

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 21 June 2017

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor C J Wood (Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors P J Davies and M J Ford, JP.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 24 May 2017 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcement:

We have had a request from the Fareham Beach Hut Association to be considered for the Council's list of recognised amenity groups in relation to the scheme of deputations.

Having consulted with the relevant Ward Members I can confirm that it has been agreed to include the Fareham Beach Hut Association onto the list of recognised amenity groups for proposals relating to or affecting Beach Huts represented by their Association that it is held in relation to the scheme of deputations for the Planning Committee.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

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				
ZONE 2 – 2.30pm				
Mrs B Clapperton	The Fareham Society	22-24 THACKERAY MALL (ABOVE SHOPS) FAREHAM SHOPPING CENTRE PO16 0PQ – DEMOLITION OF EXISTING OFFICE BUILDING &	Opposing/ Commenting	6(1) P/17/0426/FP Pg 10

		SHOPPING CENTRE CANOPY, CHANGE OF USE OF ANCILLARY SHOPPING CENTRE MANAGEMENT AREA TO HOTEL (CLASS C1) TOGETHER WITH ERECTION OF HOTEL (CLASS C1) ACCOMMODATION INCLUDING ANCILLARY BAR/RESTAURANT AREA AND ASSOCIATED ALTERATIONS TO SERVICE YARD, INCLUDING NEW SHOPPING CENTRE MANAGEMENT SUITE		
Ms D Illingworth		-Ditto-	Supporting	-Ditto-
ZONE 3 – 2.30pm				

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/17/0426/FP - 22-24 THACKERAY MALL (ABOVE SHOPS) FAREHAM SHOPPING CENTRE FAREHAM PO16 0PQ

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: -

Changes/additions to plan/drawing numbers:

Existing –

Roof Plan – 16387-0001-P-00 – there is no such plan and so should be deleted

Elevations 1 & 2 – 16387-0001-P-00 should read 16387-0026-P-00

Proposed –

Palmerston Avenue Sketch Views 16387-0317-P-01 should read 16387-321

SK – 01 P1 first floor ventilation

SK – 02 P1 second floor ventilation

M – 5705 P2 Ventilation roof layout

Plans have been submitted showing the kitchen ventilation system predominantly located towards the rear of the building. The supply and extract ducts are sited towards the building frontage; this is set by the location of the kitchen below. Notwithstanding this the ducts measure no more than 0.7 metre in height and are set in from the edge of the building. The ducts would not be seen from ground level, but may be seen from Osborn Road at a higher level, but at a greater distance. As a result officers do not consider screening is required.

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.

(2) P/17/0508/PC - 1A FAREHAM PARK ROAD FAREHAM PO15 6LA

Upon being proposed and seconded the officer recommendation to grant prior approval, subject to:-

- (i) The conditions in the report; and
- (ii) An additional condition restricting the use of tables and chairs to inside the premises only

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to: -

- (i) The conditions in the report; and
- (ii) An additional condition restricting the use of tables and chairs to inside the premises only

PRIOR APPROVAL is granted.

(3) P/17/0514/FP - 3 MARIGOLD CLOSE FAREHAM PO15 5HF

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

(Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(4) P/17/0405/FP - 27A STUBBINGTON GREEN FAREHAM PO14 2JY

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

Within the highways section of the report it is stated that census data (2001) has been analysed but this should read (2011).

Representations

Three additional letters of objection have been received since the report was written.

Consultation

Southern Water – No objection subject to suggested planning condition and informative.

Additional planning condition;

Construction of the development shall not commence until details of the proposed means of foul and surface water sewerage disposal have been submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water.

REASON: To ensure adequate drainage is provided to serve the permitted development.

Further information

A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity check to identify the appropriate connection point for the development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

A motion was proposed and seconded to refuse the application, and was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development would be contrary to Policies CS5 & CS17 of the adopted Fareham Borough Core Strategy 2011 and the adopted Residential Car & Cycle Parking Standards Supplementary Planning Document 2009 and is unacceptable in that:

- a) The proposed development fails to provide appropriate parking space for residents of the new units which would lead to pressure on the availability of on-street parking in the vicinity and parking spaces within nearby public car parks; and
- b) By virtue of the relationship between first floor windows serving the proposed units set within the northern elevation of the building and the refuse stores associated with the ground floor commercial units below them, the development would be harmful to the living conditions of future residents due to the odour and noise from those refuse stores. In addition, by virtue of their location, limited size and the odour likely to be created by storage of refuse, the proposed storage facilities for refuse and recycling bins would be inadequate and harmful to the living conditions of future residents.

**(5) P/17/0411/VC - SHELL PETROL FILLING STATION 33
STUBBINGTON LANE FAREHAM PO14 2PN**

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

Planning Considerations – there is a typo in the first sentence of the second paragraph. The sentence should read –

Following the agreement with the applicant to alter the proposal from a 24hr petrol filling station, to one opening only between the hours of 0600hrs and 2300hrs, it is considered that this level of change would not result in a significant alteration to the current arrangement and as such would be unlikely to have an adverse impact on the living condition of neighbouring occupiers.

Upon being proposed and seconded, the officer recommendation to grant planning permission, was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(6) UPDATE REPORT

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

7. PLANNING APPEALS

The Committee noted the information in the report.

(The meeting started at 2.30 pm
and ended at 4.10 pm).