

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 22 May 2024

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor D G Foot (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: Miss J Burton, S Dugan, G Furnivall, S Ingram, P Nother, K W Wiltshire and Mrs C L A Hockley (deputising for Mrs J Needham)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor J Needham.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meetings held on 28 March 2024, 10 April 2024 and 25 April 2024 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	Minute No/ Application No/Page No	Dep Type
ZONE 1 – 2.30pm					
Michael Knappett (Agent)		51 GREENAWAY LANE WARSASH – OUTLINE APPLICATION FOR CONSTRUCTION OF UP TO 5 SELF/CUSTOM BUILD DWELLINGS WITH ACCESS FROM LOCKSWOOD ROAD, FOLLOWING THE DEMOLITION OF HORTICULTURAL GLASSHOUSE &	Supporting	6(1) P/23/0918/OA Pg 51	In person 3mins

		STORAGE BUILDING (ACCESS & LAYOUT)			
Tracey Viney		MEON BYE FARM, TRIANGLE LANE – LAND RE-PROFILING WORKS AND ASSOCIATED LANDSCAPING TO DELIVER DRAINAGE IMPROVEMENTS	Opposing	6(2) P/0944/FP Pg 76	Written
Pamela Charlwood	Hill Head Residents' Association	-DITTO-	Opposing	-Ditto-	In Person 3 mins
Jonathan Warburton		-DITTO-	Opposing	-Ditto-	Written
Amy Dales (Agent)		-DITTO-	Supporting	-Ditto-	In Person 3mins
Mark Harris		-DITTO-	Supporting	-Ditto-	In Person 3mins
ZONE 2 - 2.30pm					
ZONE 3 - 2.30pm					
Kevin Cloud	Ian Parker	TREE PRESERVATION ORDER NO 785 – FRONT AND REAR OF 43 ANKER LANE	Opposing	7 TPO 785 Pg 110	In person 3mins

(1) WRITTEN DEPUTATIONS

The Committee noted the content of the written deputations that had been published on the Council’s website prior to the meeting.

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 planning appeals and decisions.

(1) P/23/0918/OA - LAND TO THE REAR OF 51 GREENAWAY LANE SOUTHAMPTON SO31 9HT

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: -

For the avoidance of doubt, reference to the 'Vero Track' within the Officer report is for identification purposes only and should not be interpreted as implying that the track is within the ownership of Vero. It is understood that the track is divided into multiple ownerships with rights of way over granted for the other parties only.

Amended proposed conditions as follows;

- a) *Delete condition 1 and insert alternative Condition 1 & 2 to enable the construction of the access drive prior to submission of reserved matters applications for individual plots.*
 1. *Details of landscaping of the site (including site boundary hedgerow and communal area planting but excluding on plot landscaping) shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.*

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.
 2. *Details of the appearance and scale of buildings to be constructed on each plot and the on-plot landscaping (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development on the respective plot takes place and the development shall be carried out as approved.*

REASON: To comply with the procedures set out in Section 91 of the Town and Country Planning Act 1990.
- b) *Renumber subsequent planning conditions accordingly and update references to condition numbers where required.*
- c) *Amend conditions 7 & 8 to refer to both conditions 1 & 2.*
- d) *Amend condition 13 as follows;*

The areas for the storage of bins approved pursuant to this condition and the bin collection points (as shown on drwg No.SL01 Rev P9) shall be provided prior to first occupation of the dwelling to which they relate

and hall subsequently be retained for their respective purpose at all times.

e) Combine conditions 17 & 18 as follows;

The landscaping scheme, submitted under Condition 1 shall include for the enhancement of retained hedgerows and the planting of additional native hedgerows as shown on the plan at Appendix 3 'Mitigation and Enhancements' of the Ecological Appraisal by Cherry Tree Ecology Ltd (October 2023) and shall also include for an area of scrub/tree planting immediately to the south of the access for the full length of the southern boundary (excluding visitor parking bay only). The approved landscaping scheme shall be implemented and completed within the first planting season following the commencement of the development or otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of 5 years from first planting are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: to compensate for loss of on-site habitat; in the interests of protected species and to ensure the provision, establishment and maintenance of a standard of landscaping.

f) Insert additional condition after Condition 18 as follows;

The on-plot landscaping schemes submitted under Condition 2 shall be implemented and completed within the first planting season following the commencement of the development on the plot to which it relates, or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

Upon being proposed and seconded the officer recommendation: -

- (i) Subject to the applicant/owner first entering into a planning obligation pursuant to 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 a financial contribution towards the Solent Recreation Mitigation Partnership;*
 - b) To secure a financial contribution in accordance with the Council's New Forest Recreational Disturbance Interim Mitigation Solution;**

- c) To secure the preparation and provision of the off-site reptile translocation area and a contribution towards the future management/maintenance;

Then

- (ii) GRANT Outline planning permission subject to the conditions in the report and the amended conditions in the update report.

Then

- (iii) DELEGATE authority to the Head of Planning to:
 - (a) Make any necessary modification, deletion or addition 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; 1 against)

RESOLVED that: -

- (i) Subject to the applicant/owner first entering into a planning obligation pursuant to 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 a financial contribution towards the Solent Recreation Mitigation Partnership;
 - b) To secure a financial contribution in accordance with the Council's New Forest Recreational Disturbance Interim Mitigation Solution;
 - c) To secure the preparation and provision of the off-site reptile translocation area and a contribution towards the future management/maintenance;

THEN

- (ii) OUTLINE PLANNING PERMISSION be granted, subject to the conditions in the report and amended conditions in the update report;

THEN

- (iii) AUTHORITY BE DELEGATED to the Head of Planning to:

- (a) Make any necessary modification, deletion or addition 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/23/0944/FP - MEON BYE FARM TRIANGLE LANE FAREHAM PO14 4HB

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

Upon being proposed and seconded the officer recommendation to: -

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

THEN

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

Was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that: -

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

THEN

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

(3) P/24/0414/CU - 8 DERWENT CLOSE STUBBINGTON PO14 2DY

Upon being proposed and seconded the officer recommendation to: -

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

THEN

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

Was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that: -

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

THEN

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

(4) Planning Appeals

The Committee noted the information in the report.

(5) UPDATE REPORT

The Update Report was circulated prior to the meeting and considered alongside the relevant agenda items.

7. TREE PRESERVATION ORDER NO. 785 - FRONT AND REAR OF 43 ANKER LANE

The Committee considered a report by the Director of Planning and Regeneration on provisional Tree Preservation Order No. 785 to which an objection has been made.

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

RESOLVED that Tree Preservation Order 785 is confirmed as originally made and served.

(The meeting started at 2.30 pm and ended at 4.23 pm).

..... Chairman

..... Date