

FAREHAM

BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY (DEVELOPMENT MANAGEMENT
PROCEDURE) ORDER 2015

Planning Decision Notice

Planning Application Reference: P/18/0001/OA

Decision Date: 3rd May 2019

Fareham Borough Council, as the local planning authority, hereby **PERMIT** the **OUTLINE PLANNING APPLICATION FOR IMPROVEMENTS TO CAMS BRIDGE AND THE APPROACHES TO ENABLE USE BY PEDESTRIAN AND CYCLISTS AND CONTINUED VEHICLE ACCESS TO THE WORKSHOP INCLUDING LIGHTING, RAISING THE BRIDGE PARAPETS, SIGNAGE, RE-SURFACING AND NEW ROAD MARKINGS** at **CAMS BRIDGE – LAND NORTH OF THE THICKET, FAREHAM** as proposed by application **P/18/0001/OA** subject to the following conditions:

1. No development shall take place until details of the appearance, scale and layout of the development and the landscaping of the site (hereafter called “the reserved matters”) have been submitted to and approved in writing by the Local Planning Authority.

Application for approval of the reserved matters shall be made to the Local Planning Authority not later than two years from the date of this permission.

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

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. No development shall take place until details of a scheme of lighting, including a timetable for implementation, has been

submitted to and approved by the local planning authority. The lighting scheme shall be designed to:

- a) minimise impacts on wildlife, in particular bats, during the operational life of the development;
- b) minimise disturbance to the occupiers of adjacent residential properties during the operational life of the development; and
- c) provide safety and security for users of the track to help prevent crime and anti-social behaviour.

The development shall be carried out in accordance with the approved details and retained thereafter unless otherwise agreed in writing by the local planning authority.

REASON: To minimise the impact of the development on bats; in the interests of residential amenity; in the interests of the safety and security of users of the track and to promote sustainable transport.

3. No development shall take place until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries, and a timetable for implementation of the proposed boundary treatment, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the approved boundary treatment shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

4. No development shall take place until a schedule of signage to be erected at the site to direct motorists, pedestrians and cyclists, and a timetable for implementation of the proposed signage, has been submitted to and approved by the local planning authority in writing. The development shall be carried out in accordance with the approved details and the approved signage shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of the safety of users of the track.

5. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

a) Site location plan – drawing no. 249501 JC001 A

REASON: To avoid any doubt over what has been permitted

Notes to Accompany Planning Decision Notice

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General Notes for Your Information:

- The approved documents can be obtained by viewing the submitted application online at www.fareham.gov.uk/planning
- The Council worked positively and proactively with the applicant and their agent to address any issues which came up during the course of the application being considered. A report has been published on the Council's website to explain how a decision was made on this proposal.
- Please contact the officer who handled this application Richard Wright on 01329 824758 or at rwright@fareham.gov.uk if:
 - You would like clarification about this notice
 - You would like to make changes to your permission
 - You are unhappy with this decision or the way it has been reached

Right of appeal:

- The person who made this application has the right to appeal to the Secretary of State against the imposition of any of the conditions this permission is subject to.
- The Secretary of State may decide he will not consider an appeal if it seems to him that, due to statutory requirements, the local planning authority could not have granted permission without the conditions being imposed.
- Appeals must be made within 6 months of the date of this decision notice (so by 3rd November 2019).
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- Appeals are handled by the Planning Inspectorate on behalf of the Secretary of State. Appeals must be made using a form which you can get from:
 - Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN;
 - Or submit online at The Planning Inspectorate website at
 - www.gov.uk/planning-inspectorate

- There is no third party right of appeal for neighbours or objectors.

Purchase Notices:

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase the owner's interest in the land.

What to do next:

- Please take note of the conditions this permission is subject to. If these conditions are not met, for example if works are not carried out in accordance with the approved documents, the Council has the ability to take enforcement action where necessary.
- This permission relates to town planning. It does not grant other forms of consent which you may need, for example:

Building Regulations consent

- Building Regulations legislation sets out technical standards required for the design and construction of buildings.
- For advice please contact The Building Control Partnership:
 - Telephone 01329 824 823
 - Email bcpartnership@fareham.gov.uk
 - Website www.buildingcontrolpartnershipants.gov.uk

Consent for works in the vicinity of a public sewer

- A minimum distance of three metres (for apparatus up to three metres deep) must be maintained between any building and the public sewer. In some cases however, Southern Water will allow buildings to encroach on the public system.
- For further information please contact Southern Water:
 - Telephone 0845 278 0845
 - Website www.southernwater.co.uk

Works affecting neighbours

- Where proposals involve work on party walls or excavations near neighbouring properties, there may be measures required under the

Party Wall Act 1996. Fareham Borough Council is not responsible for enforcing the Party Wall Act.

- For further information please see the following guidance:
 - Website www.gov.uk/party-wall-etc-act-1996-guidance.