

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 22 March 2017

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor J E Butts.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee held on 22 February 2017 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 Councillors declared an interest in the applications referred to:

Councillor T M Cartwright declared a non-pecuniary interest in Item 6 (4) – 29 Crofton Lane, Hill Head as one of the deputees is known to him.

Councillor A Mandry declared a non-pecuniary interest in item 6 (4) – 29 Crofton lane, Hill Head as one of the deputees is known to him.

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 Beeching		23 CYPRUS ROAD FAREHAM PO14 4JY – RETENTION OF NEW ROOF TO OUTBUILDING AND CHANGE TO WINDOWS AND DOORS	Opposing	6 (1) P/17/0044/FP Pg 13
Mr R Tutton (Agent)		-Ditto-	Supporting	-Ditto-
ZONE 2 – 3.00pm				

Mr R Tutton (Agent)		147 WEST STREET, FAREHAM, PO16 0DZ – DEMOLITION OF EXISTING STORAGE BUILDING; ERECTION OF A SINGLE-STOREY OFFICE BUILDING; PROVISION OF NEW SECURITY LIGHTS AND ENTRANCE DOORS TO THE UNDERCROFT ENTRANCE	Supporting	6 (3) P/17/0013/FP Pg 21
ZONE 3 – 3.00pm				
Mr N Moss		29 CROFTON LANE, HILL HEAD, FAREHAM – TWO STOREY, 2 BEDROOMED BACKLAND SITE DEVELOPMENT TO THE REAR OF 29 CROFTON LANE, NEW PRIVATE DRIVEWAY USING THE EXISTING SITE ACCESS WITH ONSITE PARKING AND TURNING FOR TWO CARS TOGETHER WITH A NEW SECOND SITE ACCESS TO THE EXISTING PROPERTY	Opposing	6 (4) P/17/0040/FP Pg 30
Mrs Page		-Ditto-	Opposing	-Ditto-
Mr D Payne- Shelley		-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/17/0044/FP - 23 CYPRUS ROAD FAREHAM PO14 4JY

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

Upon being proposed and seconded the officer recommendation to grant planning permission, was voted on and CARRIED.
(Voting 8 in favour; 1 against)

RESOLVED that PLANNING PERMISSION be granted.

(2) Q/0314/16 - FORMER COMMUNITY HALL COLDEAST PARK GATE

Upon being proposed and seconded the officer recommendation to grant a deed of variation, as set out at Points I-V in the officers report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that the Council enter into a DEED of VARIATION to Section 106 Agreement.

(3) P/17/0013/FP - 147 WEST STREET FAREHAM PO16 0DZ

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

The Officer provided a verbal update to this report which was concerning an additional condition that would be included should planning permission be granted, this condition would be to remove permitted development rights to the premises ensuring that no material change of use could be applied without approval of the local planning authority.

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

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and the additional condition removing permitted development rights, PLANNING PERMISSION be granted.

(4) P/17/0040/FP - 29 CROFTON LANE HILL HEAD FAREHAM PO14 3LP

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:- *Update on Boundary Issue – Following the completion of the Committee Report an amended set of plans were received regarding the boundary dispute. The amended plans appear to have addressed the concerns raised by the immediate neighbour to the north and west of the site.*

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; 3 against)

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

(5) P/17/0106/FP - 28 ERIC ROAD FAREHAM PO14 2RN

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

RESOLVED that PLANNING PERMISSION be granted.

(6) P/17/0126/FP - 84 MERTON AVENUE PORTCHESTER FAREHAM HAMPSHIRE PO16 9NH

The Committee's attention was drawn to the Update Report which contained the following information:- *The applicant has requested that the application is withdrawn.*

(7) P/14/0033/MA/A - LAND AT WINDMILL GROVE PORTCHESTER FAREHAM PO16 9HT

Upon being proposed and seconded the recommendation to approve minor amendments, except those relating to the Juliet balconies was voted on and declared CARRIED.
(Voting: 9 in favour; 0 against)

The Committee further debated the proposed amendments to the Juliet balconies following which a proposal to approve the office recommendations in relation to these items was seconded, was voted on and declared CARRIED.
(Voting: 7 in favour; 2 against)

RESOLVED that, subject to the conditions in the report, all proposed MINOR AMENDMENTS be APPROVED.

(8) Planning Appeals

The Committee noted the information in the report.

(9) UPDATE REPORT

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

7. FAREHAM TREE PRESERVATION ORDER NO 737 - LAND NORTH OF WARSASH ROAD AND EAST OF BROOK LANE. FAREHAM TREE PRESERVATION ORDER NO 738 - LAND NORTH OF WARSASH ROAD AND EAST OF BROOK LANE. FAREHAM TREE PRESERVATION ORDER NO 739 - LAND NORTH OF 65 - 93 WARSASH ROAD AND EAST OF CHAPELFIELD NURSERIES.

The Committee considered a report by the Director of Planning and Regulation regarding Tree Preservation Order No's 737, 738 and 739.

The report detailed objections to a provisional order made in December 2016 and provided officer comments on the points raised.

The Committee's attention was drawn to the Update Report which contained the following information:- *Following a meeting on Wednesday 15 March with the Council's Principal Tree Officer a letter has been received summarising the discussions at that meeting, including a statement that the TPO is not necessary as all parties are working together and the trees are not under threat.*

The Principal Tree Officer has responded stating TPO 739 has been made in the context of the land being countryside and potentially included in the call for sites for future housing delivery. The TPO is defensible, but like any TPO is not sacrosanct should specific circumstances prevail that justify the loss of protected trees, one of which could be proposed development.

The consensus at the site meeting was that on that basis TPO 739 is reasonable and necessary; and both planning and tree officer will continue to work with the land owners and their agents in terms of any development proposals.

Officers do not consider this letter as a material objection to the confirmation of TPO 739.

RESOLVED that:-

- (i). Tree Preservation Order 738 is confirmed as made and served;
- (ii). Tree Preservation Order 739 is confirmed with a minor modification to the description of 'W1' in the Schedule as: Land East of Chaplefield Nurseries, northwest corner boundary; and
- (iii). Tree Preservation Order 737 is revoked.

(The meeting started at 2.30 pm
and ended at 4.17 pm).