

# FAREHAM

## BOROUGH COUNCIL

### Minutes of the Planning Committee

**(to be confirmed at the next meeting)**

**Date:** Wednesday, 17 August 2016

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

Councillor N J Walker (Chairman)

(Vice-Chairman)

**Councillors:** J E Butts, T M Cartwright, MBE, P J Davies, K D Evans,  
R H Price, JP, F Birkett (deputising for M J Ford, JP) and  
L Keeble (deputising for B Bayford)

**Also Present:** Councillor S Cunningham (Item 6 (4))



**1. APOLOGIES FOR ABSENCE**

Apologies of absence were received from Councillors B Bayford, M J Ford, JP and A Mandry.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that, the minutes of the Planning Committee on the 20 July 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, Councillor T M Cartwright declared a non-pecuniary interest item 6 (2) – 66 Greenaway Lane.

**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
<b>ZONE 1 – 2.30pm</b>				
Daniel Wilden (Agent)		4-14 BOTLEY ROAD PARK GATE FAREHAM SO31 1AJ – DEMOLITION OF THE EXISTING BUILDINGS AND THE ERECTION OF 46 SHELTERED APARTMENTS FOR THE ELDERLY (USE CLASS C3) INCLUDING COMMUNAL FACILITIES, ACCESS CAR PARKING AND LANDSCAPING	<b>Supporting</b>	6(1) P/16/0295/FP Page 8
Mr Walden		66 GREENAWAY LANE WARSASH SOUTHAMPTON SO31 9HS – RAISE ROOF HEIGHT OF DWELLING	<b>Supporting</b>	6(2) P/16/0638/FP Page 20

		TO TWO STOREY, TWO STOREY/SINGLE STOREY EXTENSIONS TO FRONT SIDE AND REAR ELEVATIONS, REPLACEMENT DETACHED DOUBLE CARPORT AND RELOCATE VEHICULAR ACCESS		
Mr Stephen Whitewood		266 BROOK LANE SARISBURY GREEN SO31 7DR FRONT AND SIDE EXTENSION OF EXISTING CONVERTED DOUBLE GARAGE TO FORM LIVING ACCOODATION, ERECTION OF DOUBLE GARAGE IN FRONT GARDNE AND BRICK PILLARS TO EACH SIDE DRIVEWAY ENTRANCE	<b>Supporting</b>	6(3) P/16/0672/FP Page 26
<b>ZONE 2 – 2.30pm</b>				
<b>ZONE 3 – 2.30pm</b>				
Ms Justine Allingham		MERJEN ENGINEERING, STATION ROAD AND LAND ADJOINING ON THE CORNER OF STATION ROAD WITH A27 WEST STREET, PORTCHESTER PO16 8BG	<b>Opposing</b>	6(4) P/16/0142/FP Page 33
Mr R Tutton (Agent)		-Ditto-	<b>Supporting</b>	-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/16/0295/FP - 4-14 BOTLEY ROAD PARK GATE FAREHAM SO31 1AJ

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:- *Additional suggested condition:*

*No development shall take place in relation to works of demolition or Clearance, until proposals have been submitted to and approved in writing by the local planning authority of measures to salvage, store and make available for re-use those suitable bricks/roof tiles/slates used in the existing buildings. The demolition and storage of these materials shall be undertaken in accordance with the approved details.*

*REASON: To ensure that salvageable building materials are made available for re-use.*

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

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

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

**(2) P/16/0638/FP - 66 GREENAWAY LANE WARSASH SOUTHAMPTON SO31 9HS**

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

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

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/16/0672/FP - 266 BROOK LANE SARISBURY GREEN SO31 7DR**

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

The Committee's attention was drawn to the Update Report which contains the following information:- *Suggested revised conditions:*

1. *The development shall begin within three years of the date of this planning permission.*

*REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990 and to enable the Council to review the position if a fresh application is made after that time.*

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

*Block plan revised 20 June 2016;  
Site plan revised 20 June 2016;  
Site layout revised 20 June 2016;  
Existing and proposed elevations;  
Proposed front elevations;  
Proposed side elevations revised 20 June 2016;  
Proposed view from 268 Brook Lane revised 20 June 2016.  
REASON: To avoid any doubt over what has been permitted.*

3. *The parking, including garage and turning area as shown on the approved plan shall be kept available for the parking of cars at all times unless otherwise first approved in writing by the local planning authority following the submission of a planning application made for that purpose.*

*REASON: In the interests of highways safety.*

4. *No development shall take place until the Local Planning Authority have approved details of how provision is to be made on site for the parking and turning of applicant's vehicles; customer vehicles and building contractor vehicles during the construction phase. The areas approved in pursuance of this condition shall be made available before construction works commence on the site and shall therefore be kept available at all time during the construction period, unless otherwise agreed in writing with the local planning authority.*

*REASON: In the interest of highway safety.*

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

(Voting: 8 in favour; 0 against)

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

**(4) P/16/0142/FP - MERJEN ENGINEERING STATION ROAD AND LAND  
ADJOINING ON THE CORNER OF STATION ROAD WITH A27  
WEST STREET PORTCHESTER PO16 8BG**

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

At the invitation of the Chairman, Councillor S Cunningham addressed the Committee on this item.

To address the potential of overlooking from the first floor windows shown in the western elevation of the development, it was proposed that an additional condition be imposed requiring that the first floor kitchen windows in the west elevation of flat 17 be constructed so as to have a sill height of not less than 1.7 metres above internal finished floor level.

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

(Voting: 7 in favour; 1 against)

RESOLVED that, subject to the conditions in the report and the additional condition requiring that the first floor kitchen windows in the west elevation of Flat 17 shall be constructed so as to have a sill height of not less than 1.7 metres above internal finished floor level, PLANNING PERMISSION be granted.

**(5) Planning Appeals**

The Committee noted the information in the report.

**(6) 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 4.28 pm).