

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 12 February 2020

Venue: Collingwood Room - Civic Offices

PRESENT:

N J Walker (Chairman)

(Vice-Chairman)

Councillors: F Birkett, T M Cartwright, MBE, P J Davies, Mrs K Mandry, R H Price, JP, S Dugan (deputising for M J Ford, JP) and Mrs C L A Hockley (deputising for I Bastable)

Also Present: Councillor Mrs L E Clubley (Item 6 (2))



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors I Bastable, K D Evans and M J Ford, JP.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meetings held on 22 January 2020 and 29 January 2020 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 the following interest on the items identified.

Councillor N J Walker declared a pecuniary interest in item 6 (3) – Turret House, Hospital Lane as he is the landowner for the application site. He left the room for the remainder of the item and took no part in the discussion or vote on the application.

Councillor R H Price, JP declared a non-pecuniary interest in item 6 (3) – Turret House, Hospital Lane as he owns an allotment on the Roman Grove allotment site which sits just outside of the boundary of the application site.

Councillors, T M Cartwright, F Birkett, Mrs K Mandry, Mrs C L A Hockley, S Dugan, P J Davies and R H Price, JP declared a non-pecuniary interest in item 6 (3) – Turret House, Hospital Lane as the landowner is Councillor Walker who is known to them personally. They all confirmed that this had no bearing on their ability to make an unbiased decision based on material planning considerations only.

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	Minutes Application No/Page No
ZONE 1 – 2.30pm				
ZONE 2 – 2.30pm				

Mr R Tutton (Agent)		1A FAREHAM PARK ROAD, FAREHAM, PO15 6LA – SINGLE STOREY SIDE EXTENSION & SUBDIVISION OF EXISTING UNIT TO FORM TWO UNITS, USE OF ADDITIONAL UNIT WITHIN USE CLASS A3 (CAFÉ/RESTAURANT) & INSTALLATION OF EXTRACTOR HOOD AT REAR	Supporting	6 (1) P/19/1327/FP Pg 11
Mr R Marshall	The Fareham Society	LAND NORTH OF FUNTLEY ROAD – TWENTY-SEVEN DWELLINGS, INTERNAL ROADS AND PARKING (APPEARANCE, SCALE AND LANDSCAPING)	Opposing	6 (2) P/19/1185/RM Pg 17
ZONE 3 – 2.30pm				
Mr A Lawrence		TURRET HOUSE HOSPITAL LANE PORTCHESTER – DETACHED DWELLINGS WITH PARKING & ACCESS FROM HOSPITAL LANE AND ASSOCIATED LANDSCAPING & DRAINAGE WORKS	Supporting	6 (3) P/19/0925/FP Pg 25
Mr E Cox (Agent)		-Ditto-	-Ditto-	-Ditto-

6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

To consider a report by the Director of Planning and Regeneration on development control matters, including information regarding new planning appeals and decisions.

(1) P/19/1327/FP - 1A FAREHAM PARK ROAD PO15 6LA

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

A motion was proposed to refuse the application on the grounds that the application did not meet the Council's parking standards, but was not seconded, and therefore was declared LOST.

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

- i. The conditions in the report; and
- ii. An additional condition requiring details of the bin store to be provided.

Was voted on and CARRIED.

(Voting: 7 in favour; 1 against)

RESOLVED that subject to:-

- i. The conditions in the report; and
 - ii. An additional condition requiring details of the bin store to be provided
- PLANNING PERMISSION be granted.

(2) P/19/1185/RM - LAND NORTH OF FUNTLEY ROAD FUNTLEY

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

At the invitation of the Chairman, Councillor Mrs Clubley addressed the Committee on this item.

Upon being proposed and seconded the officer recommendation to approve the reserved matters application, subject to the conditions in the report, was voted on and CARRIED.

RESOLVED that, subject to the conditions in the report, the reserved matters application be APPROVED.

(3) P/19/0925/FP - TURRET HOUSE HOSPITAL LANE PORTCHESTER PO16 9LT

The Chairman declared a disclosable pecuniary interest in this item as he is the landowner. He left the room for the remainder of this item and took no part in the discussion or vote on the item.

Councillors Cartwright, Birkett, Mrs Mandry, Mrs Hockley, Dugan, Davies and Price, JP all declared a non-pecuniary interest in this item as the landowner is Councillor Walker who is all known to them personally. They all confirmed that this had no bearing on their ability to make an unbiased decision, based on material planning considerations only.

Councillor R H Price, JP also declared a personal interest in this item as he owns an allotment on the Roman Grove allotment site which lies just outside of the application boundary.

In the absence of the Chairman, and with apologies from the Vice-Chairman it was left to the Committee to nominate and appoint a Chairman for this item. A motion was proposed and seconded that Councillor Cartwright be appointed as Chairman and was unanimously agreed.

The Committee received the deputations referred to in Minute 5.

Upon being proposed and seconded the officer recommendation to refuse planning permission was voted on and CARRIED.
(Voting: 5 in favour; 2 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development is contrary to Policies CS2, CS4, CS5, CS6, CS14, CS15 & CS17 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP5, DSP6, DSP13 & DSP40 of the Adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

- a) The provision of a dwelling in this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the Countryside;
- b) The proposed dwelling fails to respond positively to and be respectful of the key characteristics of the area and would be harmful to the character and appearance of the countryside;
- c) The application site is not sustainably located adjacent to, well related to or well integrated with the existing urban settlement boundaries;
- d) The proposal fails to provide a sequential test to demonstrate that there are no other reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding;
- e) The proposed dwelling would intrude into the area of open land west of Hospital Lane resulting in less than substantial harm to the significance of the setting of the Grade I Listed Scheduled Ancient Monument Portchester Castle and the Portchester Castle Street Conservation Area; and
- f) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of European Protected Sites which, in combination with other developments, would arise due to the additional generation of nutrients entering the water environment.

7. PLANNING APPEALS

The Committee noted the information in the report.

8. TREE PRESERVATION ORDERS

Councillor Mrs Hockley had left the room for this item and took no part in the discussion or decision on this item.

The Committee considered the confirmation of the following Fareham Tree Preservation Order(s), which have been made under delegated powers and to which no formal objection has been received.

Fareham Tree Preservation Order No. 761 2019 – Land between September Cottage & Homeland, Brook Avenue, Warsash.

Order served on 16 August 2019 for which there were no objections.

RESOLVED that, subject to one modification to change W1 to a fourth group of oak trees (G4) as this reflects more correctly the trees which form a cohesive group, TPO761 be confirmed as made and served.

(The meeting started at 2.30 pm
and ended at 4.04 pm).