

UPDATES

for Committee Meeting to be held on 25/01/2023

ZONE 1 – WESTERN WARDS

6(1) P/20/0730/OA

Warsash

Land North of Greenaway Lane, Warsash, Southampton

An additional representation has been received from a member of the public. In addition to previous concerns raised regarding the access onto Greenaway Lane which has been addressed in section (f) of the committee report, concerns have also been raised regarding the ownership of land to the north of the site which will provide an ecological buffer. Should permission be granted, a legal agreement will be secured between the landowners to secure the retention and management of this piece of land. The legal agreement will detail that the land will be managed by either Fareham Borough Council in the event that the open space for the application to the north is also transferred. Alternatively, the area will be managed and maintained by a private management company funded by a resident's service fee.

Comments have been received from Natural England and they raise no objection to the proposal subject to appropriate mitigation being secured.

Additionally, Conditions 2 and 3 have been amended to the following:

2. Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.

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

ZONE 3 – EASTERN WARDS

6(4) P/21/0741/RM

Portchester West

Cams Bridge – Land to the North of The Thicket, Portchester

Paragraph 9.2 of the Officer report to the Planning Committee recommends approval be granted subject to a) receipt of an acceptable amended Landscape Boundary Treatment Strategy plan and b) a list of planning conditions.

The applicant has submitted an amended Landscape Boundary Treatment Strategy plan which Officers consider to be acceptable. The plan shows infill shrub planting at two areas just south of the bridge on both sides. A shrub schedule has been provided with two evergreen species, wild privet and leylandii, to match the existing hedgerows. Three additional gaps of infill shrub planting are also proposed further south along the eastern boundary. These will be filled with species selected from the native hedgerow mix.

The submitted plan satisfies part a) of the Officer recommendation.

Suggested condition 1 should be amended to clarify that the approved Landscape Boundary Treatment Strategy is drawing number TOR-XX-XX-P-L-92-001 Revision D.

6(5) P/21/2048/RM

Portchester West

Land east of Downend Road, Portchester

Final comments have been received from Fareham Housing as follows:

“The applicant is proposing 180 units for phase 1, with 40% affordable housing - 72 units, split 65% rent (47 units) and 35% shared ownership (25 units). This all accords with the Unilateral undertaking.

Affordable rent

1 more 3 bed unit and 1 less 4 bed unit is proposed compared to the unilateral undertaking.

Shared Ownership

More 1 bed units and less 3 bed units are proposed compared to the unilateral undertaking (discrepancy in 2 bed figures due to rounding).

On the basis that the percentages in the unilateral undertaking will be met when combining phase 1 & phase 2 then the above is acceptable to Fareham

Housing. I would reiterate that the applicant may want to discuss with an affordable housing registered provider.

The distribution of the affordable housing units has evolved following numerous discussions. I am satisfied that the changes made by the applicant have improved the distribution and integration of the affordable housing units on this site.”

The full list of approved drawings/documents to be included in condition 1 is as follows:

1. Arboricultural Impact Assessment and Method Statement (ref. MILL21118-03 RMA1 Rev B)
2. Updated Ecology Report by Ecosupport (May 2022)
3. Noise and Vibration Assessment by Dice Environmental (November 2022)
4. Refuse vehicle tracking (ref. 091.5013.0215 Rev D)
5. Fire tender tracking (ref. 091.5013.0216 Rev D)
6. Junction and forward visibility splays (ref. 091.5013.0218 Rev D)
7. Extent of adoption (ref. 091.5013.0219 Rev B)
8. Temporary Access Road to Existing Garage Area North of Cams Bridge (ref. 091.0013.003 Rev A)
9. Drainage Technical Note 091.5013/DTN/2 DTN
10. Appendix A to Drainage Technical Note 091.5013/DTN/2
11. Appendix B to Drainage Technical Note 091.5013/DTN/2
12. Appendix C to Drainage Technical Note 091.5013/DTN/2
13. Appendix D to Drainage Technical Note 091.5013/DTN/2
14. Appendix E to Drainage Technical Note 091.5013/DTN/2
15. Planning layout (ref. P1693.01 Rev ZG)
16. Materials layout (ref. P1693.02 Rev P)
17. Heights layout (ref. P1693.03 Rev P)
18. Tenure layout (ref. P1693.04 Rev V)
19. Parking layout (ref. P1693.05 Rev Q)
20. Refuse layout (ref. P1693.06 Rev N)
21. Enclosures layout (ref. P1693.07 Rev N)
22. Location plan (ref. P1693.08 Rev D)
23. Parcel plan (ref. P1693.09)
24. Garden dimension layout (ref. P1693.10 Rev M)
25. Amenity space layout (ref. P1693.11 Rev A)
26. Ownership & management plan (ref. P1693.12 Rev A)
27. Type 2 Plans & elevations – Style 2 Brick (ref. P1693.2.01 Rev B)
28. Type 2 Plans & elevations – Style 4 Brick (ref. P1693.2.02 Rev E)
29. Type 2 Plans & elevations – Style 2 Brick (ref. P1693.2.08)
30. Type 3 Plans & elevations – Style 2 Brick (ref. P1693.3.01 Rev B)
31. Type 3 Plans & elevations – Style 4 Brick (ref. P1693.3.02 Rev F)
32. Type 3 Plans & elevations – Style 4 Brick (ref. P1693.3.04 Rev A)

