

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 24 May 2023

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: Miss J Burton, D G Foot, S Ingram, P Nother, Mrs S M Walker and S Dugan (deputising for M J Ford, JP)

Also

Present: Councillor Mrs K K Trott (Item 6 (3))



1. APOLOGIES FOR ABSENCE

Apologies of absence we received from Councillors M J Ford, JP and Mrs C L A Hockley.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 12 April 2023 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at this meeting.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

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	Item No/ Application No/Page No	Dep Type
ZONE 1 – 2.30pm					
Ms Laura Mills (Agent)		LAND OFF ROOKERY AVENUE – RESIDENTIAL DEVELOPMENT OF 32 DWELLINGS, PARKING, AND A MEANS OF ACCESS FROM ROOKERY AVENUE FOLLOWING DEMOLITION OF 2 DWELLINGS, GLASSHOUSES AND ASSOCIATED OUTBUILDINGS	Supporting	6(1) P/19/0870/FP Pg 21	In Person 3 mins
Steven Brown (Agent)		LAND BETWEEN AND TO THE REAR OF 56-66 GREENAWAY LANE – CONSTRUCTION	Supporting	6(2) P/22/1629/RM Pg 46	In Person 3 mins

		OF 28 DWELLINGS TOGETHER WITH ASSOCIATED LANDSCAPING, AMENITY SPACE, PARKING AND A MEANS OF ACCESS FROM GREENAWAY LANE (RESERVED MATTERS APPLICATION PURSUANT TO P/18/0756/OA)			
ZONE 2 – 3.00pm					
Ms Jess McGregor (Agent)		OSBORN ROAD MULTI-STOREY CAR PARK, OSBORN ROAD – DEMOLITION OF EXISTING MULTI-STOREY CAR PARK AND THE CONSTRUCTION OF A SURFACE CAR PARK FOR 139 CARS INCLUDING TWO CANOPY STRUCTURES FOR PHOTOVOLTAIC SOLAR PANELS AND BATTERY STORAGE, ALTERED ACCESS ARRANGEMENTS AND LANDSCAPING	Supporting	6 (3) P/23/0083/FP Pg 65	In Person 3 mins
ZONE 3 – 3.30pm					

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

The Committee noted a report by the Director of Planning and Regeneration on the development control matters, including information on new appeals and decisions.

(1) P/19/0870/FP - LAND OFF ROOKERY AVENUE

The received the deputation referred to in Minute 5 above.

The Committee’s attention was drawn to the Update Report which contained the following information: -

Incorrect plans listed on Condition 2.

- *Site Plan (Drawing: 19.014.02 ~~Rev Z~~) – Should be Rev AA*
- *Plots 23-24 (I) – Floor Plans and Elevations (Drawing: 19.014.26 Rev A) – Should be Rev B*
- *Plots 29-32 (Block C) Floor Plans and Elevations (Drawing 19.014.26 Rev A) – Should be Rev B*

The Planning Officer also advised the Committee that there was a typo in Section 7 of the Officer report where the Recycling Co-Ordinator's comments had been recorded twice.

Upon being proposed and seconded, the officer recommendation to: -

- (i) The applicant/owner first 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 to secure:
 - a. Financial contributions to provide for satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent and Southampton Water and Portsmouth Harbour Special Protection Areas;
 - b. Securing off-site translocation of reptiles;
 - c. Traffic Regulation Order (TRO) for parking restriction works to junction of site with Rookery Avenue and Shetland Rise; and
 - d. The delivery of 40% of the permitted dwellings as a mixture of 12 on-site affordable houses and an off-site financial contribution equivalent to 0.8 of a unit.
- (ii) GRANT planning permission subject to the conditions in the report.

And then:

- (iii) DELEGATE authority to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or additions to the proposed conditions or heads of terms for the section 106 legal agreement; and
 - (b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that: -

- (i) Subject to the applicant/owner first 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 to secure:
 - a. Financial contributions to provide for satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent and Southampton Water and Portsmouth Harbour Protection Areas;
 - b. Securing off-site translocation of reptiles;
 - c. Traffic Regulation Order (TRO) for parking restriction works to junction of site with Rookery Avenue and Shetland Rise;
 - d. The delivery of 40% of the permitted dwellings as a mixture of 12 on-site affordable houses and an off-site financial contribution equivalent to 0.8 of a unit.
- (ii) GRANT PLANNING PERMISSION, subject to the conditions in the report.

