

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 26 April 2017

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors: B Bayford, J E Butts, T M Cartwright, MBE, P J Davies,
K D Evans, M J Ford, JP and R H Price, JP

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee held on 22 March 2017 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct, Councillor A Mandry declared a non-pecuniary interest in Item 6 (9) – Hill Head Beach, Hill Head as he was part of the Local Members Panel that dealt with this application.

5. DEPUTATIONS

The Committee received a deputation from the following in respect of the applications indicated and were thanked accordingly.

| Name | Spokesperson representing the persons listed | Subject | Supporting or Opposing the Application | Minute Application No/Page No |
|------------------------|--|--|--|--------------------------------|
| | | | | |
| ZONE 1 – 2.30pm | | | | |
| | | | | |
| ZONE 2 – 2.30pm | | | | |
| Mr J McDermott (Agent) | | 82 THE AVENUE FAREHAM PO14 1PB – CONSTRUCTION OF TWO-STOREY DETACHED HOUSE WITH ASSOCIATED LANDSCAPING AND CAR PARKING TO THE REAR OF EXISTING DWELLING | Supporting | 6 (5) P/16/1016/FP Pg 26 |
| | | | | |
| ZONE 3 – 3.30pm | | | | |

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|--------------------|-------------------------------------|---|-------------------|--------------------------------|
| Mr R Knight | | 42 CORNAWAY LANE PORTCHESTER PO16 9DD – RETENTION OF OUTBUILDING | Supporting | 6 (8) P/17/0256/FP |
| Mr P O'Dell | | HILL HEAD BEACH HILL HEAD FAREHAM – RECONSTRUCTION OF 150 METRES OF SEAWALL | Opposing | 6 (9) P/17/0262/FP Pg 53 |
| Mr R Rowlinson | | -Ditto- | -Ditto- | -Ditto- |
| Mr W Hutchinson | Hill Head Resident's Association | -Ditto- | -Ditto- | -Ditto- |
| Mrs C Gill | | -Ditto- | -Ditto- | -Ditto- |
| Dr A Pearce | | -Ditto- | Supporting | -Ditto- |

6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the Director of Planning and Regulation on the development management matter applications and miscellaneous matters including information on Planning Appeals. An Update Report was tabled at the meeting.

(1) P/16/1185/CU - 118 COLUMBUS DRIVE SARISBURY GREEN SOUTHAMPTON SO31 7NJ

The Committee's attention was drawn to the Update Report which provided the following information:- *One of the people who originally wrote in to support the application has asked for their letter of support to be removed. No reason was given.*

Upon being proposed and seconded, the officer recommendation to grant temporary planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, TEMPORARY PLANNING PERMISSION be granted.

(2) P/17/0259/FP - 282 BOTLEY ROAD BURRIDGE FAREHAM SO31 1BQ

Upon being proposed and seconded, the officer recommendation to grant planning permission, was voted on and carried.

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(3) P/17/0290/VC - 29 CATISFIELD ROAD FAREHAM PO15 5LT

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

(4) P/17/0309/FP - 197 SEGENSWORTH ROAD TITCHFIELD FAREHAM PO15 5EL

Upon being proposed and seconded, the officer recommendation to grant planning permission, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(5) P/16/1016/FP - 82 THE AVENUE FAREHAM PO14 1PB

The Committee received the deputation referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information:- *The applicant has submitted a Preliminary Ecological Appraisal. The Council's ecologist has advised that the submitted report has overcome the outstanding ecological concerns.*

The applicant has also submitted an Arboricultural Impact Assessment and Mitigation Statement. The Council's tree officer has commented to confirm that the impact on trees both on the site and nearby could be satisfactorily mitigated by appropriate site specific method statements. The method statement already submitted requires some minor modification before it is acceptable. Had the proposal been found to be acceptable in all other regards the applicant would have been invited to amend the statement prior to permission being granted or a suitable planning condition could have been imposed.

As a result of the additional information received and advice provided the Officer recommendation is revised to remove reasons for refusal d) & e) as originally bulleted.