33. Type 3 Plans & elevations – Style 4 Brick (ref. P1693.3.05 Rev A)
34. Type 4 Floor & roof plans – Style 4 (ref. P1693.4.01 Rev C)
35. Type 4 Elevations – Style 4 Brick (ref. P1693.4.02 Rev C)
36. Type AN Plans & elevations – Style 4 Brick (ref. P1693.AN.01)
37. Type AN Plans & elevations – Style 3 Brick (ref. P1693.AN.02 Rev A)
38. Type BR Floor & roof plans – Style 1 (ref. P1693.BR.01 Rev B)
39. Type BR Elevations – Style 1 Brick (ref. P1693.BR.02 Rev B)
40. Type BR Elevations – Style 1 Tile (ref. P1693.BR.03 Rev A)
41. Type BR Floor & roof plans – Style 4 (ref. P1693.BR.08 Rev A)
42. Type BR Elevations – Style 4 Painted Brick (ref. P1693.BR.09 Rev A)
43. Type CA Floor & roof plans – Style 3 (ref. P1693.CA.01 Rev F) Rev E
44. Type CA Elevations – Style 3 Brick (ref. P1693.CA.02 Rev F) Rev E
45. Type CA Elevations – Style 3 Board (ref. P1693.CA.03 Rev D) Rev C
46. Type CA1 Floor & roof plans – Style 1 (ref. P1693.CA1.01 Rev B)
47. Type CA1 Elevations – Style 1 Brick (ref. P1693.CA1.02 Rev B)
48. Type CA1 Elevations – Style 1 Tile (ref. P1693.CA1.03 Rev A)
49. Type CA1 Floor & roof plans – Style 2 (ref. P1693.CA1.04 Rev B)
50. Type CA1 Elevations – Style 2 Tile (ref. P1693.CA1.05 Rev B)
51. Type CA1 Floor & roof plans – Style 4 (ref. P1693.CA1.06 Rev C)
52. Type CA1 Elevations – Style 4 Brick (ref. P1693.CA1.07 Rev C)
53. Type CA1 Floor & roof plans – Style 4 (ref. P1693.CA1.08)
54. Type CA1 Elevations – Style 4 Painted (ref. P1693.CA1.09)
55. Type FA Floor & roof plans – Style 3 (ref. P1693.FA.01 Rev C)
56. Type FA Elevations – Style 3 Brick (ref. P1693.FA.02 Rev C)
57. Type FA Elevations – Style 3 Board (ref. P1693.FA.03 Rev B)
58. Type FA1 Floor & roof plans – Style 1 (ref. P1693.FA1.01 Rev B)
59. Type FA1 Elevations – Style 1 Brick (ref. P1693.FA1.02 Rev B)
60. Type FA1 Floor & roof plans – Style 4 (ref. P1693.FA1.05 Rev A)
61. Type FA1 Elevations – Style 4 Brick (ref. P1693.FA1.06 Rev A)
62. Type GD1 Floor & roof plans – Style 3 (ref. P1693.GD1.01 Rev B)
63. Type GD1 Elevations – Style 3 Brick (ref. P1693.GD1.02 Rev C)
64. Type GM Floor & roof plans – Style 1 (ref. P1693.GM.01 Rev A)
65. Type GM Elevations – Style 1 Brick (ref. P1693.GM.02 Rev A)
66. Type GM Floor & roof plans – Style 2 (ref. P1693.GM.03 Rev A)
67. Type GM Elevations – Style 2 Brick (ref. P1693.GM.04 Rev A)
68. Type HA Plans & elevations – Style 4 Brick (ref. P1693.HA.01 Rev G)
69. Type HA Plans & elevations – Style 2 Brick (ref. P1693.HA.02 Rev C)
70. Type HA Plans & elevations – Style 4 Brick (ref. P1693.HA.03 Rev E)
71. Type HM Floor & roof plans – Style 1 (ref. P1693.HM.01 Rev C)
72. Type HM Elevations – Style 1 Brick (ref. P1693.HM.02 Rev C)
73. Type HM Floor & roof plans – Style 4 (ref. P1693.HM.03 Rev A)
74. Type HM Elevations – Style 4 Brick (ref. P1693.HM.04 Rev A)
75. Type HU Floor & roof plans – Style 1 (ref. P1693.HU.01 Rev A)
76. Type HU Elevations – Style 1 Brick (ref. P1693.HU.02 Rev A)
77. Type HU Floor & roof plans – Style 2 (ref. P1693.HU.03 Rev B)