And then:

- (iii) AUTHORITY be DELEGATED to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or additions to the proposed conditions or heads of terms for the section 106 legal agreement; and
 - (b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions.

(2) P/22/1629/RM - LAND BETWEEN AND TO THE REAR OF 56-66 GREENAWAY LANE

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

The Committee's attention was also drawn to the Update Report which contained the following information: -

A number of minor errors on the submitted plans were identified, and these have now been corrected as follows:

- i) House Type S.2.1 (2 Block) Floor Plans (Drawing HT.S.2.1(2blk).p Rev C)
- j) House Type S.2.1 (2 Block) Elevations (Drawing: HT.S.2.1(2blk).e Rev D)
- o) House Type S.3.2 (2 Block) Floor Plans (Drawing: HT.S.3.2(2blk).p Rev C)

- p) *House Type S.3.2 (2 Block) Elevations (Drawing: HT.S.3.2(2blk).e Rev D)*
- w) *House Type 4.2 Variation B Elevations (Drawing: HT.4.2B.e Rev B)*
- x) *House Type 4.3 Floor Plans (Drawing: HT.4.3.p Rev C)*
- y) *House Type 4.3 Elevations (Drawing: HT.4.3.e Rev C)*
- bb) *Plots 9-10 Floor Plans (Drawing: P.9-10.p Rev B)*
- cc) *Plots 9-10 Elevations (Drawing: P.9-10.e Rev C)*
- ff) *Plots 21-23 – Floor Plans Sheet 2 of 2 (Drawing: P.21-23.p2 Rev C)*
- gg) *Plots 21-23 – Elevations Sheet 1 of 2 (Drawing: P.21-23.e1 Rev D)*

Upon being proposed and seconded, the Officer recommendation: -

- (i) Subject to the receipt and consideration of the comments of the Lead Local Flood Authority relating to surface water disposal and any additional conditions, or modifications to the proposed conditions, they may recommend.

- (ii) APPROVE the reserved matters, subject to the conditions in the report.

And then:

- (iii) DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that: -

- (i) Subject to the receipt and consideration of the comments of the Lead Local Flood Authority relating to surface water disposal and any additional conditions, or modifications to the proposed conditions, they may recommend.

- (ii) RESERVED MATTERS be APPROVED, subject to the conditions in the report.

And then:

- (iii) AUTHORITY be DELEGATED to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

(3) P/23/0083/FP - OSBORN ROAD MULTI-STOREY CAR PARK, OSBORN ROAD

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

At the invitation of the Chairman, Councillor Mrs K K Trott addressed the Committee on this item.

Upon being proposed and seconded the officer recommendation to: -

- (i) GRANT planning permission, subject to the conditions in the report.

And then:

- (ii) DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted, subject to the conditions in the report.

And then:

- (ii) AUTHORITY be DELEGATED to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

(4) P/23/0389/VC - LAND TO THE REAR OF 82 THE AVENUE, FAREHAM

Upon being proposed and seconded the officer recommendation: -

- (i) Subject to the consideration of any comments received from Natural England in relation to the Appropriate Assessment and the imposition of any conditions they may recommend;
- (ii) GRANT planning permission, subject to the conditions in the report.

And then:

- (iii) DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that: -

- (i) Subject to the consideration of any comments received from Natural England in relation to the Appropriate Assessment and the imposition of any conditions they may recommend;
- (ii) PLANNING PERMISSION be granted, subject to the conditions in the report.

And then:

- (iii) AUTHORITY be DELEGATED to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

(5) Planning Appeals

The Committee noted the information in the report.

(6) UPDATE REPORT

The Update Report was circulated prior to the meeting and considered along with the relevant agenda item.

7. TREE PRESERVATION ORDERS

The Committee considered the confirmation of the following provisional Fareham Tree Preservation Order(s), which have been made under delegated powers and to which no formal objection has been received.

Fareham Tree Preservation Order 776: Avon Park, 66 Southampton Road, Titchfield Common

Order served on 22 March 2023 and covers 2 individual oaks trees and one group of 5 oak trees, to which no formal objection has been received.

RESOLVED that Fareham TPO 776 be confirmed, without modification, as made and served.

Fareham Tree Preservation Order 777: 10 Barn Close & Great Posbrook, Titchfield

Order served on 2 March 2023 and covers for individual trees (2x horse chestnut, 1 x lime and 1 x cedar), to which no formal objection has been received.

RESOLVED that Fareham TPO 777 be confirmed, without modification, as made and served.

(The meeting started at 2.30 pm
and ended at 3.59 pm).