

# FAREHAM

## BOROUGH COUNCIL

### Minutes of the Planning Committee

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

**Date:** Wednesday, 16 August 2017

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

Councillor N J Walker (Chairman)

Councillor C J Wood (Vice-Chairman)

**Councillors:** T M Cartwright, MBE, P J Davies, K D Evans, A Mandry, R H Price, JP and Mrs C L A Hockley (deputising for M J Ford, JP)

**Also Present:** Councillor S D T Woodward, Executive Leader (Item 6 (4))



**1. APOLOGIES FOR ABSENCE**

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

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meeting held on 19 July 2017 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's announcements made at this meeting.

**4. DECLARATIONS OF INTEREST**

In accordance with Standing Orders and the Council's Code of Conduct the following Councillors declared interests at this meeting:

Councillor T M Cartwright declared a non-pecuniary interest in item 6 (1) – Drift House, Brook Avenue, Warsash as the owner of Hambles Edge is known to him.

Councillor A Mandry declared a non-pecuniary interest in 6 (5) – Hill Head Beach, East of Gibley Ore as most of the residents who live along that stretch of beach are known to him.

Councillor C J Wood declared a non-pecuniary interest in 6 (6) – Solent Airport, Daedalus, Lee-on-the-Solent as his parents' house backs onto the airfield.

**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>				
Mrs B Clapperton	The Fareham Society	DRIFT HOUSE, BROOK AVENUE, WARSASH, SO31 9HN – DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT 5-BED DWELLING; DETAILS PURSUANT;	<b>Comment</b>	6 (1) P/16/1415/DP/A Pg 14

		CONDITION 6 (LANDSCAPING)		
Mr S Church		23 CYPRUS ROAD, FAREHAM, PO14 4JY – USE OF OUTBUILDING AS A HOLIDAY-LET	<b>Supporting</b>	6 (2) P/17/0610/CU Pg 18
Mrs S Boreham		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mr C Beeching		-Ditto-	<b>Opposing</b>	-Ditto-
Mr M Utting (Agent)		LAND TO THE REAR OF 184 BRIDGE ROAD, SARISBURY GREEN, FAREHAM, SO31 7ED – 1NO. 2- BEDROOM HOUSE, 4NO. 3-BEDROOM HOUSES AND 3NO. 4- BEDROOM HOUSES FOLLOWING THE DEMOLITION OF WORKSHOPS AND A SIDE EXTENSION TO 184 BRIDGE ROAD TO FROM SITE ACCESS FROM BRIDGE ROAD. ACCESS TO 186 BRIDGE ROAD, ESTATES ROADS, CAR PARKING AND CYCLE STORES, LANDSCAPING AND BOUNDARY TREATMENTS AND OTHER ASSOCIATED WORKS	<b>Supporting</b>	6 (3) P/17/0697/FP Pg 23
Mr A Blewett		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mr S Grinsted	Mr W Ewens, Mr & Mrs Wharton, Mr D Wealthy	WILLOWS END 312 OLD SWANWICK LANE, LOWER SWANWICK, SOUTHAMPTON, SO31 7GS – ERECTION OF TWO 1- BED FLATS AND FIVE 2-BED FLATS WITH ASSOCIATED PARKING AND ACCESS FOLLOWING DEMOLITION OF EXISTING BUNGALOW	<b>Opposing</b>	6 (4) P/17/0765/FP Pg 34
Mr R White	Mr & Mrs French Mr A Blewett	-Ditto-	<b>-Ditto-</b>	-Ditto-

	Mr P Smith			
Mr M Knappett (Agent)		-Ditto-	<b>Supporting</b>	-Ditto-
<b>ZONE 2 – 4.00pm</b>				
<b>ZONE 3 – 4.00pm</b>				
Mr R Waterhouse		HILL HEAD BEACH – EAST OF GIBLET ORE – FAREHAM – ADDITION OF EXTRA PLANKS TO GROYNES ON BEACH	<b>Supporting</b>	6 (5) P/17/0569/FP Pg 49
Ms A Nash		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mr A Pearce		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mr S Pickering		SOLENT AIRPORT AT DAEDALUS, LEE-ON- THE-SOLENT, FAREHAM PO13 9FL – CONSTRUCTION OF MEOLUTS MONITORING AND TRACKING SYSTEM FOR EMERGENCY SERVICES	<b>Supporting</b>	6 (6) P/17/0608/FP 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/16/1415/DP/A - DRIFT HOUSE BROOK AVENUE WARSASH SOUTHAMPTON SO31 9HN

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

Councillor T M Cartwright declared a non-pecuniary interest in this item as the owner of Hambles Edge is known to him.

