

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 14 September 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 17 August 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 the Standing Orders and the Council's Code of Conduct, Councillor J E Butts declared a non-pecuniary interest in item 6 (3) – 15 Buchan Avenue.

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
ZONE 1 – 2.30pm				
Mr D Fairall		19 ST JOHNS ROAD LOCKS HEATH FAREHAM SO31 6NE – DEMOLITION OF EXISTING SINGLE STOREY 3 BED DWELLING AND ERECTION OF 2NO TWO-STOREY 3 BED DWELLINGS AND ONE NO SINGLE STOREY 3 BED DWELLING	Opposing	6 (1) P/16/0517/FP Pg 9
Mr C Bevis (Agent)		-Ditto-	Supporting	-Ditto-
Mr K Fifield	Ms Andrea Brooks Mr James Moir	15 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU – TWO STOREY SIDE AND REAR EXTENSION	Opposing	6 (3) P/16/0798/FP Pg 24

Mr R Tutton (Agent)		-Ditto-	Supporting	-Ditto-
Mr C Standen		AUBERON HOOK LANE WARSASH SOUTHAMPTON SO31 9HH – RAISE HEIGHT OF ROOF TO PROVIDE FIRST FLOOR ACCOMMODATION	Supporting	6 (4) P/16/0857/FP Pg 29
ZONE 2 – 3.30pm				
ZONE 3 – 4.15pm				
Mr R Tutton (Agent)		MEON VIEW FARM OLD STREET FAREHAM PO14 3HQ – OUTLINE PLANNING PERMISSION WITH ACCESS & LAYOUT TO BE APPROVED FOR FOUR DETACHED FOUR- BEDROOMED CHALET-STYLE DWELLINGS, FOLLOWING DEMOLITION OF AGRICULTURAL BUILDINGS, REMOVAL TELECOMMUNICATIO N MAST & CESSATION OF THE EXISTING COMMERICAL VEHICLE STORAGE USE.	Supporting	6 (8) P/16/0873/OA Pg 53

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/16/0517/FP - 19 ST JOHNS ROAD LOCKS HEATH FAREHAM SO31 6NE**

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

The Committee received a verbal update on this item. Their attention was drawn to the second paragraph of page 12 of the report. Members were informed that the sentence stating that there is a separation distance of 7 metres should read 6.4 metres.

Members suggested that an additional condition be imposed to remove Permitted Development Rights for extensions, roof alterations and outbuildings from the bungalow at the back of the proposed development to protect the living conditions of 1 the Brackens. Members also requested that a condition be imposed requiring the driveway serving the same bungalow to be hardsurfaced in a material which did not cause a noise nuisance to neighbours.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and the additional condition removing permitted development rights to the proposed bungalow, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and additional conditions to remove permitted development rights to the bungalow, in a material which won't cause a noise nuisance to neighbours, PLANNING PERMISSION be granted.

(2) P/16/0691/FP - 293B TITCHFIELD ROAD STUBBINGTON FAREHAM PO14 3ER

The Committee's attention was drawn to the Update Report which contained the following information:- *The recommendation to grant planning permission is made subject to the following conditions:*

1. The development hereby permitted shall be completed before the expiry of a period of three years from the date of this decision notice.

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 hereby permitted shall be carried out in accordance with the following drawings:

a) Location Plan

b) Site Plan

c) Proposal plan – drawing no. 1322-521

d) Proposal Elevations – drawing no. 1322-521

REASON: To avoid any doubt over what has been permitted.

3. No development shall take place until details of the roof tiles and timber cladding to be used in the construction of the development hereby approved have been submitted to and approved by the local planning authority in writing.

REASON: To ensure the development is of a high quality design and appearance.

4. Within one month of the dwelling hereby permitted first being occupied no more than two caravans, as defined in the Caravan Sites and Control of

Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any time. No static caravan shall be stationed on the site at any time.

REASON: In the interest of the character and appearance of the area.

5. No commercial activities shall take place on the land, including the storage of materials.

REASON: To protect the living conditions of neighbours.

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

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

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

(3) P/16/0798/FP - 15 BUCHAN AVENUE WHITELEY FAREHAM PO15 7EU

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

Councillor J E Butts declared a non-pecuniary interest in this item as he lives near to the application site and he has had close dealings with the residents of the road in regards to the application. He left the room for the remainder of the meeting and took no part in the discussion or vote.

The Committee's attention was drawn to the Update Report which contained the following information:- *This application has been called onto the Planning Committee by Councillor Butts due to the particular circumstances of this application and concerns raised by local residents.*

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: 6 in favour; 1 against; 1 abstention)

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

(4) P/16/0857-FP - AUBERON HOOK LANE WARSASH SOUTHAMPTON SO31 9HH

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

The Committee requested that an additional condition be included to retain the hedgerow at the front of the property.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and the additional condition to retain the hedgerow at the front of the property, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and the additional condition to retain the hedgerow at the front of the property, PLANNING PERMISSION be granted.

(5) P/16/0876/TO - UNIT 2 216 BARNES LANE SARISBURY GREEN SOUTHAMPTON SO31 7BG

The Committee's attention was drawn to the Update Report which contained the following information:- *As set out within the Officers report, six weeks' notice was given to Fareham Borough Council that the applicant intended to carry out works to other trees not covered by a Tree Preservation Order.*

As the six weeks' notice expired before the date of this Committee, an urgent decision was made in consultation with the Planning Chairman, in accordance with the Planning Committee's schedule of delegation. The decision made was that no objection should be raised to the works proposed to the trees not subject to a tree preservation order.

