

UPDATES

for Committee Meeting to be held on 18/11/2020

ZONE 1 – WESTERN WARDS

6(1) P/19/0183/FP

403 Hunts Pond Road, Titchfield Common, Fareham, PO14 4PA

No formal response has yet been received regarding the Appropriate Assessment from Natural England regarding this application. Therefore, the recommendation to the application needs amending to include the following requirement:

'9.1 GRANT PLANNING PERMISSION subject to:

- i) the receipt of comments from Natural England in response to consultation on the Council's Appropriate Assessment and delegate to the Head of Development Management in consultation with the Solicitor to the Council to make any minor modifications to the proposed conditions or any subsequent minor changes arising after having had regard to those comments; and,
- ii) the following Conditions:'

(as per the existing Committee Report).

6(2) P/20/0702/FP Park Gate

Former Scout Hut, Montefiore Drive, Coldeast SO31 7NL

Natural England have provided an updated consultee response regarding the Appropriate Assessment:

If members resolve to grant Planning Permission the following conditions are recommended in addition to those in the report:

1. Prior to the first occupation of the dwellings hereby approved, a record of nitrate credits/savings achieved through water efficiency measures by way of (a) upgrades to Fareham Borough Council housing stock, and/or (b) demolition of existing Fareham Borough Council housing stock, shall be submitted to and approved in writing by the Local Planning Authority, to demonstrate that sufficient nitrate credit headroom has been

created. The development shall be carried out in accordance with the approved details and no dwelling shall thereafter be occupied until sufficient nitrate credit headroom as set out in the 'Former Coldeast Scout Hut Nutrient Neutrality Statement' prepared by Fareham Housing and submitted with the planning application, has been created to serve the entire development hereby permitted.

REASON: To demonstrate that sufficient headroom has been created to offset the proposed development from the impact of nitrogen loading on the European Protected Sites.

2. No development shall take place until details of the surface water drainage works based on the principles within the submitted Drainage Strategy Report (Bright Plan Civils, July 2020) to serve the development hereby permitted must have been submitted to and approved in writing by the Local Planning Authority. None of the dwellings hereby permitted shall be occupied until the drainage works have been completed in accordance with the approved details.

REASON: In order to ensure appropriate drainage is provided to serve the permitted development which will avoid any adverse effect on the integrity of the European Protected Sites.

ZONE 2 – FAREHAM

None

ZONE 3 – EASTERN WARDS

- 6(3) P/20/0912/OA PORTCHESTER WEST

LAND EAST OF DOWN END ROAD

Since the Planning Committee agenda was published on 10th November a further seven sets of comments in objection to the proposed development have been received. The comments raised no further material planning considerations other than those already included in the Officer report.

One comment makes reference to paragraph 8.62 of the Officer report which states that vehicular access into the housing development over Cams Bridge would be prevented for all but emergency vehicles. In actual fact, the Planning Committee resolution to grant planning permission for the improvements to Cams Bridge, which was passed at the meeting in January 2019, was made subject to the applicant confirming that any reference to use of the bridge by emergency vehicles be deleted from the application. The applicant duly provided such confirmation in May 2019 prior to the application being permitted (planning application reference P/18/0001/OA).