78. Type HU Elevations – Style 2 Brick (ref. P1693.HU.04 Rev B)
79. Type HU Floor & roof plans – Style 3 (ref. P1693.HU.05 Rev B)
80. Type HU Elevations – Style 3 Brick (ref. P1693.HU.06 Rev B)
81. Type HU Floor & roof plans – Style 4 (ref. P1693.HU.07 Rev D)
82. Type HU Elevations – Style 4 Brick (ref. P1693.HU.08 Rev D)
83. Type HU1 Floor & roof plans – Style 3 (ref. P1693.HU1.01 Rev A)
84. Type HU1 Elevations – Style 3 Board (ref. P1693.HU1.02 Rev A)
85. Type HU1 Floor & roof plans – Style 4 (ref. P1693.HU1.03)
86. Type HU1 Elevations – Style 4 Brick (ref. P1693.HU1.04)
87. Type HU3 Floor & roof plans – Style 4 (ref. P1693.HU1.03 Rev C)
88. Type HU3 Elevations – Style 4 Painted (ref. P1693.HU3.02 Rev C)
89. Type PS Floor & roof plans – Style 2 (ref. P1693.PS.01 Rev C)
90. Type PS Elevations – Style 2 Brick (ref. P1693.PS.02 Rev C)
91. Type PS Floor & roof plans – Style 3 (ref. P1693.PS.03 Rev D)
92. Type PS Elevations – Style 3 Brick (ref. P1693.PS.04 Rev D)
93. Type PS Floor & roof plans – Style 4 (ref. P1693.PS.05 Rev D)
94. Type PS Elevations – Style 4 Brick (ref. P1693.PS.06 Rev D)
95. Type WA Floor & roof plans – Style 1 (ref. P1693.WA.01 Rev C)
96. Type WA Elevations – Style 1 Tile – P4 (ref. P1693.WA.02 Rev A)
97. Type WA Elevations – Style 1 Tile – P63 (ref. P1693.WA.03 Rev C)
98. Type WA Floor & roof plans – Style 2 (ref. P1693.WA.04 Rev A)
99. Type WA Elevations – Style 2 Tile (ref. P1693.WA.05 Rev A)
100. Type WA Floor & roof plans – Style 1 (ref. P1693.WA.06)
101. Type WN Floor & roof plans – Style 1 (ref. P1693.WN.01)
102. Type WN Elevations – Style 1 Brick (ref. P1693.WN.02)
103. Type WN Floor & Roof Plans – Style 2 (ref. P1693.WN.03 Rev B)
104. Type WN Elevations – Style 2 Brick (ref. P1693.WN.04 Rev B)
105. Block 1 Ground floor plan (ref. P1693.BLK1.01 Rev B)
106. Block 1 First floor plan (ref. P1693.BLK1.02 Rev B)
107. Block 1 Second floor plan (ref. P1693.BLK1.03 Rev B)
108. Block 1 Roof plan (ref. P1693.BLK1.04)
109. Block 1 Front elevation (ref. P1693.BLK1.05 Rev A)
110. Block 1 Side elevation (ref. P1693.BLK1.06 Rev A)
111. Block 1 Rear elevation (ref. P1693.BLK1.07 Rev A)
112. Block 1 Side elevation (ref. P1693.BLK1.08 Rev A)
113. Block 2 Ground floor plan (ref. P1693.BLK2.01 Rev D)
114. Block 2 First floor plan (ref. P1693.BLK1.02 Rev E)
115. Block 2 Second floor plan (ref. P1693.BLK2.03 Rev E)
116. Block 2 Roof plan (ref. P1693.BLK2.04 Rev D)
117. Block 2 Front elevation (ref. P1693.BLK2.05 Rev D)
118. Block 2 Side elevation (ref. P1693.BLK2.06 Rev E)
119. Block 2 Rear elevation (ref. P1693.BLK2.07 Rev E)
120. Block 2 Side elevation (ref. P1693.BLK2.08 Rev D)
121. Block 3 Ground floor plan (ref. P1693.BLK3.01 Rev D)
122. Block 3 First floor plan (ref. P1693.BLK3.02 Rev D)

