

# FAREHAM

BOROUGH COUNCIL

## Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Wednesday, 18 March 2020

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

**Councillors:** T M Cartwright, MBE, P J Davies, K D Evans, M J Ford, JP,  
Mrs K Mandry, R H Price, JP and S Dugan (deputising for F  
Birkett)

**Also  
Present:**



**1. APOLOGIES FOR ABSENCE**

An apology of absence was received from Councillor Birkett.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meeting held on 12 February 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**

There were no declarations of interest made at this meeting, however the Planning Solicitor addressed the Committee and reminded members that in respect of items 6 (3) and 6 (4) of the agenda, many of the members would have been involved in discussions on these applications via the Executive or Housing Scrutiny Panel and members were therefore reminded that they should approach these applications with an open mind, taking into account material planning considerations only when making their decision.

**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
<b>ZONE 1 – 2.30pm</b>				
Mr M Knappett (Agent)		LAND TO THE EAST OF BYE ROAD – DEED OF VARIATION TO S106 AGREEMENT DATED 19 DECEMBER 2018 RELATING TO APPROVED PLANNING APPLICATION P/17/1317/OA (AFFORDABLE HOUSING CONTRIBUTION)	<b>Supporting</b>	6 (1) Q/0012/20 Pg 9

<b>ZONE 2 – 2.30pm</b>				
<b>ZONE 3 – 3.30pm</b>				
Mr P Marlow		MERJEN ENGINEERING STATION ROAD PORTCHESTER – DEVELOPMENT COMPRISING 16NO. AGE RESTRICTED (OVER 55 YEARS OLD) SUPPORTED HOUSING APARTMENTS, ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING	<b>Opposing</b>	6 (3) P/19/0840/FP Pg 30

**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) Q/0012/20 - LAND TO THE EAST OF BYE ROAD SWANWICK**

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

Upon being proposed and seconded the officer recommendation to authorise the deed of variation to the legal agreement along the following lines:

- i) To pay an initial payment of £100,000.00 of the Affordable Housing Contribution to the Council within 28 days of completion of the transfer of the fourth Serviced Plot; and,
- ii) To pay the remaining £98,419.00 of the Affordable Housing Contribution to the Council within 28 days of completion of the transfer of the fifth Serviced Plot.
- iii) Not to complete the transfer of more than five Serviced Plots until the Affordable Housing Contribution has been paid in full to the Council.

Was voted on and carried.

(Voting: 9 in favour; 0 against)

RESOLVED that the deed of variation to the legal agreement be AGREED along the following lines:

- i) To pay an initial payment of £100,000.00 of the Affordable Housing Contribution to the Council within 28 days of completion of the transfer of the fourth Serviced Plot; and,
- ii) To pay the remaining £98,419.00 of the Affordable Housing Contribution to the Council within 28 days of completion of the transfer of the fifth Serviced Plot.
- iii) Not to complete the transfer of more than five Serviced Plots until the Affordable Housing Contribution within 28 days of completion of the transfer of the fifth Serviced Plot.

**(2) P/20/0007/FP - ACCESS FUNTLEY HILL 70 & 72 KILN ROAD**

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

Further to the receipt of planting details, conditions 4 and 5 to be replaced with:

The proposed hedging on Drawing WEL-PBF-FH-XX-DR-CH-00002 S4-P06 shall be planted within the first planting season following the first use of the road by cars or as otherwise agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

The Planning Officer also provided a Verbal Update confirming that an addendum to the Dormouse Mitigation Strategy had been received and would be included within Condition 11 which states that:

The development hereby permitted shall be carried out strictly in accordance with the mitigation measures contained within the ecological impact assessment dated December 2019 and produced by Lindsay Carrington Ecological Services and the Dormouse Mitigation Strategy project note produced by Holbury Consultancy Service Ref N170320NF.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

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

- i) The conditions in the report;
- ii) The amended conditions 4 and 5 as set out in the Update Report; and
- iii) The addendum to Condition 11 which states that:  
The development hereby permitted shall be carried out strictly in accordance with the mitigation measures contained within the ecological impact assessment dated December 2019 and produced

by Lindsay Carrington Ecological Services and the Dormouse Mitigation Strategy project note produced by Holbury Consultancy Service Ref N170320NF.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:

- i) The conditions in the report;
- ii) The amended conditions 4 and 5 as set out in the Update Report; and
- iii) The addendum to Condition 11 which states that:

The development hereby permitted shall be carried out strictly in accordance with the mitigation measures contained within the ecological impact assessment dated December 2019 and produced by Lindsay Carrington Ecological Services and the Dormouse Mitigation Strategy project noted produced by Holbury Consultancy Service Ref N170320NF.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

PLANNING PERMISSION be granted.

**(3) P/19/0840/FP - MERJEN ENGINEERING STATION ROAD PO16 8BG**

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

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

- i) The conditions in the report;
- ii) An additional condition requiring details of the retrofitting of existing Fareham Council housing stock to be submitted prior to first occupation of the development;
- iii) An additional condition requiring details of the bin store to be submitted and agreed in writing by the Local Planning Authority; and
- iv) Signage being provided to advise highway users of the entrance into the application site.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:

- i) The conditions in the report;
- ii) An additional condition requiring details of the retrofitting of existing Fareham Council housing stock to be submitted prior to first occupation of the development;
- iii) An additional condition requiring details of the bin store to be submitted and agreed in writing by the Local Planning Authority; and
- iv) Signage being provided to advise highway users of the entrance into the application site.

PLANNING PERMISSION was granted.

**(4) P/19/0915/FP - LAND AT STUBBINGTON LANE FAREHAM**

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and an additional condition requiring details of the retrofitting of existing Fareham Council housing stock be submitted prior to first occupation of the development, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to, the conditions in the report and the additional condition requiring details of the retrofitting of existing Fareham Council housing stock to be submitted prior to first occupation of the development, PLANNING PERMISSION was granted.

**(5) UPDATE REPORT**

The Update Report was tabled at the meeting and considered alongside 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 4.40 pm).