

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 22 June 2016

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 meeting held on 25 May 2016 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 the following members declared an interest in the applications referred to:-

Name	Application Number/Site	Minute Number
Councillor Ford, JP	P/16/0359/FP 20 Church Road Warsash Southampton SO31 9GD	6 (1)
Councillor Ford, JP	P/15/1023/FP 20 Church Road Warsash Southampton SO31 9GD	6 (2)
Councillor Cartwright	P/16/0015/FP Tide Mark Swanwick Shore Road Swanwick SO31 7EF	6 (3)
Councillors Ford, JP, Cartwright and Evans	P/16/0243/OA Egmont Nurseries Brook Avenue Warsash SO31 9HN	6 (4)

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				
Mr C Jordan		20 CHURCH ROAD WARSASH SOUTHAMPTON SO31 9GD – ERECTION OF 4 DETACHED DWELLINGS, TOGETHER WITH	Opposing	6(1) P/16/0359/FP Pg 16

		ASSOCIATED CAR PARKING AND NEW ACCESS FROM SANDYCROFT		
Mr G Pickburn		-Ditto-	-Ditto-	-Ditto-
Mrs C Gould (Agent)		-Ditto-	Supporting	-Ditto-
Mr P Airey (Agent)		EGMONT NURSERIES BROOK AVENUE WARSASH FAREHAM SO31 9HN – DEMOLITION OF EXISTING BUILDINGS AND CONSTRUCTION OF EIGHT DETACHED HOUSES AND CREATION OF PADDOCK (OUTLINE APPLICATION WILL ALL MATTERS RESERVED)	Supporting	6(4) P/16/0243/OA Pg 39
Mr R Wyatt	Mrs F Earle, Mr & Mrs Chase and Mr G Bonney	-Ditto-	Opposing	-Ditto-
Ms S Moore		THE NAVIGATOR – LAND ADJACENT- SWANWICK LANE LOWER SWANWICK SO31 7EB – 37 DWELLINGS WITH ASSOCIATED ACCESS AND PARKING FOR EXISTING PLAY AREA – RESERVED MATTERS IN RELATION TO OUTLINE APPLICATION, P13/1121/OA: APPEARANCE, LANDSCAPING, LAYOUT & SCALE	Opposing	6(5) P16/0398/RM Pg 48
Mrs C Gould (Agent)		-DITTO-	Supporting	6(5) P16/0398/RM Pg 48
ZONE 2 – 4.00pm				
Mrs C Gould (Agent)		LAND AT FURZE COURT WICKHAM ROAD FAREHAM	Supporting	6(6) P/15/1261/FP Pg 58

		PO16 7SH – CONSTRUCTION OF 33 DWELLINGS TOGETHER WITH ASSOCIATED ACCESS, CAR PARKING, CYCLE AND REFUSE STORAGE		
ZONE 3 – 4.00pm				

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/16/0359/FP - 20 CHURCH ROAD, WARSASH, SOUTHAMPTON, SO31 9GD

Councillor Ford declared a non-pecuniary interest in this item as he lives close to the application site and the applicant and several of the deputies are known to him. He left the room during the consideration of the item and took no part in the vote.

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

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

Condition 08 is amended as follows:

No development shall take place above damp proof course (dpc) level on any new dwelling hereby permitted until a detailed hard and soft landscaping scheme identifying all existing trees, shrubs and hedges to be retained (including a minimum height at which they will be retained but not less than their current height, which should be specified on the landscaping scheme) together with the species, planting sizes, planting distances, density and numbers of any new planting and including new boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include provisions for the implementation of the new hard and soft landscaping across the whole site and provisions for future maintenance of all planting (both proposed and retained), including all areas to be grass seeded and turfed. The maintenance plan should include details of the actions to be taken should any of the landscaping (existing or proposed) be removed, damaged or die. The development shall be undertaken in accordance with the agreed planting scheme and implementation plan.

REASON: In order to secure the satisfactory appearance of the development and in the interests of the amenities of neighbouring properties.

The Officer also provided a verbal update to page 25 of the report on Condition 4 which should read “No development shall take place, including site clearance and preparatory work, until the protective fencing along the western and southern boundaries”, and Condition 7 which should read “No development shall take place above damp proof course (dpc) on any building until details of all external materials to be used in the construction of the development hereby permitted have been submitted and approved by the local planning authority.”

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

(Voting: 4 in favour; 4 against with the Chairman having the deciding vote)

RESOLVED that subject to the conditions in the report, the update report and the Officer verbal update, PLANNING PERMISSION be granted.