123. Block 3 Second floor plan (ref. P1693.BLK3.03 Rev D)
124. Block 3 Roof plan (ref. P1693.BLK3.04 Rev C)
125. Block 3 Front elevation (ref. P1693.BLK3.05 Rev C)
126. Block 3 Side elevation (ref. P1693.BLK3.06 Rev D)
127. Block 3 Rear elevation (ref. P1693.BLK3.07 Rev D)
128. Block 3 Side elevation (ref. P1693.BLK3.08 Rev D)
129. Block 6 Ground & first floor plan (ref. P1693.BLK6.101 Rev A)
130. Block 6 Second floor & roof plan (ref. P1693.BLK6.102 Rev A)
131. Block 6 Front & side elevations (ref. P1693.BLK6.103 Rev A)
132. Block 6 Rear & side elevations (ref. P1693.BLK6.104 Rev A)
133. Block 7 Ground floor plan (ref. P1693.BLK7.101 Rev B)
134. Block 7 First floor plan (ref. P1693.BLK7.102 Rev A)
135. Block 7 Second floor plan (ref. P1693.BLK7.103 Rev A)
136. Block 7 Roof plan (ref. P1693.BLK7.104)
137. Block 7 Front & side elevations (ref. P1693.BLK7.105 Rev A)
138. Block 7 Rear & side elevations (ref. P1693.BLK7.106)
139. Block 8 Ground floor plan (ref. P1693.BLK8.101 Rev B)
140. Block 8 First floor plan (ref. P1693.BLK8.102 Rev A)
141. Block 8 Second floor plan (ref. P1693.BLK8.103 Rev A)
142. Block 8 Roof plan (ref. P1693.BLK8.104)
143. Block 8 Front & side elevations (ref. P1693.BLK8.105)
144. Block 8 Rear & side elevations (ref. P1693.BLK8.106 Rev A)
145. Landscape general arrangement (ref HED-1426-100 Rev P04)
146. Landscape strategy (ref HED-1426-101 Rev P03)
147. Planting typologies (ref HED-1426-102 Rev P03)
148. Landscape planting plan (ref HED-1426-103 Rev P03)
149. Hard landscape plan (ref HED-1426-104 Rev P03)
150. Hard landscape typologies (ref HED-1426-105 Rev P04)
151. Detail area 1 (ref HED-1426-106 Rev P02)
152. Detail area 2 (ref HED-1426-107 Rev P02)
153. Detail area 3 (ref HED-1426-108 Rev P02)
154. Detail area 4 (ref HED-1426-109 Rev P02)
155. Detail area 5 (ref HED-1426-110 Rev P00)
156. Landscape management plan (ref HED-1426-300 Rev P03) Rev P01
157. Section A (ref HED-1426-SK-401 Rev P01)
158. Section AC (ref HED-1426-SK-402 Rev P01)
159. Section AI (ref HED-1426-SK-403 Rev P01)
160. Section AJ (ref HED-1426-SK-404 Rev P01)
161. Section AK (ref HED-1426-SK-405 Rev P01)
162. Section AL (ref HED-1426-SK-406 Rev P01)
163. Section AM (ref HED-1426-SK-407 Rev P01)
164. Section AN (ref HED-1426-SK-408 Rev P01)
165. Section AO (ref HED-1426-SK-409 Rev P01)
166. Section AP (ref HED-1426-SK-410 Rev P01)
167. Section AQ (ref HED-1426-SK-411 Rev P01)

