

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 14 December 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 16 November 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, the following members declared an interest in the applications referred to:-

Name	Application Number/Site	Minute Number
Councillor Mandry	P/16/0931/FP 293B Titchfield Road Titchfield Fareham PO14 3ER	6 (1)
Councillor Mandry	Q/0366/16 293B Titchfield Road Titchfield Fareham PO14 3ER	6 (2)
Councillor Ford, JP	P/16/1192/VC The Tithe Barn Mill Lane Titchfield PO15 5RB	6 (3)

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 M Knappett (Agent)		THE TITHE BARN MILL LANE TITCHFIELD PO15 5RB – VARY CONDITION 15 OF P/15/0786/VC TO INCREASE THE NUMBER OF WEDDING CEREMONIES	Supporting	6 (3) P/16/1192/VC Pg 23

		AND/OR WEDDING FUNCTIONS FROM 14 TO 28 TO BE HELD ON THE APPLICATION SITE IN ANY ONE CALENDAR YEAR – DEVELOPMENT AFFECTING THE SETTING OF THE GRADE 1 LISTED BARN		
Mrs B Clapperton	The Fareham Society	-Ditto-	Opposing	-Ditto-
ZONE 2 – 2.30pm				
ZONE 3 – 2.30pm				
Mr K Sims		49 WALLINGTON SHORE ROAD FAREHAM PO16 8SA – PROPOSED ERECTION OF A TWO-STOREY BLOCK OF TWO ONE-BEDROOMED FLATS	Opposing	6(5) P/16/0900/FP Pg 43
Mr R Tutton (Agent)		-Ditto-	Supporting	-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/16/0931/FP - 293B TITCHFIELD ROAD TITCHFIELD FAREHAM PO14 3ER

Councillor A Mandry declared a non-pecuniary interest in this item as the occupier of the neighbouring property is known to him.

The Committee requested that an additional condition be placed on the application stating that the use of the shed be for domestic storage only and cannot be used for living or sleeping accommodation.

Upon being proposed and seconded the officer recommendation to grant retrospective planning permission, subject to the inclusion of the condition that

the shed be used for domestic storage only and cannot be used for living or sleeping accommodation, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that subject to, a condition stating that the shed be used for domestic storage only and cannot be used for living or sleeping accommodation, retrospective PLANNING PERMISSION be granted.

(2) Q/0366/16 - 293B TITCHFIELD ROAD FAREHAM HAMPSHIRE PO16 7AZ

Councillor A Mandry declared a non-pecuniary interest in the item as the occupier of the neighbouring property is known to him.

The Committee decided to deal with the breaches separately.

Breach One – the non-compliance with a planning condition imposed on the 2014 permission in relation to a landscaping scheme.

A counter proposal to take formal action, if following discussions between Officers and the landowner, the landscaping is not carried out, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that, if the land owner does not implement the landscaping scheme, FORMAL ACTION to be taken.

Breach Two – the unauthorised laying of hard surfacing across the site which appears to have occurred in a piecemeal fashion since 2011.

Upon being proposed and seconded, the officer recommendation to take no formal action, was voted on and CARRIED.
(Voting: 7 in favour; 1 against; 1 abstention)

RESOLVED that NO FORMAL ACTION be taken.

(3) P/16/1192/VC - THE TITHE BARN MILL LANE TITCHFIELD FAREHAM PO15 5RB

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

Councillor M J Ford, JP declared a non-pecuniary interest in this item as he is a member of an amateur dramatics group who use another site owned by the applicant.

The Committee's attention was drawn to the Update Report which contained the following information:- *The applicant has submitted an overview of the barn's existing noise mitigation measures, together with ideas for other solutions. The measures suggested and intend to be implemented are as follows (subject to listed building consent where necessary):*

*New solid oak barn doors;
Moveable sound baffles;*

*Sound curtain;
Revamp of sound ceiling.*

The applicant would accept a planning condition securing the above measures.

One further letter of support received from a resident outside of the Borough.

Upon being proposed and seconded, the officer recommendation to refuse the variation of Condition 15 of P/15/0786/VC, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION to vary Condition 15 of P/15/0786/VC be REFUSED.

(4) P/16/1194/OA - WAYSIDE 66 WARSASH ROAD WARSASH SOUTHAMPTON SO31 9JA

Upon being proposed and seconded, the officer recommendation to grant planning permission, was voted on and declared LOST.
(Voting 4 in favour; 5 against)

A motion was proposed to refuse the application, but was not seconded, therefore the motion was declared LOST.

A further motion was proposed and seconded to accept the officer's recommendation to grant planning permission, was voted on and CARRIED.
(Voting: 5 in favour; 1 against; 3 abstentions)

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

(5) P/16/0900/FP - 49 WALLINGTON SHORE ROAD FAREHAM PO16 8SA

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:-

1. Updated ecology comments:

Following discussions with the agent it is confirmed that the site was cleared in 2014 to enable a topographical survey to be undertaken. The ecological report submitted with the application confirms that the clearance of the land was undertaken outside of the nesting season.

2. Amended wording of condition 9 (not related to the above update) as follows:

The mitigation measures included in section 6 of the ecological survey produced by ecosupport ltd shall be implemented prior to the occupation of the development hereby approved.

3. 1 additional objection has been received, however it did not contain any new issues of concern.

A verbal update by the officer was also given stating that a further condition was to be added to the application to deal with unidentified contamination.

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

- (i). the conditions in the report;
- (ii). the amended conditions in the Update Report; and
- (iii). an additional condition to deal with unidentified contamination

Was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that, subject to:-

- (i). the conditions in the report;
 - (ii). the amended conditions in the Update Report; and
 - (iii). an additional condition to deal with unidentified contamination
- PLANNING PERMISSION be granted.

(6) Planning Appeals

The Committee noted the information in the report.

(7) 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 Borough Council 49 Burnt House Lane and Land to the North, Stubbington. Tree Preservation Order (FTO732) 2016.

Order served on 17 October 2016 for which there were no objections.

RESOLVED that Fareham Tree Preservation Order No. 732 be confirmed as made and served.

(The meeting started at 2.30 pm
and ended at 4.52 pm).