

UPDATES

for Committee Meeting to be held on 18 December 2013

ZONE 1 - WESTERN WARDS

- (1) **P/13/0800/FP** **SARISBURY**
ALLOTMENT ROAD - THE ROSERY - SARISBURY GREEN SO31 7AP

Under the Highways section of the report it should state that it will be necessary to cut back part of the hedgerow to the south in order to achieve the necessary visibility.

- (2) **P/13/0882/FP** **SARISBURY**
**BRIDGE ROAD - SWANWICK MARINA - PREMIER MARINAS(HAMBLE) LTD-
SWANWICK SOUTHAMPTON SO31 1ZL**

A deed of variation will need to be entered into in order to vary the previous planning obligations entered into in connection with extant planning permission P/07/0764/FP. The definitions of "the Development" and "the Permission" within each of the existing planning obligations will need to be varied to reflect the new application, including an amended plan showing the slightly revised boundaries of the "Boatyard Phase" of the development.

- (4) **P/13/0917/OA** **PARK GATE**
69 BOTLEY ROAD PARK GATE SOUTHAMPTON HANTS SO31 1AZ

The applicant has submitted supporting information in the form of an ecological constraints survey. The Director of Planning & Environment (Ecology) has commented on the survey as follows.

"In summary, the site provides a small area of habitat suitable for reptiles. It is proposed to retain suitable alternative areas of habitat within the developed site (as shown on the site plan within the report), into which any animals can be persuaded to move via habitat manipulation. As such, I'm satisfied with regards to impacts of the scheme on any reptiles. The building has been inspected (and additionally inspected closely using an endoscope), and it has been concluded that the building to be demolished has negligible bat potential. As such I have no further concerns with regards to bats.

"In any consent, a condition should secure a full and detailed reptile mitigation scheme (to be submitted with any reserved matters application) setting out the proposed reptile mitigation in line with the measures outlined within the ecology report, and based upon updated assessments of the site. This shall include details of the proposed reptile habitat which shall be retained and maintained throughout the construction and operational life of the development.

"The tree in the north west corner of the site has been found to have bat potential. The current plans show that this tree will be retained within the developed site. However, it has been recommended that any lighting avoids illumination of this habitat feature.

"[Recommended conditions concerning lighting scheme and reptile mitigation strategy, recommended informative concerning bird nesting]."

In light of the additional information provided and the comments above from the Council's ecologist, Officers are satisfied that the potential impact of the development on protected species and habitat is known and that, were the application found to be acceptable in all other regards, such matters could be controlled satisfactorily by condition. A revised Officer recommendation is set out below for Members' consideration.

RECOMMENDATION:

REFUSE: Contrary to policies CS5, CS14, CS17 of the adopted Fareham Borough Core Strategy: development in countryside unacceptable in principle; visual harm to landscape character, appearance and function; fails to respect and respond positively to key characteristics of surrounding area; detrimental to highway safety and convenience.

ZONE 2 - FAREHAM

(9) **P/13/0739/CU** **FAREHAM WEST**
158 HIGHLANDS ROAD - LAND TO REAR OF - FAREHAM PO15 5PS

Revised plans were received on 5th December amending the proposal to show the fence and gates set back from the adjacent carriageway at the southern end of the site.

Following receipt of the amended plans Officers wrote to those residents who had previously commented on the application to allow them the opportunity to make further representation on the revised proposal. Ten letters were received from those residents consulted. No new issues were raised in these representations and residents wished to maintain the objections previously made.

Officers consider the revised proposal to be satisfactory in terms of the likely effect on highway safety. The set back of the gates provides exiting vehicles with sight of oncoming traffic and also removes any potential hazard to vehicles overhanging the carriageway. The Director of Planning & Environment (Highways) has commented to confirm that no highway objection is held.

RECOMMENDATION:

REFUSE: Contrary to policy: harmful to the visual appearance of the area; would result in the loss of an area of public open space.

(10) **P/13/0834/FP** **FAREHAM NORTH-WEST**
HILL PARK BAPTIST CHURCH 217 GUDGE HEATH LANE FAREHAM PO15 6PZ

Suggested informative to applicant regarding cement asbestos:

If cement asbestos is present on site the applicants attention is drawn to guidance on the following website <http://www.hse.gov.uk/asbestos/essentials/index.htm>, any removal should be carried out subject to a risk assessment and in a manner so as to not release fibres or contaminant the soil.

ZONE 3 - EASTERN WARDS

(16) **P/13/0881/FP** **PORTCHESTER EAST**
138 CASTLE STREET PORTCHESTER FAREHAM PO16 9QH

One of the objections referred to in the committee report has been submitted on behalf of the Portchester Civic Society.

Local residents have commented that the adjacent access is not available to the applicant to use. It is understood there is a dispute relating to the use of the access which is currently being discussed between local residents and the Land Registry.

In the event that the applicant does not have legal rights to use the access, the property would not have any off street parking. The property has two bedrooms and utilises on street parking. The parking requirement for a two bedroom property is two spaces. The proposal would create an additional bedroom, however the number of parking spaces required for a three bedroom property is also two. The parking situation would be no different to the existing situation.

Officers have had the opportunity to view the proposal from 136 Castle Street, the immediate adjoining neighbour.

136 Castle Street benefits from a rear conservatory and extension. The conservatory accommodates a habitable room and the extension a bathroom. The roof of the conservatory consists of polycarbonate material and allows some light through, the wall facing the application site is solid. The boundary treatment consists of a standard timber panel fencing, some 1.7m high. The property also benefits from a generous rear garden area.

Having considered the matter carefully, Officers consider that the proposed first floor rear extension would not materially harm the amenities of the neighbouring property in relation to loss of light, outlook and privacy.

(17) **P/13/0981/FP** **PORTCHESTER EAST**
221 CASTLE STREET PORTCHESTER PO16 9QW

A further two letters have been received raising the same concerns as stated in the committee report.
