

P/12/0778/DP/A

SARISBURY

MRS ANITA BARNEY

AGENT: MR MATTHEW GREEN

THE USE OF LAND FOR THE STATIONING OF CARAVANS FOR RESIDENTIAL PURPOSES FOR 1 NO GYPSY PITCH TOGETHER WITH THE FORMATION OF ADDITIONAL HARD STANDING AND UTILITY/DAYROOM ANCILLARY TO THAT USE:DETAILS PURSUANT: CONDITIONS 8 (BUFFER ZONE PROTECTION) AND CONDITION 9 IN PART (FOUL DRAINAGE AND SURFACE WATER DRAINAGE, EXTERNAL LIGHTING AND LANDSCAPING SCHEME)

BURRIDGE ROAD - LAND TO SOUTH WEST - BURRIDGE SO31 1BY

Report By

Richard Wright x2356

Introduction

Members will recall that in September 2012 a planning application was submitted in relation to this site for permission to use the land for "the stationing of caravans for residential purposes for 1no gypsy pitch together with the formation of additional hard standing and utility/dayroom ancillary to that use" (planning reference P/12/0778/CU).

A planning appeal relating to it was subsequently allowed in September 2013. The schedule of conditions imposed by the planning inspector included conditions 8 & 9 which read:

"8.

The 3 metre buffer zone, indicated in drawing 12_499_003 A, shall be maintained at all times free of any obstruction or structures. No development shall take place until details of measures to protect the buffer zone during construction and a scheme of future protection and maintenance have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

9.

No development shall take place until samples of the facing and roofing materials for the proposed day room/utility building; the means of foul and surface water drainage of the site; any external lighting on the boundary of and within the site; a scheme of landscaping including details of species, have 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 within any such timescales as specified by the local planning authority."

This application seeks approval of the above details, with the exception of consideration of the details of samples of facing and roofing materials for the proposed dayroom/utility building.

Site Description

The site is situated on the southern side of Burrige Road and comprises the north-east quadrant of a field, which extends to a boundary to the south west, shared with 93 Burrige Road. The curtilage of no. 75 Burrige Road (formerly a commercial kennel) adjoins the site to the south east and no. 91 Burrige Road is some 30m away to the north west, across an open field.

Access to the site is provided by a five-bar metal vehicle gate set within the boundary hedgerow along the site's north-eastern boundary with Burrigge Road. The interior of the site, and the remainder of the wider field, is mature grassland.

The site lies within an area of countryside, defined by the Local Plan Adopted Proposals Map, some 600m beyond the defined urban area to the east. The site is designated as a Site of Importance for Nature Conservation (SINC).

Description of Proposal

Approval is sought for details reserved by conditions 8 & 9 of the appeal decision to grant planning permission.

The details submitted for approval comprise:

- Details of measures to protect the ecological buffer zone during construction and a scheme of future protection and maintenance;
- Details of means of foul and surface water drainage of the site;
- Details of external lighting on the boundary of and within the site;
- Details of a scheme of landscaping.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS4 - Green Infrastructure, Biodiversity and Geological Conservation

CS14 - Development Outside Settlements

CS17 - High Quality Design

Fareham Borough Local Plan Review

C18 - Protected Species

DG4 - Site Characteristics

Relevant Planning History

The following planning history is relevant:

Representations

One letter has been received objecting to the application on the following grounds:

- Site drainage insufficient causing damage to adjacent property and flooding
- Direction of security lighting
- Fences not in keeping with local area

Consultations

Southern Water -

No objections to discharge condition relating to foul drainage. There are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

Director of Planning & Environment (Ecology) -

In order to retain the buffer as suitable reptile habitat I would advise that this needs to be amended to one cut per year - otherwise the text implies that the buffer grassland could be cut continuously.

Planning Considerations - Key Issues

This application seeks approval for details reserved by condition and consists of various technical drawings and supporting information.

a) Buffer zone protection

The buffer zone around three sides of the hardsurfaced area is to be protected by Heras fencing during construction. Within one month of the development being completed the Heras fence is to be replaced with a knee rail fence to prevent incursion into the buffer zone.

Following development the buffer zone will be cut by use of hand machinery, one cut per year to a height no less than 200mm (amended following comments received from The Director of Planning & Environment - Ecology).

b) Foul and surface water drainage

A foul drainage connection to the mains is proposed, however there being no public surface water sewers in the area alternative measures have been forwarded by the applicant.

The proposed hardstanding is to be formed of loose bound aggregate to allow for surface water drainage by percolation and infiltration. Rainwater run off from the structures on site will be conveyed in gutters and downpipes to infiltrate into the hardstanding.

The proposed tarmac surface at the entrance to the site would feature a drainage channel close to its edge with the highway which would direct surface water to a proposed soakaway.

c) External lighting

Two 'low energy' 42w directional bulkhead lights are proposed, one affixed to the day/utility room and one on the proposed mobile home.

