

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 18 January 2023

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: Miss J Burton, D G Foot, M J Ford, JP, Mrs C L A Hockley,
S Ingram, P Nother and Mrs S M Walker

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 14 December 2022 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, Councillor N J Walker and Councillor Mrs S Walker both declared a disclosable pecuniary interest in item 6(6) – Turret House, Hospital Lane as they both own this property.

The left the room for this item and took no part in the debate or vote on the application.

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	Item No/ Application No/Page No	Dep Type
ZONE 1					
ZONE 2 – 2.30pm					
Mr Peter Davies		94 HIGHLANDS ROAD FAREHAM PO15 6JE – CONSTRUCTION OF AN APARTMENT BLOCK CONTAINING 8 FLATS FOLLOWING THE DEMOLITION OF EXISTING DWELLING, WITH VEHICULAR ACCESS FROM	Opposing	6 (1) P/21/1157/FP Pg 23	Written

		FAREHAM PARK ROAD			
Mr Clive Addis		-DITTO-	-Ditto-	-Ditto-	Written
Mr Jamie Braha (Agent)		-DITTO-	Supporting	-Ditto-	In Person (3 mins)
Mr Bob Marshall	The Fareham Society	ADMIRAL HOUSE & NICHOLSON GATE HIGH STREET FAREHAM – DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF A 75-BEDROOM CARE HOME IN C2 USE, WITH ASSOCIATED CAR PARKING, LANDSCAPING AND ACCESS	Opposing	6 (3) P/22/0709/FP Pg 52	In Person (3 mins)
Mr Richard Yorke		-DITTO-	-Ditto-	-Ditto-	Written
Mr Douglas Bond (Agent)		-DITTO-	Supporting	-Ditto-	In Person
ZONE 3 – 3.30pm					
Ms Cheryl Spencer		LAND AT THE DOWNSWAY REAR OF 79-85 WEST STREET PORTCHESTER – CONSTRUCTION OF 2 X THREE BEDROOM HOUSES	Opposing	6 (4) P/22/0268/FP Pg 82	Written
Mr Andrew Dunn		-DITTO-	-Ditto-	-Ditto-	In Person
Mr Robert Tutton (Agent)		-DITTO-	Supporting	-Ditto-	In Person
Mr Robert Tutton (Agent)		85 HILL HEAD ROAD FAREHAM PO14 3JP – REMODEL OF INTERNAL LAYOUT TO GROUND FLOOR INCLUDING NEW FACING MATERIALS, FIRST FLOOR EXTENSION TO THE NORTH AND BALCONY TO	Supporting	6 (5) P/22/1116/FP Pg 98	In Person

		<p>THE SOUTH. EXISTING FIRST FLOOR ROOF TO BE RAISED WITH NEW FEATURE WINDOW TO THE EAST. NEW EXTERNAL WINDOWS AND DOORS THROUGHOUT. ASSOCIATED LANDSCAPING INCLUDING NEW ACCESS GATE, BOUNDARY WALL, ANCILLARY SINGLE STOREY STORE TO THE WEST AND SAUNA POD TO THE NORTH</p>		
--	--	--	--	--

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

The Committee noted a report by the Director of Planning and Regeneration on the development control matters, including information regarding new appeals and decisions.

(1) P/21/1157/FP - 94 HIGHLANDS ROAD FAREHAM PO156JE

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: -

After further consideration of the committee report Paragraph 8.29 has been superseded with the following:

The applicant has purchased 6.36kgTN/yr of nitrate mitigation 'credits' from Whitewool Farm. This has been secured through the operation of a legal agreement between Whitewool Farm, South Downs National Park Authority and Fareham Borough Council dated 3rd November 2021. The creation of a managed wetland at Whitewool Farm is removing nitrates from the River Meon and therefore providing a corresponding reduction in nitrogen entering the Solent marine environment. The purchase of credits has the effect of allocating a proportion of this reduction in nitrates to this development, meaning that the scheme can demonstrate nutrient neutrality.

Two additional conditions have also been included which is as follows:

15) No development shall take place until the Council has received evidence that the required nitrate mitigation capacity has been allocated to the development pursuant to the allocation agreement dated 5th May 2022 between (1) William Northcroft Butler and James Nicholas Butler (2) HN Butler Farms Limited and (3) Fitim Ferati.

REASON: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on European protected sites.

16) The second floor rooflights proposed to be inserted into the eastern elevation of the approved development shall be:

a) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;

and shall thereafter be retained in that condition at all times.

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent property.

Upon being proposed and seconded the officer recommendation to: -

(i) Delegate authority to the Head of Development Management to:

(a) Make any necessary modification, deletion or addition to the proposed conditions; and

(b) Make any necessary changes arising out of the detailed negotiations with the applicant which may necessitate the variation, addition, or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions;

(ii) Grant planning permission, subject to

(a) The conditions in the report; and

(b) The additional conditions in the Update Report

Was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that: -

(i) AUTHORITY BE DELEGATED to the Head of Development to:

(a) Make any necessary modification, deletion or addition to the proposed conditions; and

(b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition, or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions;

(ii) PLANNING PERMISSION be granted subject to: -

(a) The conditions in the report; and

(b) The conditions in the Update Report.

