



FAREHAM BOROUGH
COUNCIL

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Minutes of the Planning Committee

*Minutes of a meeting held on 23 May 2012
at the Civic Offices, Fareham*

PRESENT:

Councillor N J Walker
(Chairman)

Councillor A Mandry
(Vice-Chairman)

Councillors B Bayford, P J Davies, K D Evans, R H Price, JP, D C Swanbrow and
P W Whittle, JP

Also Present: Councillor Mrs K Mandry, Chairman of Public Protection Policy
Development and Review Panel

1. APOLOGY FOR ABSENCE

An apology for absence was received from Councillor M J Ford, JP.

2. MINUTES

Councillor Price raised a question regarding the minutes of the meeting held on 25 April 2012. He wanted clarification that correspondence with Natural England and the Environment Agency had been sent (minute 6(10) of 28 March 2012 refers). The Head of Development Management informed members that invitations to attend a future Planning Committee meeting had been sent to both organisations. The Environment Agency had declined the invitation; a response had not yet been received from Natural England.

RESOLVED that the minutes of the meeting of the Planning Committee held on 25 April 2012 be confirmed and signed as a correct record ([pc-120425-m](#)). (Voting 7 for; 1 against).

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 deputations from the following in respect of the applications indicated and the deputies were thanked accordingly:-

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application.
ZONE 1				
Ms H McCrudden (Agent)		Eastlands Boatyard, Coal Park Lane, Swanwick - Erection of 8 No. Chalet Holiday Homes for providing short term holiday rental accommodation and associated service building	Supporting	6(1) P/12/0072/FP
Mr G Foulds		Fiveoaks Fishery, Crableck Lane, Sarisbury Green - proposed change of use from angling clubhouse and owners residential accommodation to a single dwelling with retention of two bed and breakfast rooms and the recreational angling use of the trout lake	Opposing	6 (2) P/12/0184/CU

Mr I Ellis (Agent)		"ditto"	Supporting	"ditto"
Mr M Ewens		Land to the South of 29 Templemere, Fareham. - Erection of garage within garage court to the south of 29 Templemere	Supporting	6(3) P/12/0194/FP
Mr C Tattersall		Land rear of 112 Locks Road, Locks Heath - Erection of detached chalet bungalow with attached garage and car parking	Opposing	6(6) P/12/0276/FP
ZONE 3				
Mr R Tutton (Agent)		26 Titchfield Road, Stubbington - Conversion of single dwelling into six flats and erection of two storey side/rear extension	Supporting	6 (9) P/12/0160/FP
Mr H Grace		33 Gosport Road, Stubbington - Variation of condition 2 of P/11/0270/FP to extend completion date to 31 July 2012 and condition 1 to construct the parapet/gully of timber lined with torched on roofing felt	Opposing	6(11) P/12/0261/VC

DECISIONS UNDER DELEGATED POWERS

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

The Committee noted a report by the Director of Planning and Environment on development control applications and miscellaneous matters, including the current situation regarding planning appeals (copy of report [pc-120523-r04-lsm](#) circulated with agenda and appended to signed minutes together with the [Update Report](#) tabled at the meeting).

(Note: during consideration of Minute 6(9) below, the meeting was adjourned at 4.20pm and resumed at 4.25pm).

Item (1)P/12/0072/FP - Eastlands Boatyard, Coal Park Lane, Swanwick

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

The Committee was referred to the Update Report which recommended an additional reason for refusal:- *Additional reason for refusal: Insufficient ecological information has been provided to demonstrate that any ecological impacts of the development are known and have been appropriately addressed in line with policies C17 and C18, contrary to NPPF and Circular 06/2005. Consultee response: The proposed development should incorporate sound insulation measures as recommended in Acoustic Design Services' report dated 30 April 2012. It is recommended that this is made a condition of any subsequent planning consent.*

A motion was proposed and seconded that the Committee undertake a site visit. On being put to the vote the motion was LOST (Voting 2 in favour; 6 against).

Upon being proposed and seconded the revised officer recommendation to refuse planning permission with the additional reason for refusal was voted on and CARRIED.

(Voting 7 in favour of refusal; 0 against; 1 abstention).

RESOLVED that planning permission be REFUSED.

Reasons for the Decision -

1. The development is unacceptable taking into account the policies and proposals of the Developments Plan as set out below, in particular Policies CS14 & CS17 of the Fareham Borough Core Strategy and Policy DG4 of the Fareham Borough Local Plan Review. In the absence of relevant overriding needs, the development proves to be contrary to the Policy CS14 of the adopted Fareham Borough Core Strategy which seeks to prevent development in the countryside which is not essential for agricultural, forestry or horticultural purposes. Furthermore, by virtue of the size and scale and associated activity the proposal would result in a visually intrusive form of development harmful to the character and appearance of this countryside location. There are no other material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

Policies - Approved Fareham Borough Council Strategy: CS14 - Development Outside Settlements, CS15 - Sustainable Development and Climate Change, CS16 - Natural Resources and Renewable Energy, , CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy and CS17 - High Quality Design.

