **P/17/0752/OA** **WARSASH**
LAND EAST OF BROOK LANE, NORTH OF WARSASH ROAD BROOK LANE
WARSASH

Further objections have been received bringing the total to 432 and raise the following additional concern:

Existing TPO trees have been removed on the eastern part of the site, More enhancement planting needed.

The Tree Officer has undertaken a site visit and is satisfied that there has been no recent or unauthorised tree works.

We have been asked to change condition 3 to alter timescales for the implementation of the outline consent if approved. Therefore condition 3 should read

The development hereby permitted shall be begun before the expiration of 12 months from the date of the approval of the last of the reserved matters.

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

- (3) **P/17/0845/OA** **WARSASH**

BROOK LANE - LAND TO THE EAST OF - WARSASH

Further objections have been received bringing the total to 286.

We have been asked to change condition 3 to alter timescales for the implementation of the outline consent if approved. Therefore condition 3 should read

The development hereby permitted shall be begun before the expiration of 12 months from the date of the approval of the last of the reserved matters.

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

(6) **P/17/1321/FP** **SARISBURY**
LAND TO THE REAR OF 17 BURRIDGE ROAD BURRIDGE SOUTHAMPTON SO31 1BY

Further email received from the Agent raising several comments on the content of the Committee Report. Namely the omission of comments from the Planning Strategy team, the salient issues from which have been considered within the Planning Considerations section of the Report.

The other matter relates to the question over whether or not the site is considered previously developed land as part of the garden of 17 Burrridge Road. Some evidence had been provided by the applicant regarding its use in the past by the owners of 17 Burrridge Road for camping and growing vegetables, however the site is separated from the main garden area by a post and rail fence and officers do not consider it to fall within the curtilage of the developed land. Even if it were considered as a brownfield site, officers do not consider that this would change the overall consideration of its conflict with the NPPF and relevant policies of the development plan.

One additional letter of support from the occupiers of 17 Burrridge Road has been received, together with a petition with 27no. signatories supporting the application.

(7) **P/17/1390/FP** **SARISBURY**
WILLOWS END 312 OLD SWANWICK LANE LOWER SWANWICK SOUTHAMPTON SO31 7GS

For clarification the proposal has been amended since submission and the external bin collection point has been removed from the scheme. The bins would be stored within the internal bin store and arrangements would be made for private refuse collection. Any reference to a bin collection point within the report should be disregarded.

ZONE 3 - EASTERN WARDS

(11) **P/17/1361/VC** **PORTCHESTER EAST**
2 KILWICH WAY PORTCHESTER FAREHAM HAMPSHIRE PO16 9EH

2no. further letters of objection were received raising concerns about the flooding issue with the loss of the wall.