(2) P/15/1023/FP - 20 CHURCH ROAD, WARSASH, FAREHAM, SO31 9GD

Councillor Ford, JP declared a Non-Pecuniary Interest in this item as he lives close to the application site and the applicant is known to him. He left the room for the consideration of this item and took no part in the vote.

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: 8 in favour; 0 against)

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

(3) P/16/0015/FP - TIDE MARK, SWANWICK SHORE ROAD, SWANWICK, SOUTHAMPTON, SO31 7EF

Councillor Cartwright declared a non-pecuniary interest in this item as the applicant is known to him.

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

Following the recent revisions to the proposals, three further comments have been received from residents who had already objected to the application. The objectors reiterated their concerns and two raised additional points regarding the suitability of the property to accommodate a basement.

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/16/0243/OA - EGMONT NURSERIES, BROOK AVENUE, WARSASH, FAREHAM, SO31 9HN

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

Councillors Cartwright, Evans and Ford, JP declared a non-pecuniary interest in this item as the applicant is known to them.

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

Two further emails have been received from residents who had already commented on the application.

One of these residents raises concerns over the cumulative effect of any housing development which may take place at the Rosemary Nursery site (on the eastern side of Brook Lane) as well as other sites in Warsash.

The other resident expresses a change of view and would like to withdraw their previous stated support for the application and instead raise an objection. The concerns expressed relate to development of other sites in Brook Avenue in a similar manner.

ECOLOGY

The Council's ecologist has raised concerns over the potential loss of habitat for Dormice, a European Protected Species.

The illustrative site layout shows the removal of a long stretch of hedgerow along the site frontage with Brook Avenue. Whilst it is appreciated that the application is in outline form only and the site layout is purely illustrative, removal of at least some of the hedgerow seems likely in order to facilitate vehicular access. In addition the ecological enhancement measures proposed involve reinforcement planting adjacent the existing boundary hedgerows elsewhere on the site.

It should be demonstrated that both removal of the frontage hedgerow and reinforcement planting elsewhere would not disturb Dormice during this activity as it is considered there is a reasonable likelihood they would be present and affected by the development. At present insufficient information has been provided to this effect.

Had the application been found to be acceptable in all other regards the applicant would have been invited to provide further information so that the LPA would then be in a position to consider if Dormice are affected – with consideration to timing and methodology and through clarification that the Brook Avenue hedge is or is not to be retained. The LPA would also have been in a position to consider the likelihood of the development being granted a licence by Natural England for disturbance or removal of Dormice habitat.

The following revised recommendation takes account of this issue and recommends that a further reason for refusal be included concerning the insufficient information provided by the applicant to address the above ecology concerns.

RECOMMENDATION

REFUSE:

The development would be contrary to Policies CS2, CS6, CS14, CS17 and CS18 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13 and DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

(a) the proposal represents development outside the defined urban settlement boundary for which there is no justification or overriding need. Furthermore development of this site by the erection of eight detached dwellings would be harmful to the character of this countryside location;

(b) 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 increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;

(c) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to contribute to the off-site provision of affordable housing in the Borough;

(d) insufficient information has been submitted to demonstrate that Dormice, a protected species, and their habitat would be protected and enhanced during the development.

Upon being proposed and seconded the officer recommendation to refuse planning permission, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The development would be contrary to Policies CS2, CS6, CS14, CS17 and CS18 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13 and DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

(a) the proposal represents development outside the defined urban settlement boundary for which there is no justification or overriding need. Furthermore development of this site by the erection of eight detached dwellings would be harmful to the character of this countryside location;

(b) 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 increase in residential units on the site

would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;

(c) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to contribute to the off-site provision of affordable housing in the Borough;

(d) insufficient information has been submitted to demonstrate that Dormice, a protected species, and their habitat would be protected and enhanced during the development.

(5) P/16/0398/RM - THE NAVIGATOR - LAND ADJACENT - SWANWICK LANE, LOWER SWANWICK, SO31 7EB

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

The Committee's attention was drawn to the Update Report which contained the following information:- *Suggested additional condition to secure play area parking spaces:*

Prior to the play area car parking being first brought into use in accordance with Condition 22 of the outline planning permission (P/13/1121/OA), details of the measures of how the management company will ensure the play area car parking is to be utilised only for those visiting the play area during daylight hours shall be submitted to and approved in writing by the local planning authority. The agreed measures shall be imposed at all times, unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure the playing area parking spaces are available for use by the public.

An archaeological evaluation has been submitted and Hampshire County Council Archaeologist has confirmed that condition 5 of the outline planning permission has been discharged in full.