The Committee's attention was drawn to the Update Report which contained the following information:- *One additional letter has been received from The Fareham Society objecting on the following grounds;*

- *The proposed scheme would not mitigate and soften the impact of the development as seen from the river Hamble*
- *The group of three trees located on each boundary should be of heavy duty standard at least 5m high of 23cm girth*
- *The planting distances from the site boundaries should be identified and the centre tree if each group should be planted so that the whole tree canopy grows totally within the application site to reduce the impact of the dwelling in views from the river*
- *A TPO should be put on all the significant new trees*
- *To avoid any doubt measurements for planting distances should be specified in the planting scheme*

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 proposed landscaping scheme is contrary to Policy CS17 in that it fails to provide sufficient new tree planting to the west of the permitted dwelling to soften views from vantage points to the west. In the absence of sufficient additional tree planting the replacement dwelling is considered to have an unacceptable visual impact upon the appearance of the area when viewed from the west.

#### **(2) P/17/0610/CU - 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 refuse Planning Permission was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

#### Reasons for Refusal

The proposed development would be contrary to Policy DSP2 of the Local Plan Part 2: Development Sites and Policies Plan and Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that the proposed use would have an unacceptably harmful effect on the living conditions as regards noise and disturbance for nearby residents and would unacceptably increase the activity at the rear of this residential dwelling creating a separate focus of activity tantamount to a new dwelling to the detriment of the character of the area.

#### **(3) P/17/0697//FP - LAND TO THE REAR OF 184 BRIDGE ROAD SARISBURY GREEN FAREHAM SO31 7ED**

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: - *Additional Condition on Reptile Mitigation Strategy:*

*16. A reptile mitigation strategy shall be submitted to and approved by the Local Planning Authority prior to the commencement of development. The strategy shall include:*

- (i) details of the translocation works, including plans showing where reptile fencing will be erected relative to existing reptile habitat, methodology for capture, including timings and capture effort;*
- (ii) The results of reptile surveys conducted at the identified receptor site;*
- (iii) Details of existing reptile habitat availability and capacity within the receptor site;*
- (iv) Appropriate habitat creation options for increasing the receptor sites capacity for the slow-worm population;*
- (v) A work schedule for habitat maintenance (including a 5 year project register, an annual work plan and the means by which the plan will be rolled forward annually);*
- (vi) Monitoring and remedial / contingencies measures triggered by monitoring*
- (vii) Personnel responsible for implementation of the plan.*

*REASON: To ensure the protection of wildlife protected by the Wildlife and Countryside Act 1981.*

*Additional Information in respect of Bats:*

*b) Bats and their roosts receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during this development. Should this occur, further advice should be sought from Natural England and/or a professional ecologist.*

The Committee were also provided with a verbal update stating that Southern Water have agreed a drainage strategy with the applicant to deal with surface water and foul water drainage.

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

- (a) The conditions in the report;
- (b) The conditions in the Update Report; and
- (c) An additional condition be added requiring the car ports to subsequently be retained as car ports.

was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to:-

- (a) The conditions in the report;
- (b) The conditions in the Update Report; and
- (c) An additional condition be added requiring the car ports to subsequently be retained as car ports.

PLANNING PERMISSION be granted.

**(4) P/17/0765/FP - WILLOWS END 312 OLD SWANWICK LANE LOWER SWANWICK SOUTHAMPTON SO31 7GS**

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:- An amended bin store plan has been received and the Council's Refuse and Re-cycling Coordinator has confirmed is now acceptable.

The SRMP contribution has been received.

Three additional letters of objection received raising no further material considerations.

At the invitation of the Chairman, Councillor S D T Woodward, addressed the Committee on this item.

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 proposed development would be contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and Policy DSP3 of the Local Plan Part 2: Development Sites and Policies in that:-

- (i) The height, scale and massing of the building would be harmful to the character and appearance of the area;
- (ii) Would result in the unacceptable overlooking of 308 Old Swanwick lane;
- (iii) The location of the bin store along 308 Old Swanwick Lane would be harmful to the living conditions of its occupants; and
- (iv) Noise arising from the use of the car park would harm the living conditions of 308 Old Swanwick Lane.

**(5) P/17/0569/FP - HILL HEAD BEACH EAST OF GIBLET ORE FAREHAM HAMPSHIRE**

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

Councillor A Mandry declared a non-pecuniary interest in this item as most of the residents who live along this stretch of the beach are known to him.

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.

**(6) P/17/0608/FP - SOLENT AIRPORT AT DAEDALUS LEE-ON-THE-SOLENT FAREHAM PO13 9FL**

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

Councillor C J Wood declared a non-pecuniary interest in this item as his parents' house backs onto the airfield.

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

*Environmental Health (Contamination): No objection subject to the conditions recommended.*

*Airport Manager: No objection.*

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.

**(7) P/17/0699/FP - 13 MONTROSE AVENUE FAREHAM PO16 8HT**

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and an additional condition stating that the garage shall not at any time be used as a separate unit of residential accommodation, was voted on and CARRIED.

(Voting: 6 in favour; 2 against)

RESOLVED that, subject to the conditions in the report, and the additional condition requiring that the garage shall not at any time be used as a separate unit of residential accommodation, PLANNING PERMISSION be granted.

**(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.

(The meeting started at 2.30 pm  
and ended at 5.05 pm).