Fareham Borough Local Plan Review DG4 - Site Characteristics;

Insufficient ecological information has been provided to demonstrate that any ecological impacts of the development are known and have been appropriately addressed in line with policies of the Fareham Borough Council Strategy: C17 - Sites of Nature Conservation Value; C18 - Protected Species; and CS4 - Green Infrastructure, Biodiversity and Geological Conservation of the Fareham Borough Local Plan Review contrary to NPPF and Circular 06/2005.

Item (2)P/12/0184/CU - Fiveoaks Fishery, Crableck Lane, Sarisbury Green

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

Upon being proposed and seconded the officer recommendation to refuse planning permission was voted on and CARRIED.

(Voting 6 in favour of refusal; 2 against).

RESOLVED that planning permission be REFUSED.

Reasons for the Decision - Contrary to policy; no overriding need for a residential dwelling in the countryside; lack of information to support claim that business is unviable and that business would be assisted by residential use; loss of the existing facilities could result in future pressure for their replacement should be viability of the business improve.

Policies - Approved Fareham Borough Council Strategy: CS14 - Development Outside Settlements. Fareham Borough Local Plan Review - DG4 - Site Characteristics

Item (3)P/12/0194/FP - Land to the South of 29 Templemere, Fareham

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 the conditions in the report, was voted on and CARRIED.

(Voting 8 in favour; 0 against).

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

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The garage would have no adverse implications on parking provision in the local area, the character and appearance of the area or the amenities of neighbours living near to the site. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Council Strategy: CS17 - High Quality Design. Fareham Borough Local Plan Review - DG4 - Site Characteristics

Item (4) P/12/0204/FP - 6 Fleet End Road, Fareham

Upon being proposed and seconded the officer recommendation to grant planning permission was voted on and CARRIED.

(Voting 8 in favour; 0 against).

RESOLVED that PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The outbuilding does not detract from the visual appearance of the streetscene nor does it harm the amenities of neighbours living adjacent to the site. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission

Policies - Approved Fareham Borough Council Strategy: CS17- High Quality Design.

Item (5) P/12/0263/FP - 62B Locks Heath Road, Locks Heath

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 8 in favour; 0 against).

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

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The development would not have unacceptable implications in respect of its effect on the visual appearance of the dwelling or character of the area, amenities of neighbours living nearby or on site parking provision.

Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Council Strategy: CS17 - High Quality Design. Approved SPG/SPD - EXT DG - Extension Design Guide (1993); RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document

Item (6)P/12/0276/FP - 112 Locks Heath Road, Locks Heath

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

The Committee was referred to the Update Report which provided the following information:- *Further consultee comments have been received. Director of Regulatory and Democratic Services (Environmental Health) - No adverse comments.*

A motion was proposed and duly seconded that the application be refused. Upon being put to the vote the motion was CARRIED.
(Voting: 6 for refusal; 2 against refusal)

RESOLVED that that planning permission be REFUSED.

Reasons for the Decision - The Committee considered the development was not acceptable and was contrary to Policy CS17, CS20 and CS21 in that:

- i) the proposed rear dormer windows within the east elevation of the proposed detached dwelling would give rise to the unacceptable overlooking of the adjoining property (No.1 Laxton Close) to the detriment of the amenities of its occupants.
- ii) the creation of this additional residential unit would lead to greater pressure on existing open space, play areas and sports pitches and other related facilities, which have been identified as deficient within the Council's Open Space Supplementary Planning Guidance. In the absence of a commuted payment towards the upgrading of existing and/or provision of additional open space and facilities, existing deficiencies would be exacerbated to the disadvantage of existing and new residents alike;
- iii) the creation of this additional residential unit would result in an increase in vehicle movements on the local highway network. In the absence of a financial contribution towards improvements in transport infrastructure or services to mitigate for the additional transport needs and burden imposed on the existing transport network the development will cause detriment to users of the highway network

Policies - Approved Fareham Borough Council Strategy: CS17 - High Quality Design, CS20 - Infrastructure and Development Contributions, CS21 - Protection and Provision of Open Space Fareham Borough Local Plan Review - Appendix 6 Residential Development Guidelines

Item (7) P/12/0267/TO - 23 Regency Place, Fareham

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

Upon being proposed and seconded the officer recommendation to grant consent, subject to the conditions in the report, was voted on and carried.

(Voting 8 in favour; 0 against).

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

Reasons for the Decision - The trees are in a poor overall condition due to previous unsympathetic management and have very little public amenity value offering little screening, which is screening is no longer required given the residential development of the former industrial estate.

Policies - Approved Fareham Borough Council Strategy: DG4 - Site Characteristics.

Item (8) P/12/0111/FP - 67 Old Street, Hill Head

Upon being proposed and seconded the officer recommendation to refuse planning permission was voted on and CARRIED.

(Voting 5 in favour of refusal; 3 against).

RESOLVED that planning permission be REFUSED.

