

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 15 January 2025

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor D G Foot (Chairman)

Councillor I J Bastable (Vice-Chairman)

Councillors: Miss J Burton, S Dugan, G Furnivall, S P Ingram,
Mrs J Needham, K Wiltshire and D P Wiltshire (deputising for P
M Nother)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor P Nother.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 11 December 2024 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.

5. DEPUTATIONS

The Committee received a deputation from the following in respect of the application indicated and were thanked accordingly.

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No/Page No	Dep Type
ZONE 1 – No Items					
ZONE 2 – 2.30pm					
Andrew Munton (Agent)		LAND SOUTH OF FUNTLEY ROAD – DEED OF VARIATION TO S106 AGREEMENT TO AMEND THE TRIGGER FOR THE ADOPTION OF PUBLIC PEDESTRIANS AND CYCLE PATH ON THE SITE BY THE LOCAL HIGHWAY AUTHORITY FROM NO OCCUPATION	Supporting	9(1) Q/1603/24 Pg 35	In Person 3 mins

		TO THE OCCUPATION OF NO MORE THAN 75% OF PROPERTIES – PLANNING APPLICATION P/20/1168/OA			
ZONE 3 – 2.30pm					
Ian Brodrick	On behalf of Richard Waterhouse	57 HILL HEAD ROAD – ALTERATIONS TO EXISTING BUILDING (INCLUDING ALTERATIONS TO FENESTRATION, NEW CLADDING, NEW ROOFING, ETC) AND ENLARGEMENT OF FIRST FLOOR PROJECTION	Opposing	9(2) P/24/1529/FP Pg 41	In Person 3 mins

5. ACTUAL REVENUE EXPENDITURE 2023-24

The Committee received a report from the Assistant Director (Finance and ICT) on the actual revenue expenditure for 2023-24.

RESOLVED that the Committee notes the content of the report.

6. SPENDING PLANS 2025-26

The Committee considered a report by the Assistant Director (Finance and ICT) on the spending plans for 2025-26.

Councillor Bastable enquired as to the reason why the revised budget for planning appeals for 2024/25 had increased so significantly from the base budget set for planning appeals in 2024/25. The Financial Planning and Audit Manager explained that this was due to the number of planning appeals that the Council had dealt with during 2024/25, and confirms that the budget for 2025/26 is similar to the base budget for 2024/25.

RESOLVED that the Committee: -

- (i) agrees the revised budget for 2024/25;
- (ii) agrees the base budget for 2025/26;
- (iii) agrees the revised discretionary planning charges for 2025/26 as set out at Appendix B; and
- (iv) recommends the budget to Full Council for approval.

7. OPPORTUNITIES PLAN UPDATE

The Committee considered a report by the Assistant Director (Finance and ICT) on an update to the Council's Opportunities Plan, with specific focus on projects that are linked to the Planning Committee.

RESOLVED that the Committee note the content of the report.

8. 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 management matters, including information on new planning appeals and decisions.

(1) Q/1603/24 - LAND TO THE SOUTH OF FUNTLEY ROAD

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

The Committee received a verbal update from the Planning Case Officer who clarified the extent of the footpath subject to this item, this being greater than the area shown on the plan attached to the report.

Upon being proposed and seconded the officer recommendation that Members authorise a deed of variation to the legal agreement to enable the occupation of up to 75% of dwellings prior to the formal adoption of the public pedestrian and cycle path through the site between Funtley Road, Funtley and Thames Drive, Fareham, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that a deed of variation to the legal agreement to enable the occupation of up to 75% of dwellings prior to the formal adoption of the public pedestrian and cycle path through the site between Funtley Road, Funtley and Thames Drive, Fareham be AUTHORISED.

(2) P/24/1529/FP - 57 HILL HEAD ROAD FAREHAM PO14 3JL

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

The Committee received a verbal update from the Planning Case Officer who stated that an additional condition requiring the retention of the mirrored film for the lifetime of the development, had been added to the conditions in the published Officer report.

Upon being proposed and seconded the officer recommendation to: -

- (i) GRANT planning permission, subject to the conditions in the report and the additional condition from the verbal update;

Then

- (ii) DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted, subject to the conditions in the report and the additional condition in the verbal update;

Then

- (ii) AUTHORITY BE DELEGATED to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

(3) Q/1533/24 - LAND EAST OF CROFTON CEMETERY AND WEST OF PEAK LANE STUBBINGTON

The Committee debated this item at length. Whilst Members were keen for the development to be completed and occupied, they considered that the Ecological Mitigation Land should be laid out in accordance with the approved details and transferred to the Council at the earliest opportunity.