Full list of plans in relation to Condition 1:

Location plan – P1234.07;

Topo survey – 05SW01 Sheet 1.pdf;

Topo survey – 05SW01 Sheet 2.pdf;

Planning layout – P1234.01 Rev G;

Materials layout – P1234.02 Rev D;

Building height layout – P1324.03 Rev D;

Tenure layout – P1234.02 Rev D;

Parking plan – P1234.05 Rev D;

Refuse layout – P1234.06 Rev D;

Play area parking plan – P1234.08 9 (where there is a difference between the Play Area parking Plan and any other approved plans, the former shall prevail upon implementation);

Street scenes – P1234.SS.01 Rev A;

Street scenes – P1234.SS.02 Rev A;

Block A ground floor plan (Plots 1–10) – P1234.BLKA.01 Rev A;

Block A first floor plan (plots 1-10) – P1234.BLKA.02 Rev B;

Block A second floor plan (plots 1-10) – P1234.BLKA.03 Rev B;

Block A roof plan (plots 1-10) – P1234/BLKA.04 rev B;
Block A front elevation (plots 1-10) – P1234.BLKA.05 rev A;
Block A side elevation (plots 1-10) – P1234/BLKA.06 rev B;
Block A rear elevation (plots 1-10) – P1234.BLKA.07 rev B;
Block A side elevation (plots 1-10) – P1234.BLKA.08;
P1234.2BF.01;
P1234.2BF.02;
P1234.2BM.01;
P1234.2BM.02;
P1234.H06.01;
P1234.H06.02;
P1234.H08.01;
P1234.H11.01;
P1234.H11.02;
P1234.H12.01;
P1234.H12.02;
P1234.H13.01;
P1234.H13.02;
P1234.H15.01;
P1234.H15.02;
P1234.H15.03;
P1234.H15.04;
P1234.H17.01;
P1234.H17.02;
P1234.S01.01;
P1234.S02.01;
P1234.GAR.01 rev A;
P1234.GAR.02;
P1234.GAR.03 rev A;
P1234.GAR.05 rev A;
P1234.GAR.07;
Carport and storage plans and elevations (plots 16, 17 & 35) –
P1234.GAR.08;
Carport and storage plans and elevations (plots 27, 36 & 37) –
P1234.GAR.09;
Double carport and storage plans and elevations (plots 21, 22, 32 & 33) –
P1234.GAR.10;
Engineering layout – 5090-02-01 Sheet 1 Rev A;
Engineering layout – 5090-02-02 Sheet 2 Rev A;
Longitudinal sections – 5090-03;
Highway construction details – 5090-05;
On-street lighting layout – 5090-20 Rev A;
Swept path analysis for plots 18 to 20 – 5090-21;
Proposed shared surface refuse track – 5090-SK01 Rev A;
Soft landscape proposals – BELL20431 11 Rev C Sheet 1;
Soft landscape proposals – BELL20431 11 Rev C Sheet 2;
Hard landscape proposals – BELL20431 12 Rev C Sheet 1; and
Hard landscape proposals – BELL20431 12 Rev C Sheet 2.

Notes for information:

For the avoidance of doubt the following conditions require discharging in relation to the outline planning permission:

Condition 4 (ii), (iii), (iv) and (v) – Affordable Housing;
Condition 6 – contamination;
Condition 9 – Tree protection (in part);
Condition 17 – Access/off site highways works (timetable);
Condition 18 – Signage.

Upon being proposed and seconded the officer recommendation to grant approval of the reserved matters, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that, subject to the conditions in the report, the reserved matters be APPROVED.

(6) P/15/1261/FP - LAND AT FURZE COURT, WICKHAM ROAD, FAREHAM, PO16 7SH

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:- *Updated drawings have been provided to show the changes to the proposed parking layout. Accordingly the wording of draft condition 2 has been revised to take account of these drawings as follows:*

2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed location plan – drawing no. 15.2082.110 P1*
- b) Proposed site plan – drawing no. 15.2082.101 P7*
- c) Proposed floor plans Block D – drawing no. 15.2082.102 P7*
- d) Proposed floor plans Block E – drawing no. 15.2082.103 P5*
- e) Block D – Block E proposed elevations – drawing no. 15.2082.104 P6*
- f) Proposed elevations Block D – Proposed refuse stores – drawing no. 15.2082.105 P7*
- g) Proposed context elevations Block E – drawing no. 15.2082.106 P6*
- h) Proposed landscaping plan – drawing no 15.2082.107 P6*
- i) Blocks A, C & D plan extracts – drawing no. 15.2082.108 P2*
- j) Typical apartment ventilation detail – Apartment 13 Block D – drawing no. 15.2082.410 P3*
- k) Typical apartment window detail – Apartment 13 Block D – drawing no. 15.2082.411 P2*
- l) Typical apartment ventilation detail – Apartment 15 Block D – drawing no. 15.2082.412 P4*
- m) Typical apartment detail – Apartment 15 Block D – drawing no. 15.2082.413 P2*
- n) Typical apartment detail – Apartment 08 Block E – drawing no. 15.2082.414 P4*
- o) Typical apartment window detail – Apartment 08 Block E – drawing no. 15.2082.415 P1*
- p) Domestic Ventilation and the Building Regulations Part F and L – by VentAxia*
- q) Ventilation system specification - details of Sentinel Kinetic MVHR Range*