Four lighting bollards are proposed, two either side of the gated entrance to the hardstanding area and two close to the proposed field gate at the rear of the site. The bollards would each be approximately 1 metre high and would be fitted with aluminium louvres to eliminate glare and control the downward direction of the light. Officers have enquired with the applicant whether they would be willing to consider using timber lighting bollards as an alternative. Should the applicant wish to propose a different design bollard this will be reported to the committee in an update prior to the meeting.

d) Landscaping scheme

Hedgerow planting is proposed around the south-west and north-west boundaries of the site. Replacement hedgerow planting is proposed on the boundary with the highway where the existing metal gate is located whilst new planting will line the edge of the tarmac entrance surface. The hedgerow would be a mix of holly, beech, blackthorn and hawthorn.

Three trees (one oak, two beech) are proposed to be planted within the site close to the frontage with Burr ridge Road.

e) Summary

Officers are satisfied that the proposed details satisfactorily address those matters which led to their imposition by the planning inspector when allowing the appeal.

The buffer zone protection details ensure the conservation of protected species and the adjacent remainder of the designated Site of Importance for Nature Conservation (SINC). The means of foul and surface water drainage are considered satisfactory whilst the external lighting details are not considered likely to be harmful to the amenities of nearby neighbours or the character of this countryside location. The landscaping scheme would act to soften the appearance of the development on the site. The proposal is therefore considered to accord with the relevant policies of the Fareham Borough Local Plan Review and Fareham Borough Core Strategy.

Recommendation

APPROVE:

Notes for Information

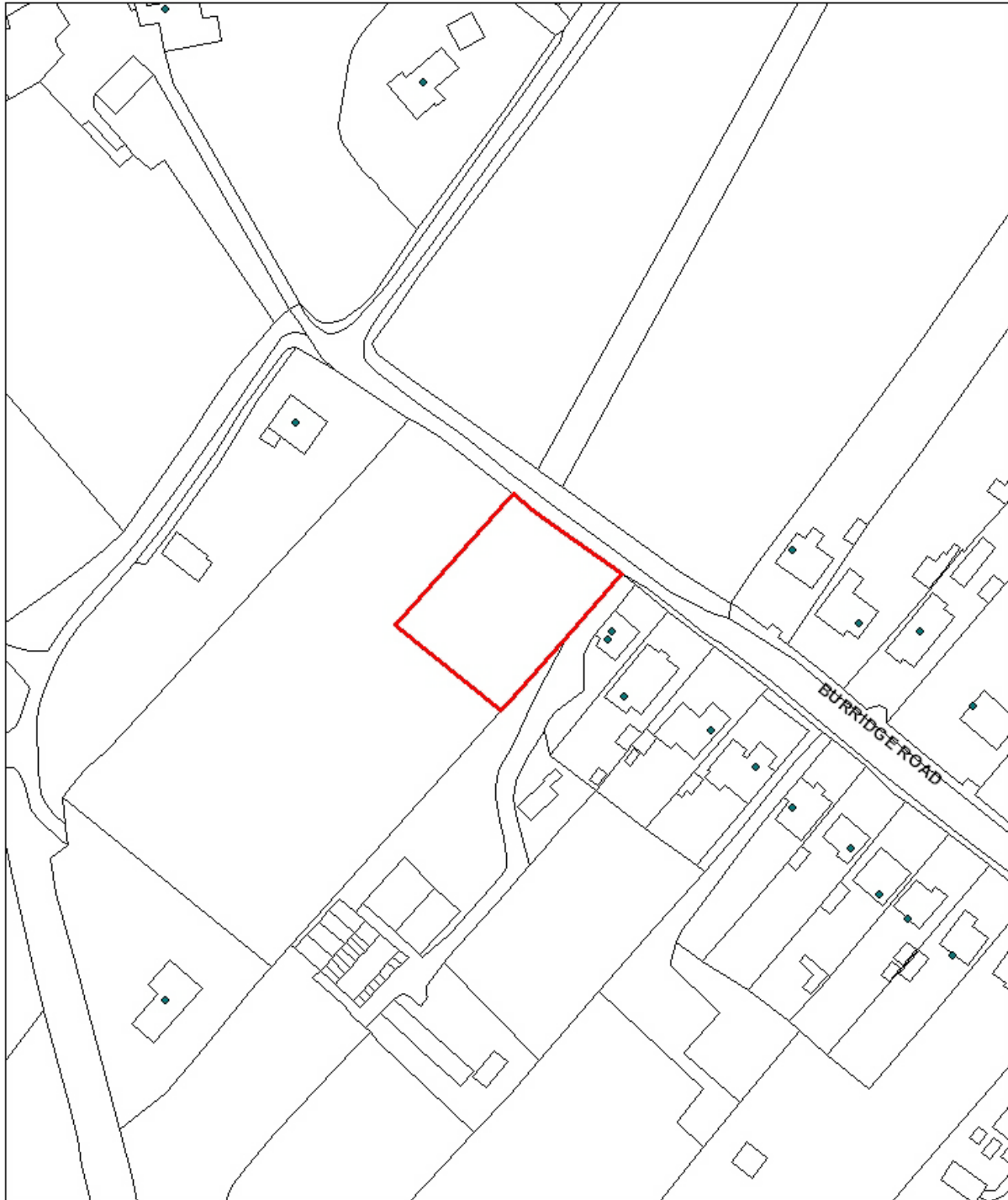
Advice from Southern Water regarding position of water mains

Background Papers

P/12/0778/DP/A

FAREHAM

BOROUGH COUNCIL



BURRIDGE ROAD - LAND TO SOUTH WEST
SCALE 1:1250

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