168. Section AR (ref HED-1426-SK-412 Rev P01)
169. Section AT (ref HED-1426-SK-413 Rev P01)
170. Section AU (ref HED-1426-SK-414 Rev P01)
171. Section AV (ref HED-1426-SK-415 Rev P01)
172. Section AW (ref HED-1426-SK-416 Rev P01)
173. Section B (ref HED-1426-SK-417 Rev P01)
174. Section I (ref HED-1426-SK-418 Rev P01)
175. Section P (ref HED-1426-SK-419 Rev P01)
176. Section T (ref HED-1426-SK-420 Rev P01)
177. Section Y (ref HED-1426-SK-421 Rev P01)
178. Single Garage Plans & elevations – Style 1, 2 & 4 (ref. P1693.GAR.01)
179. Single Garage Plans & elevations – Style 3 (ref. P1693.GAR.02)
180. Double Garage Plans & elevations – Style 1, 2 & 4 (ref. P1693.GAR.03)
181. Double Pair Plans & elevations – Style 1, 2 & 4 (ref. P1693.GAR.04)
182. Garage with carport Plans & elevations – Style 1 (ref. P1693.GAR.05)
183. Garage Pair Plans & elevations – Style 1 (ref. P1693.GAR.06)
184. Cycle store (Block 2 & 3) Plans & elevations (ref. P1693.BC.01 Rev A)
185. Bin store (Block 3) Plans & elevations (ref. P1693.BC.02)
186. Cycle & bin stores (Block 1) Plans & elevations (ref. P1693.BC.03 Rev A)
187. Cycle & bin stores (Block 4) Plans & elevations (ref. P1693.BC.04 Rev A)
188. Substation Plans & elevations (ref. P1693.SUB.01)
189. Wastewater Pumping Station Plans & Elevations – 091.5013.550
190. Streetscenes sheet 1 of 5 (ref. P1693.SS.01 Rev D)
191. Streetscenes sheet 2 of 5 (ref. P1693.SS.02 Rev D)
192. Streetscenes sheet 3 of 5 (ref. P1693.SS.03 Rev E)
193. Streetscenes sheet 4 of 5 (ref. P1693.SS.04 Rev E)
194. Streetscenes sheet 5 of 5 (ref. P1693.SS.05 Rev F)
195. Site layout proposed levels sheet 1 of 7 (ref. 091.5013.0615 Rev C)
196. Site layout proposed levels sheet 2 of 7 (ref. 091.5013.0616 Rev C)
197. Site layout proposed levels sheet 3 of 7 (ref. 091.5013.0617 Rev E)
198. Site layout proposed levels sheet 4 of 7 (ref. 091.5013.0618 Rev I)
199. Site layout proposed levels sheet 5 of 7 (ref. 091.5013.0619 Rev D)
200. Site layout proposed levels sheet 6 of 7 (ref. 091.5013.0620 Rev J)
201. Site layout proposed levels sheet 7 of 7 (ref. 091.5013.0621 Rev I)

The windows to be referred to in condition 5 are as follows:

All upper floor windows in:

- 1) The west elevation of plot 5
- 2) The east elevation of plot 7
- 3) The east elevation of plot 8

- 4) The south elevation of plot 30
- 5) The east elevation of plot 33
- 6) The west elevation of plot 34
- 7) The west elevation of plot 37
- 8) The south elevation of plot 39
- 9) The east elevation of plot 45
- 10) The east elevation of plot 52
- 11) The east elevation of plot 85
- 12) The north elevation of plot 88
- 13) The south elevation of plot 89
- 14) The east elevation of plot 92
- 15) The north elevation of plot 98
- 16) The north elevation of plot 114
- 17) The north elevation of plot 120
- 18) The south elevation of plot 122
- 19) The north elevation of plot 132
- 20) The north elevation of plot 139
- 21) The south elevation of plot 141.

An additional planning condition (7) is recommended as follows:

7. *No development hereby permitted shall proceed beyond damp proof course level until details of a mechanical ventilation with heat recovery (MHVR) system to be installed in units 149 – 157 (inclusive) and 172 - 180 (inclusive) have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.*

REASON: To protect the living conditions of future residents and to enable the appropriate ventilation of those flats without adverse impacts from external noise sources.