The Head of Development Management addressed the Committee on this item to inform them that he had been delivered a letter at the start of the meeting in regards to this item. As there had not been time prior to the meeting for Officers and Members to be made aware of the comments in this letter, the Head of Development Management read the comments in the letter to the Committee.

Upon being proposed and seconded the officer recommendation to grant consent for the proposed tree works to one oak tree and the felling of one robinia tree, subject to the conditions in the report, was voted on and CARRIED.

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

RESOLVED that, subject to the conditions in the report, CONSENT be granted for works to one oak tree and the felling of one robinia tree.

(6) P/16/0596/FP - 59-61A FAIRFIELD AVENUE - LAND TO REAR - FAREHAM PO14 1EH

The Committee's attention was drawn to the Update Report which contained the following information:- *One further letter has been received commenting on the amended plans as follows;*

- Whilst the height of the dwelling has been lowered it has been moved closer to the boundary and will therefore cause a greater degree of shading.*
- Privacy of the garden will be comprised by the lowering of the boundary wall required to secure adequate visibility.*
- Vehicle movements along the service road would pass within 1m of the main living space.*

Amended planning condition 2 to substitute the following amended plans;

- Proposed Site Plan – Rev D*
- Proposed Elevations & Floor Plans – Rev B*
- Street Elevation – Rev A*

Additional condition;

Notwithstanding the provisions of Classes A, B, C, D and E of schedule 2, Article 3, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions, outbuildings, or roof alterations (including the insertion of additional windows or dormer windows) shall be carried out or erected within the curtilage of the dwelling hereby permitted unless first agreed in writing with the local planning authority following the submission of a planning application.

REASON: In the interests of the visual amenity of the area and the amenities of adjoining occupiers; in accordance with Policy CS17 of the Adopted Fareham Borough Core Strategy and Policy DSP3 of the Fareham Borough Local Plan Part 2: Development Sites & Policies.

The Committee received a verbal update from the Officer regarding this application regarding the site plan that has been submitted with this application. He informed members that in accordance with the advice from the Highways Officer the site plan should show a 2 x 2 metre pedestrian visibility splay, however the site plan submitted shows a visibility splay in excess of this which would require boundary treatment around the private gardens of the new dwelling and 61 Fairfield Avenue to be lowered. The Officer suggested that planning permission be granted subject to the submission of a revised site plan showing the incorporation of a 2 x 2 metre pedestrian visibility splay which would allow the boundary treatment around those private gardens to remain at a higher level.

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

- (i). the conditions in the report;
 - (ii). the additional condition in the Update Report; and
 - (iii). the submission of a revised site plan showing a 2 x 2 metre pedestrian visibility splay prior to permission being granted,
- was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:-

- (i). the conditions in the report;
 - (ii). the additional condition in the Update Report; and
 - (iii). The submission of a revised site plan showing a 2 x 2 metre pedestrian visibility splay prior to permission being granted,
- PLANNING PERMISSION be granted.

(7) P/16/0887/TO - 11 BARTLETT CLOSE FAREHAM PO15 6BQ

Upon being proposed and seconded the officer recommendation to refuse tree works was voted on and CARRIED.
(Voting: 8 in favour; 1 against)

RESOLVED that the proposed tree works be REFUSED.

Reason for Refusal

On the basis of the information submitted with the application, the proposed reduction of the Ash tree is considered to be unnecessary. Furthermore the works would be harmful to the health, natural form and appearance of this tree which has not been reduced before, and in turn would be detrimental to the tree's amenity value and its contribution to the character of the area.

(8) P/16/0873/OA - MEON VIEW FARM OLD STREET FAREHAM PO14 3HQ

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

Upon being proposed and seconded the officer recommendation to refuse outline planning permission, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that OUTLINE PLANNING PERMISSION be REFUSED.

Reason for Refusal

The development is contrary to Policies CS2, CS6, CS11, CS14 and CS22 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6 and DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

- (i). The proposal represents residential development outside the defined urban settlement boundary, within the countryside, for which there is no justification or overriding need;
- (ii). The erection of four dwellings within this location would significantly affect the integrity of the Meon Strategic Gap;
- (iii). The erection of four dwellings within this location, along with the works associated with them, would 'urbanise' the appearance of this countryside site and would result in development behind the existing established road frontage. The change to the character of the site and the introduction of residential development to the rear of the frontage properties would materially harm the character of this countryside location;
- (iv). 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.

(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 644 (2016) – Laurelli, Crossways, Brambles, Goderich and Camrose Holly Hill Lane, Sarisbury.

Ordered served on 27 May 2016 for which there were no objections.

RESOLVED that Fareham Tree Preservation Order No 644 be confirmed, with the following modification; the removal of T6 silver birch.

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

Order served on 27 May 2016 for which there were no objections.

RESOLVED that Fareham Tree Preservation Order No 709 be confirmed and made as served.

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

Order served on 27 May 2016 for which there were no objections.

RESOLVED that Fareham Tree Preservation Order No 710 be confirmed and made as served.

(The meeting started at 2.30 pm
and ended at 4.54 pm).