

UPDATES

for Committee Meeting to be held on 20 June 2018

ZONE 1 - WESTERN WARDS

(1) **P/18/0107/OA** **WARSASH**
LAND TO THE EAST & WEST OF 79 GREENAWAY LANE WARSASH SOUTHAMPTON

Four further letters of representation have been received (three of these persons have previously written in). The following additional concerns have been raised:

The vehicular access off Greenaway Lane is against the draft local plan. With the piecemeal sites at various stages of planning it would not be possible to stop other sites from using Greenaway Lane.

Officer response: The draft Local Plan carries limited weight at this stage. However, the draft does say that "Primary highway access shall be focussed on Brook Lane and Lockswood Road with Greenaway Lane only used to provide access for dwellings directly fronting onto Greenaway Lane". The dwellings to be served off Greenaway Lane would front it. A planning condition is recommended to limit the number of dwellings to be served off Greenaway Lane.

At the reserved matters stage, details of the internal road layout would be considered further including bollards if appropriate to limit the use of the track.

Concern has been raised that the Hampshire School Places Plan 2017-2019 assumes that the bulk of houses to be built by FBC will be in the new Welborne Estate and makes no provision for an increase in school places in any of the schools which will serve the new developments in Warsash, Titchfield, Locks Heath or Sarisbury. This would mean an increase in car journeys and require a review of associated environmental and traffic impact assessments.

With reference to current Department for Education Guidelines relating to disposal or change of use of playing fields, If more classrooms are sought on current playing fields or sports grounds, this will take time beyond the current education plan.

Officer response: The School Places Plan is a snapshot in time and details the identified school place planning strategies existing at that time. Others will emerge during the life of the document as more details are obtained on housing developments and pupil forecasts are updated.

The Education authority is aware of the legislation about building on school land and takes account of this when planning any school expansions.

The Fareham & Gosport and South East Hampshire Clinical Commission Group "5 year Strategy for local health services" does not reference the impact of building 3,000 new dwellings on the provision of health care services. There is no evidence of consultation or how this will be addressed this with limited budgets.

Officer response: There is no statutory requirement to consult the Clinical Commission Group. As referenced in the officer report it is for the health providers to decide how they deliver health services.

There is no evidence that FBC has consulted other Local Transport Authorities (LTA). Increase in traffic would limit economic benefits or growth.

Officer response: There is no requirement to consult neighbouring LTA. FBC did consult with HCC who did not comment due to the number of dwellings proposed. However, the Council's Transport Officer has commented and officers have discussed the implication of the 30 dwellings within the wider context of the outline applications that have resolutions to grant permission.

ZONE 2 - FAREHAM

- (3) **P/18/0260/FP** **FAREHAM WEST**
67 THE AVENUE FAREHAM PO14 1PE

17 PEAK DRIVE

The Officer report to the Planning Committee refers to the site as bordering the front garden and driveway of the adjacent property at 17 Peak Drive rather than the private amenity space which extends to the rear. To clarify, Officers understand that although private garden space is located to the rear of that house the occupiers also use the south-facing 'front garden' as amenity space in a similar way owing to its southerly aspect and separation from the noise of the A27 to the north.

ECOLOGY

An amended ecology report which identifies a suitable off-site receptor site for the translocation of reptiles has been received.

It is recommended that Condition 8 as shown in the Officer report to the Planning Committee be amended as follows;

8. Development shall proceed in accordance with the measures set out in section 4.0 'Recommendations' of the approved Ecological Assessment (Ecosupport March 2018) and section 5.0 'Enhancements' of the approved Bat Survey (Ecosupport May 2018) unless otherwise agreed in writing by the Local Planning Authority. Thereafter, the enhancement measures shall be permanently maintained and retained in accordance with the approved details.

REASON: To ensure the protection of wildlife and enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006.

ZONE 3 - EASTERN WARDS

- (4) **P/18/0492/TC** **PORTCHESTER EAST**
74 CASTLE STREET PORTCHESTER FAREHAM PO16 9QG

Representations

No comments were received from the public in relation to this application.

Comments

Tree owners must give this Council six weeks' notice before carrying out work on trees which are located in a Conservation Area but are not yet the subject of a tree preservation order. This allows the Council an opportunity to consider whether a tree preservation order should be made to protect the trees. If the Council considers the trees are not worthy of an order, or that the works are acceptable in any event, it can allow the works to proceed.

In this particular case, works are proposed to three lime trees. The lime trees are growing adjacent to the dwelling at 74 Castle Street, on the south side of Cow Lane and have been subject to regular cutting as pollarded trees. In the opinion of Officers the trees are not worthy of a tree preservation order. The re-cutting of two trees and the removal of one tree nearest to the dwelling will have no significant negative impact on the character of the Conservation Area or on local public amenity.

Therefore no objection is raised to the proposed tree works.

RECOMMEND: RAISE NO OBJECTION
