

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 12 February 2025

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor D G Foot (Chairman)

Councillor I J Bastable (Vice-Chairman)

Councillors: Miss J Burton, G Furnivall, S P Ingram, Mrs J Needham, P M Nother, K Wiltshire and Mrs K Mandry (deputising for S Dugan)

Also Present: Councillor A West (Item 6(2))



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor S Dugan.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 15 January 2025 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 application 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 – 2pm					
Andrew Kelley		45 FLEET END ROAD, WARSASH, SOUTHAMPTON, SO31 9JH - ERECTION OF FOUR 5-BEDROOM DWELLINGS WITH ASSOCIATED ACCESS, PARKING & LANDSCAPING	Opposing	6(1) - P/24/0269/FP – Page 11	In person 3 minutes
ZONE 2 – 2pm					
Bob Marshall	Fareham Society	LAND EAST OF NORTH WALLINGTON, FAREHAM - OUTLINE APPLICATION (ALL MATTERS	Opposing	6(2) – P/23/1549/OA – Page 34	Written

		RESERVED EXCEPT ACCESS) TO ERECT UP TO 29 DWELLINGS, WITH NEW ACCESS OFF NORTH WALLINGTON			
Mr Denby Grant		-Ditto-	Opposing	-Ditto-	In Person 3 minutes
Laura Cornborough		-Ditto-	Supporting	-Ditto-	In Person 3 minutes
Stuart Morton		-Ditto-	Supporting	-Ditto-	In Person 3 minutes
ZONE 3 – 2pm					
Katherine Bruce		17 KENT GROVE, PORTCHESTER, FAREHAM, PO16 9HA - DEMOLITION OF THE FRONT BAY WINDOW, REAR AND SIDE LEAN-TO CANOPIES. ERECTION OF A FIRST FLOOR AND BALCONY	Opposing	6(4) – P/24/1605/FP – Page 82	Written

(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 management matters, including information on new planning appeals and decisions.

(1) P/24/0269/FP - 45 FLEET END ROAD WARSASH

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: -

Paragraph 4.1 under Other Documents states 'National Planning Policy Framework (NPPF) 2021'. This is a typographical error and should read 'National Planning Policy Framework (NPPF) 2024'.

Amended recommendation:

GRANT PLANNING PERMISSION subject to:

- a) *Revisions to tracking information and any associated plans to ensure refuse vehicle will not overlap red edge.*

Following the recommended conditions the following text is also added:

THEN

9.2 **DELEGATE** authority to the Head of Planning to:

- (a) *Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions.*

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to: -

- (i) The conditions in the report;
- (ii) The amended recommendation in the update report; and
- (iii) The additional wording after the recommended conditions, as set out in the update report.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to: -

- (i) The conditions in the report;
- (ii) The amended recommendation in the update report; and
- (iii) The additional wording after the recommended conditions, as set out in the update report.

PLANNING PERMISSION be granted.

(2) P/23/1549/OA - LAND EAST OF NORTH WALLINGTON ROAD

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

At the invitation of the Chairman, Councillor A West, addressed the Committee on this item.

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) The delivery of at least 40% of the dwellings as affordable housing; the type, size, mix and tenure as agreed by Officers;
 - b) Delivery of appropriate highway works secured through a Section 278 Agreement to be entered into with the Highway Authority to secure;
 - i) Pedestrian improvements to North Wallington as shown in principle on Drawing: ITB14153-GA-022 Rev D – North Wallington Pedestrian Improvement Scheme incorporating;
 - Street lighting improvements as shown in principle in Tetra Tech: Lighting Design and Light Spillage Assessment (8 February 2023)
 - The implementation of waiting restrictions, as deemed necessary (following payment by the developer of all costs associated with the advertising and making the Traffic Regulation Order).
 - ii) Highway improvements as shown in principle on Drawing: ITB14153-GA-021 – Site Access Arrangements including;
 - a 2m wide footway from the site access to connect to Standard Way;
 - a 2m wide section of footway on Standard Way to connect to the motorway underpass;
 - uncontrolled pedestrian crossing points improved with tactile paving on Standard Way and North Wallington;
 - the lay-by access to the north of the site access altered to a vehicle crossing on North Wallington and turning head modifications;
 - the delivery of the site access junction to North Wallington and closure of existing vehicular access from the site to North Wallington layby.
 - c) To secure a financial contribution of £15,000 towards the provision of additional cycle/scooter storage at Harrison Primary School.
 - d) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);

- e) To secure a financial contribution for the monitoring of significant on-site BNG

THEN

- (ii) GRANT OUTLINE PLANNING PERMISSION, subject to the conditions in the report.

THEN

- (iii) DELEGATE authority to the Head of Planning to:
 - (a) Make any necessary modification, deletion or additions to the proposed conditions or heads of terms from 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: 7 in favour; 1 against; 1 abstention)

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) The delivery of at least 40% of the dwellings as affordable housing; the type, size, mix and tenure as agreed by Officers;
 - b) Delivery of appropriate highway works secured through a Section 278 Agreement to be entered into with the Highway Authority to secure;
 - i) Pedestrian improvements to North Wallington as shown in principle on Drawing: ITB14153-GA-022 Rev D – North Wallington Pedestrian Improvement Scheme incorporating;
 - Street lighting improvements as shown in principle in Tetra Tech: Lighting Design and Light Spillage Assessment (8 February 2023)
 - The implementation of waiting restrictions, as deemed necessary (following payment by the developer of all costs associated with the advertising and making the Traffic Regulation Order).

- ii) Highway improvements as shown in principle on Drawing: ITB14153-GA-021 – Site Access Arrangements including;
- a 2m wide footway from the site access to connect to Standard Way;
 - a 2m wide section of footway on Standard Way to connect to the motorway underpass;
 - uncontrolled pedestrian crossing points improved with tactile paving on Standard Way and North Wallington;
 - the lay-by access to the north of the site access altered to a vehicle crossing on North Wallington and turning head modifications;
 - the delivery of the site access junction to North Wallington and closure of existing vehicular access from the site to North Wallington layby.
- c) To secure a financial contribution of £15,000 towards the provision of additional cycle/scooter storage at Harrison Primary School.
- d) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);
- e) To secure a financial contribution for the monitoring of significant on-site BNG

THEN

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

THEN

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

(3) Q/0004/25 - LAND SOUTH OF ROMSEY AVENUE PORTCHESTER

Upon being proposed and seconded the officer recommendation that Members delegate to the Head of Planning in consultation with the Solicitor to the Council to complete a deed of variation in relation to the relevant

paragraphs and obligations contained within Schedule One (Affordable Housing Obligations) of the existing Section 106 legal agreement dated 2nd September 2021, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that Members DELEGATE to the Head of Planning in consultation with the Solicitor to the Council authority to complete a deed of variation to the relevant paragraphs and obligations contained within Schedule One (Affordable Housing Obligations) of the existing Section 106 legal agreement dated 2nd September 2021.

(4) P/24/1605/FP - 17 KENT GROVE PORTCHESTER

The Committee received the deputation 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:

- a) 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:

- a) Make any necessary modification, deletion or addition to the proposed conditions.

(5) UPDATE REPORT

The Update report was circulated prior to the meeting and considered alongside the relevant agenda item.

(6) Planning Appeals

The Committee noted the information in the report.

(The meeting started at 2.00 pm
and ended at 3.24 pm).

..... Chairman

..... Date