(2) P/21/1398/FP - 58 ALEXANDER GROVE FAREHAM PO16 0TX

Upon being proposed and seconded the officer recommendation to: -

(i) Delegate authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions; and

(ii) Grant planning permission subject to the conditions in the report.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that: -

(i) AUTHORITY Be delegated to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions; and

(ii) PLANNING PERMISSION be granted, subject to the conditions in the report.

(3) P/22/0709/FP - ADMIRAL HOUSE & NICHOLSON GATE HIGH STREET PO16 7BQ

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: -

Correction of typographic errors: Paragraph 8.8 should state 'mainstream' rather than mainsteam. Paragraph 8.12 should state, 'due to the age of the building and is of some architectural merit'.

Correction of error regarding Habitat Regs in the Informative, which should read:

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 2017 (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 licenced ecologist.

The Committee requested that an informative be added to the decision notice requesting that where possible materials from Admiral House be salvaged and be made available for use within the local area.

Upon being proposed and seconded the officer recommendation to: -

- (i) DELEGATE authority to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or addition to the proposed conditions; and
 - (b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions as drafted to ensure consistency between the two sets of provisions;
- (ii) GRANT planning permission subject to the conditions in the report; and
- (iii) ADD an informative to the decision notice requesting that the applicant use all reasonable endeavours to ensure that all good roof tiles and bricks from the original part of Admiral House, are sympathetically salvaged and made available for re-use in building projects elsewhere.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that: -

- (i) AUTHORITY be delegated to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or addition to the proposed conditions; and
 - (b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions as drafted to ensure consistency between the two sets of provisions;
- (ii) PLANNING PERMISSION be granted subject to the conditions in the report; and
- (iii) AN INFORMATIVE be added to the decision notice requesting that the applicant use all reasonable endeavours to ensure that all good roof tiles and bricks from the original part of Admiral House, are sympathetically salvaged and made available for re-use in building projects elsewhere.

(4) P/22/0268/FP - LAND AT THE DOWNSWAY REAR OF 79-85 WEST STREET PORTCHESTER

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: -

Following receipt of amended plans paragraph 8.12 has been superseded with the following:

8.12 Amended plans have been received which show a significantly smaller dormer with a pitched roof design. It is considered that the revised dormer has a more modest design and would meet the requirements for dormers set out in the adopted Design Guidance.

Condition 2 has been amended to reflect the changes to the amended plans:

2. The development shall be carried out in accordance with the following approved documents:

a) Site and Location Plans May 20201 Drawing No: 01 12th January 2022

b) Proposed 2No. Three Bedroom Houses Drawing No: 02 12th January 2022

c) Transport Assessment – August 2021

REASON: To avoid any doubt over what has been permitted.

A verbal update was provided at the meeting by the Planning Case Officer recommending that an additional condition be imposed requiring that the car parking shown on the proposed plans is laid out and made available before the houses are first occupied and thereafter retained and kept available for parking of vehicles at all times.

Upon being proposed and seconded the officer recommendation to: -

(i) DELEGATE authority to the Head of Development Management to:

(a) Make any necessary modification, deletion or addition to the proposed conditions; and

(b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition, or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions;

(ii) GRANT PLANNING PERMISSION subject to:-

(a) The conditions in the report; and

(b) The amended condition 2 in the Update Report; and

(c) An additional condition requiring that the car parking shown on the proposed plans is laid out and made available before the houses are first occupied and thereafter retained and kept available for parking of vehicles at all times.

Was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that: -

(i) AUTHORITY be delegated to the Head of Development Management to:

- (a) Make any necessary modification, deletion or addition to the proposed conditions; and
 - (b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition, or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions;
- (ii) PLANNING PERMISSION be granted subject to:-
- (a) The conditions in the report;
 - (b) The amended condition 2 in the Update Report; and
 - (c) An additional condition requiring the car parking shown on the proposed plans is laid out and made available before the houses are first occupied and thereafter retained and kept available for parking of vehicles at all times.

(5) P/22/1116/FP - 85 HILL HEAD ROAD FAREHAM PO14 3JP

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

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

(6) P/22/1702/FP - TURRET HOUSE HOSPITAL LANE PORTCHESTER PO16 9LT

The Chairman, Councillor N J Walker, and Councillor Mrs S Walker both declared a disclosable pecuniary interest in this item as they are the owners of the property. They both left the room at the start of this item and took no part in the debate or vote on the application.

The Vice-Chairman, Councillor I Bastable chaired the meeting for this item in the absence of the Chairman.

Upon being proposed and seconded the officer recommendation to: -

- (i) DELEGATE authority to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or addition to the proposed conditions; and
 - (b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions as drafted to ensure consistency between the two sets of provisions; and

- (ii) GRANT PLANNING PERMISSION subject to the conditions in the report.

Was voted on and CARRIED.

(Voting: 7 in favour; 0 against)

RESOLVED that: -

- (i) AUTHORITY be delegated to the Head of Development Management to:
 - (a) Make any necessary modification, deletion or addition to the proposed conditions; and
 - (b) Make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions as drafted to ensure consistency between the two sets of provisions; and
- (ii) PLANNING PERMISSION be granted subject to the conditions in the report.

(7) Planning Appeals

The Committee noted the information in the report.

(8) UPDATE REPORT

The Update Report was circulated prior to the meeting and considered along with the relevant agenda item.

(The meeting started at 2.30 pm
and ended at 4.27 pm).