- r) Ventilation system – details of MVHR – Lo-Carbon Sentinel Kinetic
- s) Extended Phase 1 Ecological Assessment prepared by Ecosupport Ltd
- t) Surface Water Strategy and Flood Risk Assessment – by Opus International – 14th March 2016
- u) Noise Impact Assessment – revised 23rd March 2016 – by Clarke Saunders Acoustics
- v) Proposed parking plan – drawing no 15.2082.112
- w) Letter from WYG dated 8th June regarding Parking Provision
- x) Proposed parking plan – drawing no. 12.2082.111 P2

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

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

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

(7) P/16/0319/LB - UPLANDS LODGE, 67 PARK LANE, FAREHAM, PO16 7HJ

The Committee's attention was drawn to the Update Report which contained the following information:- *Further suggested conditions:*

1. Prior to construction of the wall and railings hereby approved on the eastern boundary of the property details of their design and the materials to be used in their construction shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; to safeguard the architectural and historic interests of this Grade II listed building.

2. Before the new external doors hereby approved are fitted to the building, drawings showing their detailed design, including the sections of timber to be used in their construction, shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; to safeguard the architectural and historic interests of this Grade II listed building.

Upon being proposed and seconded the officer recommendation to grant listed building consent, subject to the conditions in the report and update report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and the update report, LISTED BUILDING CONSENT be granted.

(8) P/16/0453/FP - UPLANDS LODGE, 67 PARK LANE, FAREHAM, PO16 7HJ

The Committee's attention was drawn to the Update Report which contained the following information:- *Further suggested conditions:*

1. Prior to construction of the wall and railings hereby approved on the eastern boundary of the property details of their design and the materials to be used in their construction shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; to safeguard the architectural and historic interests of this Grade II listed building.

2. Before the new external doors hereby approved are fitted to the building, drawings showing their detailed design, including the sections of timber to be used in their construction, shall be submitted to and approved in writing by the local planning authority. The development shall be constructed in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development; to safeguard the architectural and historic interests of this Grade II listed building.

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

(Voting: 9 in favour; 0 against)

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

(9) Planning Appeals

The Committee noted the information in the report.

(10) UPDATE REPORT

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

7. TREE PRESERVATION ORDERS

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

Fareham Tree Preservation Order No.723 – 3&4 The Brackens and 8 Coombdale, Locks Heath.

Order served on 12 April for which there were no objections.

RESOLVED that Fareham Tree Preservation Order No 723 be confirmed and made served.

Fareham Tree Preservation Order No. 725 – Strawberry Hill, Turnstones, Fenmead, Drift House, Hamble Edge, Ferry Lane House and Land to the South East, Brook Lane, Warsash.

Order served on 6 May 2016 for which there were no objections.

RESOLVED that Fareham Tree Preservation Order No 725 be confirmed and made served.

Tree Preservation Order Revoked.

The Committee considered the following Tree Preservation Order which seeks to revoke the following old Tree Preservation Order as it falls under Hampshire County Council Ownership.

Fareham Tree Preservation Order 484 – Crofton School, Gosport Road, Stubbington, Fareham.

RESOLVED that Fareham Tree Preservation Order No 484 be revoked.

Tree Preservation Orders Served.

The following Tree Preservation Orders have been made this month.

Fareham Borough Council Laureli, Crossways, Brambles, Godreich and Camrose, Holly Hill Lane, Sarisbury Tree Preservation Order (No. 644) 2016.

Fareham Borough Council Glen Acres and land south of Inwood House, Holly Hill Lane, Sarisbury Tree Preservation Order (No.708) 2016.

Fareham Borough Council September Lodge, Holly Hill Lane, Sarisbury Tree Preservation Order (No. 709) 2016.

Fareham Borough Council Foxlease, Holly Hill Lane, Sarisbury Tree Preservation Order (No. 710) 2016.

(The meeting started at 2.30 pm
and ended at 4.32 pm).