

P/01/0501/FP

LOCKS HEATH

MR R DAVEY

AGENT: MR R DAVEY

ERECTION OF SEVEN DETACHED DWELLINGS WITH GARAGES AND ASSOCIATED ROAD

19 HEATH ROAD LOCKS HEATH - LAND TO REAR OF - SO31 6PN

Report By

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Introduction

Planning permission was granted on 8 January 2003 (P/01/0501/FP refers) for the erection of seven detached dwellings on land to the rear of 19 Heath Road, Locks Heath, now known as Stillmeadows.

The applicant at the time entered into a S.106 Legal Agreement with the Council which included, amongst other things, the transfer of three parcels of open space within the development layout to the Council. To date the land remains within the ownership of the developer.

Planning permission was recently granted (P/14/0707/CU refers) for change of use of the smallest parcel of land situated adjacent to 2 Stillmeadows (Plot 1) to that of residential garden. Officers were of the opinion that the land had no public amenity value and its inclusion within the front garden of the property would not harm the open character of the street scene. As a result of that permission, the legal agreement needs to be varied, requiring only the two larger areas of open space to be transferred to the Council; the developer will subsequently transfer the ownership of the small parcel to the occupier of the property.

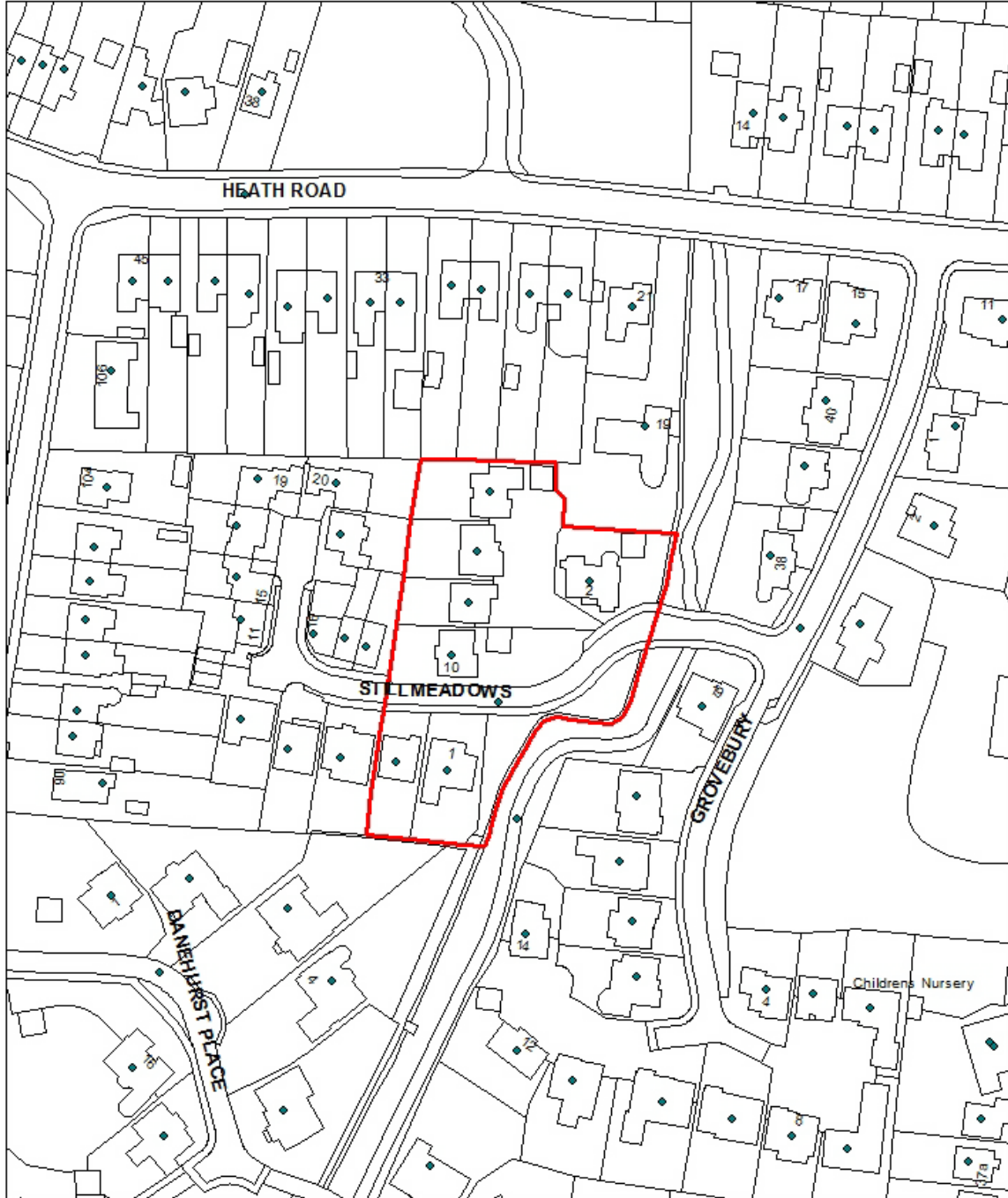
The developer has recently contacted the Council with a view to transferring ownership of the two parcels of land to this Council and the matter is currently with the Council's Solicitors.

Recommendation

That provided the applicant agrees to pay the Council's legal costs for the Deed of Variation, that the Committee authorises the Solicitor to the Council to enter into a Deed of Variation on behalf of the Council removing the requirement to transfer to the Council, the open land adjacent to 2 Stillmeadows (Plot 1) from the Legal Agreement.

FAREHAM

BOROUGH COUNCIL



19 HEATH ROAD
1:1250

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