From: "Sebbinger, Alexander" <ASebbinger@Fareham.Gov.UK>
Sent: 20 February 2013 09:46:40
To: "Planning : Dev Control E-Mail" <devcontrole-mail@fareham.gov.uk>
Cc:
Subject: FW: Fareham Borough Council: Planning Consultation for P/13/0023/VC

BPMS please.

From: McMahon, David
Sent: 14 February 2013 12:08
To: Sebbinger, Alexander
Subject: FW: Fareham Borough Council: Planning Consultation for P/13/0023/VC

Alex,

Having been made aware of the pre-application advice provided in May/June 2012 and having spoken at length with the agent, I am prepared to withdraw the highway objection below. I can see that the issues of the site location and parking demand have been tested at appeal and that there has been a consensus that an extension of the use to allow four surgery rooms to operate would not present a problem in regard to on-site parking.

Consequently, I have no highway objection to the proposal, subject to the following conditions -

PH2, PH7 (9 cars), PH20.

Development shall not commence until the area enclosed by a line drawn on site parallel to, and 2.4m from, the kerb line of Warsash Road has been cleared of all obstructions above 0.6m in height. This area shall thereafter be kept free of all such obstructions at all times.
REASON: In the interests of highway safety; in accordance with Policies CS15 and CS17 of the Fareham Borough Core Strategy.

David J. McMahon MCIHT
Transport Development Management Officer
Fareham Borough Council
www.fareham.gov.uk
Tel. 01329 236100 Extn 2681

From: McMahon, David
Sent: 30 January 2013 17:03
To: 'Devcontrol@fareham.gov.uk'
Cc: Sebbinger, Alexander
Subject: FW: Fareham Borough Council: Planning Consultation for P/13/0023/VC

This is a proposal to allow the operation of the dentist surgery with four, rather than three, surgery rooms. This increase in operation will result in additional vehicular activity and parking demand.

Whilst the proposals include the provision of three additional staff car parking spaces, their layout would not allow sufficient space for adequate manoeuvring.

The additional surgery room would increase the number of patients and thus the number of both staff and patients' vehicles. Given that there is an extant planning approval for a house in the rear garden, it is considered the proposed access and parking arrangements would be inadequate for the combined effect of the permitted and proposed uses and thus a highway objection is raised. Of chief concern is that highway safety and free-flow conditions on Warsash Road would be compromised should increased numbers of vehicles seek to manoeuvre in the access and front parking area. This would be made worse if the proposed three rear parking spaces proved not to be viable.

Highway reason for refusal -

In the opinion of the Planning Authority, the proposal involves development that cannot be reconciled with the National Planning Policy Framework in that the proposed access and car parking areas would be inadequate to safely accommodate the development. This would result in an unacceptable impact on the safety of users of the development and adjoining highway, contrary to the NPPF and Policies CS15 and CS17 of the Fareham Borough Core Strategy.

David J. McMahon MCIHT
Transport Development Management Officer
Fareham Borough Council
www.fareham.gov.uk
Tel. 01329 236100 Extn 2681

From: PlanningECH@fareham.gov.uk
Sent: 25 January 2013 12:06
To: Planning Policy
Subject: Fareham Borough Council: Planning Consultation for P/13/0023/VC

Transportation Consultation
Planning And Environment Department
Civic Offices

Your Ref:
Our Ref: **P/13/0023/VC**
Contact: Alexander Sebbinger
Ext.: 01329 236100 x2526
Date: 25 January 2013

Dear Sir / Madam

APPLICATION FOR PLANNING PERMISSION 37 WARSASH ROAD - DENTAL SURGERY WARSASH SOUTHAMPTON HANTS
VARIATION OF CONDITIONS 3 & 4 OF P/07/1217/FP TO ENABLE USE OF EXISTING DENTAL PRACTICE BY FOUR DENTAL PRACTITIONERS FROM FOUR SURGERY ROOMS AND REVISIONS TO EXISTING PARKING LAYOUT TO PROVIDE THREE STAFF PARKING SPACES TO REAR

We have received an application for the above address.

I should be pleased to receive any observations you wish to make by 08 February 2013. It is most important that your reply is received by this date to avoid unnecessary delays in the determination of applications. If you have any queries please contact the officer above.

Your observations can be submitted by replying to this email.

You can view the application documents on the Council's website by visiting the link below. To open the plans for scaling, click on the yellow icon. A guide is available online:
View Documents

Yours faithfully,

LEE SMITH
HEAD OF DEVELOPMENT MANAGEMENT & TREES