A motion was proposed and seconded by Members to authorise a deed of variation to enable the occupation of up to 95 dwellings on the site prior to the completion of the works to create the Ecological Mitigation Land in accordance with the Ecological Mitigation Land Plan and its subsequent transfer to Fareham Borough Council and was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that a deed of variation to enable the occupation of up to 95 dwellings on the site prior to the completion of the works to create the Ecological Mitigation Land in accordance with the Ecological Mitigation Land Plan and its subsequent transfer to Fareham Borough Council be AUTHORISED.

(4) Planning Appeals

The Committee noted the information in the report.

(5) UPDATE REPORT

The Update Report was circulated prior to the meeting and considered alongside the relevant agenda items.

9. LOCAL INFORMATION REQUIREMENTS

The Committee considered a report by the Director of Planning and Regeneration on the proposed changes to the Local Information Requirements.

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

Appendix A

1. The following text is proposed to be deleted and should have been struck through:

~~Nitrate Mitigation Statement~~

-

~~Required for the following types of applications:~~

-

- ~~• Full planning applications~~
- ~~• Outline planning applications~~
- ~~• Reserved Matters~~

-

~~When:~~

-

- ~~• The applications will result in a net increase in overnight accommodation~~

-

~~Biodiversity Gain Plan (National Requirement)~~

-

~~The Biodiversity Gain Plan must:~~

- ~~• Quantify the pre and post development biodiversity value of the site using either the DEFRA biodiversity metric or if appropriate the Small Sites Biodiversity Metric with an explanation of the condition scores set out in the DEFRA guidance. Plans of the site (and of any areas on which the site mitigation is proposed) must be provided together with Excel copies of the completed relevant metrics to demonstrate how the metric conclusions were reached.~~
- ~~• Identify how a gain of at least 10% Biodiversity Net Gain can be achieved ensuring that the proposed habitat is provided onsite in the first instance followed by either a combination of onsite and partial offsite and the proposed habitat is on a 'like for like' basis and avoids the 'trading down' e.g., replacing rare habitat with much more common habitat.~~
- ~~• Demonstrate that proposals have followed the 'mitigation hierarchy', avoiding habitat loss where possible; minimising the extent of negative impacts that can't be avoided; restoring degraded ecosystems where negative impacts can't be avoided or minimised; compensating for any residual negative impacts and ensuring at least 10% net gain.~~
- ~~• Demonstrate that proposals maximise the connectivity of the proposed habitat with habitat in the wider area to avoid fragmented or isolated habitat.~~

- ~~Confirm how the proposed Biodiversity Net Gain habitats will be implemented, managed, maintained, monitored and funded for a minimum of 30 years.~~

2. The following text (confirming what the supporting statement must contain) is required:

Habitat Regulations Supporting Statement

All applications are screened to determine if the application is likely to affect a Habitat Site and if it is, if that effect is likely to be significant.

Where likely significant effects cannot be ruled out (prior to the consideration measures), an appropriate assessment is required.

The following key pieces of information should be submitted to support any Habitat Regulations Assessment screenings or Appropriate Assessments:

- *Confirmation of whether a financial contribution is proposed towards the Solent Recreation Mitigation Strategy or whether a bespoke package of measures is proposed;*
- *Confirmation of the way in which the site has been used during the 10 years preceding the submission of the application. If the land has had more than one land use (as specified in Natural England's guidance) a plan is required to confirm the location of each land use. Each parcel of land must have area annotated and be provided with a detailed chronology confirming when each parcel of land was used for each separate use.*
- *The land uses and areas must be used to complete a Nutrient Budget using Natural England's Nutrient Calculator.*
- *It would also be useful if the form of mitigation proposed could be confirmed, for example the provision of a financial contribution towards a strategic project off-site or on-site mitigation.*

3. The following text is required in addition to the text already proposed to confirm what is required in the Space Standards Checklist:

If the application is for a House of Multiple Occupancy the space standards checklist needs to confirm and demonstrate that all proposed dwellings comply with the amenity standards for HMO's and space standards for HMO's.

4. The following amended wording is required for the Obligations Summary:

This information will enable the ~~legal undertaking~~ planning obligation to be progressed alongside the planning application.

RESOLVED that the Committee agrees the proposed changes to the Fareham Borough Council's Local Information Requirements for public consultation.

(The meeting started at 2.30 pm
and ended at 3.55 pm).

..... Chairman

..... Date