

## **UPDATES**

**for Committee Meeting to be held on 11/12/2024**

### **ZONE 1 – WESTERN WARDS**

- (1) P/22/0450/FP – Hook-with-Warsash Ward

Land between 75 & 77 Church Road, Warsash

Condition 29 has been amended to include second floor windows and would read as follows;

The first- floor and second-floor windows, which would serve a bathroom, a stairwell and cinema room, proposed to be inserted into the north and south elevations of plots 1, 2, 3, 4, 5, 6, 7, 12, 13 and 14 and the east and west elevations of plots 8, 9,10 and 11 shall be:

a) Obscure-glazed; and

b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;

and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

- (5) P/24/1106/TO – Titchfield Ward

27 Heath Lawns, Fareham

The Committee to be made aware that the owner of 27 Heath Lawns is the Titchfield ward member – Cllr Hockley. Mrs Hockley is not the applicant.

- (9) P/24/1333/VC – Sarisbury and Whiteley Ward

Land off Rookery Avenue, Whiteley

New paragraph inserted after 8.28 regarding Section 106 Agreement:

#### **Section 106 Agreement**

8.29 Planning permission for the development granted under P/19/0870/FP is subject to a section 106 agreement which secures:

- a) Financial contributions to provide for satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational

disturbance on the Solent and Southampton Water and Portsmouth Harbour Special Protection Areas;

- b) Securing off-site translocation of reptiles
- c) Traffic Regulation Order (TRO) for parking restriction works to junction of site with Rookery Avenue and Shetland Rise
- d) The delivery of 40% of the permitted dwellings as a mixture of 12 on-site affordable houses and an off-site financial contribution equivalent to 0.8 of a unit.

8.30 As a variation of condition application has the legal effect of creating a new standalone planning permission, the section 106 agreement will need to be varied to ensure that it applies to both the original permission and (if granted) this variation of condition application. This can be done by way of a deed of variation between the Council and the landowner.

*(Summary paragraphs 8.29-8.30 renumbered to 8.31-8.32)*

Amendment to recommendation:

Subject to:

- i) The applicant/owner entering into a deed of variation to the section 106 agreement secured under planning permission P/19/0870/FP to ensure that the same planning obligations apply to this variation of condition permission;

## **ZONE 2 – FAREHAM**

(10) P/24/1154/FP- Wallington and Downend Ward

3 Drift Road, Wallington, Fareham

Paragraph 8.13 states that the current property contains four bedrooms, and the proposal will increase the total of bedrooms within the property to five. This is incorrect and the current property has three bedrooms and therefore the total increase in bedrooms will be two.

The parking requirements for a five-bed property is three spaces. Officers are satisfied that three car parking spaces can be provided within the site and therefore no highway concerns are raised.