

UPDATES

for Committee Meeting to be held on 26 March 2014

ZONE 2 - FAREHAM

(2) **P/13/0408/FP** **FAREHAM EAST**
RED LION HOTEL - LAND TO REAR OF FAREHAM HAMPSHIRE PO16 0BP

Further comments of the Director of Community (Strategic Housing) -

The applicant is offering 11 units all for affordable rent. These would be delivered as nine x one bed two person flats and two x two bed three person flats. This is acceptable to Strategic Housing.

An additional condition is required to secure the affordable housing.

Amend the the recommendation as follows:

Prior to the granting of planning permission, the applicant/owner entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect of the following:

- a) To secure the funding of a Traffic Regulation Order to prevent parking on the site access road and;
 - b) Works and contributions to mitigate the impact of the development on the Solent Special Protection Area.
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(3) **P/14/0025/FP** **FAREHAM EAST**
68 HIGH STREET FAREHAM HAMPSHIRE PO16 7BB

PARKING AND DESIGN:

Since the drafting of the main agenda, and further to additional discussion with the Highway Officer, it is considered that the second reason for refusal should be amended and combined with the first reason to reflect the implications for the loss of the parking provision on the future viable uses for the listed building.

The resason for refusal is also expanded to include the impact that the design and size of the building has on the setting of the listed building and the character of the Conservation Area.

SOLENT DISTURBANCE MITIGATION PROJECT CONTRIBUTIONS:

Recently gathered evidence demonstrates that new development can reduce the quality of the important bird habitat in the Solent Special Protection Areas (SPAs). Any development that would result in an increase in the local population may have an impact either alone or in combination with other developments upon the SPAs. Development can increase the population at the coast and thus increase the level of disturbance and the resultant effect on the SPA's conservation objectives.

In the absence of a legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project interim strategy, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas. A reason for refusal is added to this effect.

AMENDED RECOMMENDATION:

REFUSE for the reasons:

1) The proposed development is contrary to Policies DG4 of the Fareham Borough Local Plan Review, Policies CS5, CS6 and CS17 of the Adopted Fareham Borough Core Strategy and Policy DSP6 of the Local Plan Part 2: Development Site and Policies, in that:

The siting of the development in this position will give rise to the severing and development of a historic burgage plot, which is integral to the setting of the Grade II* Listed Building and the High Street Conservation Area. The erosion of this burgage plot plus the size, scale and design of the proposed dwelling would harm the setting of the Grade II* Listed Building and would fail to preserve or enhance the character and appearance of the Conservation Area. Furthermore the proposal fails to identify an adequate number of off-street vehicle car parking spaces to be retained in order to enable the established lawful restaurant use of No. 68 to continue or to make provision for an alternative viable use of the listed building. In the absence of adequate provision of car parking spaces the development fails to cater for both future and existing uses in the listed building.

2) In the absence of a legal agreement to secure a financial contribution towards the Solent Disturbance Mitigation Project, the proposed development fails to mitigate its impact and would, in combination with other developments, increase the recreational pressure and habitat disturbance to the Solent Coastal Protection Areas. The development would therefore be contrary to Policy CS4 (Green Infrastructure, Biodiversity and Geological Conservation) of the adopted Fareham Borough Core Strategy, Policy DSP14 (Recreational Disturbance on the Solent Special Protection Areas) of the emerging Local Plan Part 2: Development Sites and Polices and paragraph 118 of the National Planning Policy Framework.

(4) **P/14/0056/CU** **FAREHAM EAST**
68 HIGH STREET FAREHAM HAMPSHIRE PO16 7BB

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ZONE 3 - EASTERN WARDS

- (8) **P/14/0081/FP** **STUBBINGTON**
DAEDALUS - INNOVATION CENTRE - HANGARS EAST LEE ON THE SOLENT

Amended drawings have been submitted providing further details on vehicle tracking. This detail is now considered to be acceptable.
