

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Tuesday, 24 September 2013

Venue: Collingwood Room/Council Chamber - Civic Offices

PRESENT:

N J Walker (Chairman)

A Mandry (Vice-Chairman)

Councillors: Mrs C L A Hockley (deputising for B Bayford), K D Evans, M J Ford, JP, R H Price, JP, D C S Swanbrow and Mrs K K Trott.

Also Present: Councillor Mrs S Pankhurst (Minute 5(1), Councillor T G Knight Councillor J S Forrest and Councillor Mrs K Mandry (minute 5(2))



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Bayford and P J Davies

2. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at this meeting

3. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct Councillor Mandry declared a personal interest in item 5(1).

4. DEPUTATIONS

The Committee received deputations from the following in respect of the applications indicated and the deputees were thanked accordingly:-

Name	Subject	Supporting or Opposing the Application	Minute No/ Application No
ZONE 1			
Mr R Tompkin	Locks Heath Free Church, 255 Hunts Pond Road, Titchfield Common, Fareham – Alterations and extensions to existing church to provide new worship area, activity hall with additional car parking	Opposing	5(1) P/13/0575/FP
Mr M Gausden	-ditto-	-ditto-	-ditto-
Mr P Rowan (Agent)	-ditto-	Supporting	-ditto-
ZONE 3			
Mrs B Wright	Land at Newlands Farm, South of Tanners Lane/West of Newgate Lane, Fareham – Photovoltaic solar farm (incorporating solar panel arrays and associated transformers and inverters) with associated security fencing, landscaping and grid connection (comprising one transformer building and buried cable)	Opposing	5(2) P/13/0528/FP
Mr H Wright	-ditto-	-ditto-	-ditto-
Mr T Pratt	-ditto-	Supporting	-ditto-

Mr C Wojtulewski (Agent)	-ditto-	-ditto-	-ditto-
Mr P Holmes- Ling	-ditto-	-ditto-	-ditto-

DECISIONS UNDER DELEGATED POWERS

5. PLANNING APPLICATIONS

The Committee noted a report by the Director of Planning and Environment on development control applications (copy of report circulated with agenda). An Update Report was tabled at the meeting.

(1) P/13/0575/FP - Locks Heath Free Church 255 Hunts Pond Road Titchfield Common

The Committee received deputations referred to in minute 4 above.

The Committee was referred to the Update Report which provided the following information: *The first paragraph under site description should read the Church was permitted in 1988, not 1998.*

For point of clarification, the distance between the application site boundary and the rear garden boundaries of properties in Ascot Close to the rear range from 12 - 15 metres and the distance between the proposed extension and the houses in Ascot Close ranges between 37 -40 metres.

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

Councillor Mandry declared a personal interest in regard to this matter as one of the deputees is a former colleague.

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

(i) the owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council, to restrict the use of the existing building and extension to community use; and to ensure sound limiters are installed and maintained in use in the existing and proposed extension; and

(ii) the condition relating to the use of the coffee shop to be amended to prevent it being opened independently of the church and community use activities and not operated independently from the church.

(iii) the conditions in the report

was voted on and CARRIED

(Voting 8 in favour; 0 against)

RESOLVED that subject to:-

(i) the owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council, to restrict the use of the existing building and extension to community use; and to ensure sound limiters are installed and maintained in use in the existing and proposed extension; and

(ii) the condition relating to the use of the coffee shop to be amended to prevent it being opened independently of the church and community use activities and not operated independently from the church.

(iii) the conditions in the report

PLANNING PERMISSION be granted.

(2) P/13/0528/FP - Solar Farm South of Tanners Lane/West of Newgate Lane Fareham

The Committee received deputations referred to in minute 4 above.

The Committee referred to the Update Report which provided the following information: *A petition was submitted on 17 September 2013 in support of the proposal, presented by Gosport and Fareham Friends of the Earth. The petition contains a total of 284 signatories.*

Under description of development, the dimensions of the inverters/transformers should read: 6.96m long x 2.56m deep and 3.45m high; and

Client substation 5.7m long x 2.7m deep and 2.6m high.

Under suggested conditions; all reference to 'contamination watching brief' should be removed.

The applicant has confirmed that a hedgerow would be planted in front of the security fencing along the eastern boundary with Newgate Lane. An amended plan will be submitted to demonstrate this.

A further letter has been received from Hampshire County Council, Highways Development Planning, a copy of which is attached to the update.

At the invitation of the Chairman Councillors Knight, Forrest and Mrs Mandry addressed the Committee on this item.

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 6 in favour; 2 against)

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

(3) Update Report

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

(4) Letter from Hampshire Highways

Also included with the Update Report was a letter from Hampshire Highways relating to application P/13/0528/FP.

(The meeting started at 2.30 pm
and ended at 4.30 pm).