

UPDATES

for Committee Meeting to be held on 16 September 2020

ZONE 1 – WESTERN WARDS

None

ZONE 2 – FAREHAM

6(1) P/20/0635/FP FAREHAM WEST WARD

4 Justin Close, Fareham, PO14 1SY

A complete set of amended plans were received altering the finished external materials from a rendered finish to a brick finish, with bricks to match those on the existing property.

As such Condition 2 is amended as follows:

2. The development shall be carried out in accordance with the following approved documents:
 - a) Location Plan (Drawing: 08);
 - b) Existing and Proposed Site Plan (Drawing: Design 5d – 08.09.20: 01);
 - c) Existing GF Plan (Drawing: Design 5d – 08.09.20: 02);
 - d) Proposed GF Plan (Drawing: Design 5d – 08.09.20: 03);
 - e) Existing FF Plan (Drawing: Design 5d – 08.09.20: 04);
 - f) Proposed FF Plan (Drawing: Design 5d – 08.09.20: 05);
 - g) Existing Elevations (Drawing: Design 5d – 08.09.20: 06); and,
 - h) Proposed Elevations (Drawing: Design 5d – 08.09.20: 07).
- REASON: To avoid any doubt over what is permitted.

ZONE 3 – EASTERN WARDS

6(2) P/18/1073/FP PORTCHESTER WEST

Land south of Romsey Avenue, Fareham

A further five objections have been received raising no additional material planning considerations than those detailed in the Officer report. In total 494 objections have been received from 308 residents.

6(3) P/20/0738/VC PORTCHESTER EAST

Lake Works, Unit C1, Cranleigh Road, Portchester, PO16 9DR

An amended site plan has been received to clearly indicate the location of staff and customer parking and to increase overall provision.

Additional Consultation Response

Environmental Health - Further to the consultation for pollution and suitability of use matters, I can advise that there are no adverse comments in respect of this application.

One additional representation has been received raising no further material planning considerations.

6(4) P/20/0656/VC PORTCHESTER EAST

84 Merton Avenue, Portchester PO16 9NH

One further comment in support of the application has been received. No additional planning considerations were raised.

6(5) P/20/0811/CU PORTCHESTER EAST

84 Merton Avenue, Portchester PO16 9NH

Four further comments in support of the application have been received. No additional planning considerations were raised.

Comments from the Council's Environmental Health Officer have been received as follows:

Further to our discussion today regarding application P/20/0811/CU and in particular the potential for noise arising from the use of a commercial coffee machine, I do not anticipate that the use of the coffee machine and milk steamer associated with this, is likely to be of a volume that would give rise to noise levels that would materially affect neighbouring residential premise. In considering this, the orientation of any openings in proximity to neighbours, distance to neighbouring properties, the construction of building in which the activity would be undertaken and the proposed times of operation have all been taken into account.

In order to be sure this is the case I would suggest that the applicant submits to the LPA the coffee machine manufacturers specifications for sound levels associated with this equipment being used so that we can better determine any likely impact on neighbours.

I would also add that most commercial coffee machines are pressurised systems and as such are required to be checked periodically, normally every 14 months. This should ensure that the equipment used is working as it should be and does not lead to excess noise being created. If you are minded to grant permission I would suggest a condition to require the maintenance and servicing of equipment in line with manufacturers guidelines.

In light of the above comments the Officer recommendation is amended to include a further condition (no. 8) relating to the coffee machine as follows:

8. The use hereby permitted shall not be carried out until details of the coffee machine to be used on the premises have been submitted to and approved by the local planning authority in writing. Such details shall include the technical specification of the coffee machine including associated sound levels when in use. At no time shall any coffee machine, other than that expressly authorised by this condition, be used on the premises unless otherwise first agreed in writing by the local planning authority.

REASON: To protect the occupiers of nearby residential properties from possible disturbance from the permitted use.

The comments regarding maintenance of the coffee machine are noted, however given that the applicant is requesting consent for the use over a temporary period of 12-months a condition relating to this matter is not considered necessary.