Recommendation:

REFUSE

The proposed development is contrary to Policies CS5 & CS17 of the adopted Fareham Borough Core Strategy, Policies DSP3 & DSP15 of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies and the adopted Fareham Borough Design Guidance (excluding Welborne) SPD and is unacceptable in that:

- a) *the proposal would lead to the creation of two markedly smaller plots than those typically found along this section of The Avenue and would introduce tandem backland development out of keeping with the prevailing character of the area. The proposed development would appear unduly cramped on this site harmful to the prevailing character and appearance of the surrounding area;*
- b) *the proposal would give rise to the unacceptable overlooking of the adjoining property 14 Chalford Grange harmful to the privacy of its occupants;*
- c) *by virtue of its height and proximity to the northern boundary, the proposal would result in an overbearing form of development harmful to the available outlook from and light to the garden of 14 Chalford Grange harmful to the living conditions of its occupants;*
- d) *in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the ‘in combination’ effects that the proposed net increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.*

Upon being proposed and seconded the officer recommendation to refuse planning permission, was voted on and CARRIED.

(Voting: 8 in favour; 0 against; 1 abstention)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The proposed development is contrary to Policies CS5 & CS17 of the adopted Fareham Borough Core Strategy, Policies DSP3 & DSP15 of the adopted Fareham Borough Local Plan Part 2: Development Sites and Policies and the adopted Fareham Borough Design Guidance (excluding Welborne) SPD and is unacceptable in that:

- a) the proposal would lead to the creation of two markedly smaller plots than those typically found along this section of The Avenue and would introduce tandem backland development out of keeping with the prevailing character of the area. The proposed development would appear unduly cramped on this site harmful to the prevailing character and appearance of the surrounding area;
- b) the proposal would give rise to the unacceptable overlooking of the adjoining property 14 Chalford Grange harmful to the privacy of its occupants;
- c) by virtue of its height and proximity to the northern boundary, the proposal would result in an overbearing form of development harmful to the available outlook from and light to the garden of 14 Chalford Grange harmful to the living conditions of its occupants;

- d) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed net increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.

(6) P/16/1269/FP - 122 GOSPORT ROAD FAREHAM PO16 0QN

The Committee's attention was drawn to the Update Report which contained the following information:- *New issues regarding ecology have been raised by a third party. The application will be considered at a future committee to allow the applicant time to respond to the concerns raised and to carry out and necessary surveys.*

(7) P/17/0094/FP - 2 WEST STREET PORTCHESTER FAREHAM PO16 9UZ

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

(8) P/17/0256/FP - 42 CORNAWAY LANE PORTCHESTER PO16 9DD

The Committee received the deputation referred to in Minute 5 above.

The Committee's attention was drawn to the Update Report which contained the following information:- *The outbuilding has been finished with green laminated plastic steels and not corrugated metal.*

Upon being proposed and seconded, the officer recommendation to refuse planning permission, was voted on and CARRIED.

(Voting: 6 in favour; 1 against; 2 abstentions)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The outbuilding is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that:

- i) by virtue of its size, height, design and prominent siting, the outbuilding represents a visually obtrusive feature detrimental to the visual amenities of the street scene and character of the area.

(9) P/17/0262/FP - HILL HEAD BEACH HILL HEAD FAREHAM

The Committee received the deputations referred to in Minute 5 above.

Councillor A Mandry declared a non-pecuniary interest in this item as he was a member of the Local Members Panel that dealt with this application.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 7 in favour; 2 against)

RESOLVED that, subject to the conditions in the report, PLANNING PERMISSION be granted.

(10) P/17/0304/FP - 18 SAXON CLOSE FAREHAM PO16 8ET

Upon being proposed and seconded, the officer recommendation to grant planning permission, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(11) Planning Appeals

The Committee noted the information in the report.

(12) UPDATE REPORT

The Update Report was tabled at the meeting and considered with the relevant agenda item.

(The meeting started at 2.30 pm
and ended at 5.10 pm).