

FAREHAM

BOROUGH COUNCIL

Report to Planning Committee

Date 17 July 2013

Report of: Director of Planning and Environment

Subject: PLANNING APPLICATION P/11/0436/OA- LAND AT DAEDALUS-
USE OF AIRFIELD FOR EMPLOYMENT BASED DEVELOPMENT
(UP TO 50202 SQ M OF FLOOR SPACE) IN NEW AND EXISTING
BUILDINGS (USE CLASSES B1,B2 & B8) WITH INCREMENTAL
DEMOLITION TOGETHER WITH CLUBHOUSE (CLASS D2)
VEHICLE ACCESS,OPEN SPACE AND LANDSCAPING

SUMMARY

To confirm the Planning Committee's position in respect of the future retention and maintenance of the runways at the site.

RECOMMENDATION

That Members confirm the position set out in the recommendation attached.

INTRODUCTION

1. Members will recall that this planning application was considered at a special meeting of the Planning Committee on the 29 March 2012. At that meeting Members resolved to grant planning permission subject to conditions, and the prior completion of two legal agreements: one with Fareham Borough Council and one with Hampshire County Council. At the Planning Committee meeting on the 21 November Members agreed to extend the length of the outline planning permission to 13 years.
2. Work is now very well advanced in terms of agreeing the wording of the planning conditions and the legal agreement with Fareham Borough Council. The retention and maintenance of the runways is subject to ongoing discussion and Members' confirmation is now sought on the matters set out below.

COMMENTS

3. There are three runways currently at Daedalus which effectively form a triangle within the site. The existing active main runway (05/23) runs south west to north east; runway 17/35 runs from north/north west to south/ south east; and the third runway used by the Maritime and Coastguard Agency runs east to west.
4. Within the report considered by the Planning Committee in March 2012, Members were advised that:
5. *'The three runways at the site along with the land enclosed within, was not within the ownership or control of the applicant at the time the planning application was submitted; this part of Daedalus was owned by the Maritime and Coastguard Agency (MCA). Since the submission of the planning application negotiations have taken place between the applicant and the MCA. It is understood that the applicant hopes to acquire the runway and airfield from the MCA in the very near future.'*
6. *Having the runways and airfield under the control of the applicant is especially advantageous as it means that access to the runway can be assured to the users and businesses located within the Daedalus site. Officers would suggest that access to the airfield by businesses and other groups located at Daedalus should be secured through a Section 106 planning agreement.*
7. *The proposed layout of the future development at the site seeks to ensure that the main runway which runs from south west to north east is in no way compromised. The applicant has also confirmed that the eastern most runway which runs roughly north-south is to be retained and kept available as a secondary runway in the event the main runway is not available. Amendments have been made to the arrangements of buildings proposed at the southern end of this runway to ensure its future use is not compromised.'*
8. The Planning Committee resolution to grant planning permission required that 'access to the runway by the businesses and other users located at Daedalus' be secured through the Section 106 legal agreement; and that a planning condition is imposed requiring the retention of the runways.
9. The applicant acquired the airfield in December 2012 and is happy to enter into a legal agreement to allow the use of the main runway (05/23) by businesses and other users located at the Daedalus subject to the payment of reasonable charges for such use. Runway 17/35 would be made available as a secondary runway in the event of 05/23

being unavailable. Similarly the applicant is happy to accept a planning condition requiring these two runways to be retained at all times (i.e. they would not be built on or removed).

10. As part of the discussions on the wording of the legal agreement, the question has been raised as to whether Members of the Planning Committee intended to require the two runways to be both retained and maintained in perpetuity. The applicant has sought clarification on this aspect as a commitment to maintain the runways in perpetuity would place a considerable financial burden on the site; this would prove problematic if the future demand for the runways did not prove commercially viable but an ongoing requirement for their maintenance remained.
11. It is this Council's wish to see the two runways kept available for use by businesses and other users at the site. Members will also be aware that on 8 July 2013 the Council's Executive agreed to support, in principle, an investment proposal for the site to include improvements to the airfield and new commercial premises for aviation-led business.
12. In the opinion of Officers it would be difficult to insist in land use terms that the two runways are maintained in perpetuity. Officers do not believe it was the intention of Committee Members to require that the runways are maintained in perpetuity and Members are invited to confirm that this is indeed the case.

RECOMMENDATION

13. Members confirm that in granting planning permission for P/11/0436/OA at their meeting on the 29 March, they resolved that:
 - i. runways 05/23 and 17/35 should be retained (with 05/23 being the principal runway and 17/35 made available at times when the principal runway is not available) and that this is secured through a planning condition;
 - ii. that the runways are used for aircraft movements (and ancillary uses) only and that access to the runways by businesses and other users located at the Daedalus is to be made available subject to the payment of reasonable charges for such use, this being secured through a Section 106 planning obligation on terms drafted by the Solicitor to the Council. The runways are not required to be maintained in perpetuity through the planning permission.

All other matters agreed by the Planning Committee on the 29 March and 21 November 2012 are to remain unchanged.

Background Papers: P/11/0436/OA

Enquiries:

For further information on this report please contact Lee Smith, Head of Development Management and Trees. (Ext 4427)