Reasons for the Decision - The development is unacceptable taking into account the policies and proposals of the Development Plan as set out below, in particular Policies CS14 & CS17 of the Fareham Borough Core Strategy. The two storey height, depth and resultant massing of the proposed replacement dwelling would result in a visually intrusive and excessive form of development, out of keeping with the prevailing character of development in the local area and harmful to the appearance and character of the countryside setting. There is insufficient ecological information in support of the application to demonstrate that the impact of the development is known and acceptable. There are no other material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused

Policies - Approved Fareham Borough Council Strategy: CS2 - Housing Provision, CS4 - Green Infrastructure, Biodiversity and Geological Conservation, CS5 - Transport Strategy and Infrastructure, CS14 - Development Outside Settlements, CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design and CS22 - Development in Strategic Gaps. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - DG4 - Site Characteristics; C18 - Protected Species.

Item (9) P/12/0160/FP - 26 Titchfield Road, Stubbington

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

The Committee was referred to the Update Report which provided the following information:- *Policy CS18 of the Fareham Borough Core Strategy requires residential developments delivering a net gain of 5 units or more to provide affordable housing on site or the equivalent financial contribution towards off-site provision. A financial contribution is the most appropriate way to meet the affordable housing provision arising from this site and an offer of £30,000 has been made by the applicant, which has been agreed with the Department of Community and Streetscene (Strategic Housing). The applicant has requested an extension of time for the period to complete the Section 106 agreement from 2 July 2012 to 3 August 2012, in order to give sufficient time for parties to the agreement to sign.*

Upon being proposed and seconded the revised officer recommendation to grant planning permission (incorporating the request for an extension of time to complete the planning obligation), subject to:-

- (a) The applicant/owner first entering a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms agreed by the Solicitor to the Council by 3 August 2012 to secure:-
 - (i) a financial contribution towards off-site public open space and/or facilities;
 - (ii) a financial contribution to mitigate the net increase of vehicle movements arising from the development, to be spent on improving local transport infrastructure; and
 - (iii) a financial contribution towards off-site affordable housing provision; and

(b) the conditions in the report

was voted on and CARRIED.
(Voting 7 in favour; 1 against).

RESOLVED that subject to:-

- (a) The applicant/owner first entering a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms agreed by the Solicitor to the Council by 3 August 2012 to secure:-
 - (i) a financial contribution towards off-site public open space and/or facilities;
 - (ii) a financial contribution to mitigate the net increase of vehicle movements arising from the development, to be spent on improving local transport infrastructure; and
 - (iii) a financial contribution towards off-site affordable housing provision; and

(b) the conditions in the report

PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the development plan as set out below. The proposal is not considered likely to result in any material adverse impact on the character of the area, highway safety, on the amenities of neighbouring properties or future occupiers, on protected trees or ecological interests. Acceptable offers have been made in respect of contributions for transport infrastructure, open space and affordable housing. There are no other material considerations that are judged to have sufficient weight to justify refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy: CS2 - Housing Provision, CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy, CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design, CS18 - Provision of Affordable Housing, CS20 - Infrastructure and Development Contributions and CS21 - Protected and Provision of Open Space. Fareham Borough Local Plan Review - DG4 - Site Characteristics; C18 - Protected Species.

Item (10) P/12/0178/FP - 146 Castle Street, Portchester

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the condition in the report, was voted on and CARRIED.

(Voting 8 in favour; 0 against).

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

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. Other material considerations including impact on the appearance and character of the conservation area and residential amenities, in terms of a loss of outlook, privacy and overshadowing have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Council Strategy: CS17 - High Quality Design. Approved SPG/SPD - EXT DG - Extension Design Guide (1993).

Item (11) P/12/0261/VC - 33 Gosport Road, Stubbington

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 the conditions in the report, with an amendment to the recommendation requiring completion by 30 June 2012, was voted on and CARRIED.

(Voting 8 in favour; 0 against).

RESOLVED that, subject to the conditions in the report; completion of the works under condition 1 of P/11/0270/FP by 30 June 2012, PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out below. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 28(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Council Strategy: CS17 - High Quality Design.

7. PLANNING APPEALS

The following corrections were reported to the published report:-

Page 59 - P/111/0801/FP - 194, Swanwick Lane, Swanwick
Recommendation should read **PERMISSION**

Page 60 -P/11/1081/FP - 5, Oleander Close, Locks Heath
Recommendation: should read **PERMISSION**

8. TREE PRESERVATION ORDER

The Committee considered the confirmation, subject to the proposed modification, of the following Fareham Tree Preservation Order which had been made by officers under delegated powers and to which no formal objection had been received:-

- (i) **FTPO 666 – Barton Copse, West of Alan Grove, Fareham**
Order made on 7 December 2011 covering one woodland comprising oak, ash, field maple, hazel, hawthorn, holly, crab apple, cherry and birch.

RESOLVED that:-

- (a) Fareham Tree Preservation Order No. 666 be confirmed with modification to the northeast corner boundary of W1 on the plan, following correspondence with the owners at 59, Oak Road and 12 Alan Grove; and
- (b) Fareham Tree Preservation Order No 45 be revoked as all the trees contained in the older Order have, where appropriate, been included in the new Order.

(The meeting started at 2:30pm
and ended at 5.15 pm).