



Minutes of the Planning Committee

*Minutes of a meeting held on 12 September 2012
at the Civic Offices, Fareham*

PRESENT:

Councillor N J Walker
(Chairman)

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

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Davies, Evans, A Mandry (Vice-Chairman), Swanbrow and Whittle.

2. MINUTES

RESOLVED that the minutes of the meetings of the Planning Committee held on 15 August 2012 and 29 August 2012 (site visit) be confirmed and signed as correct records ([pc-120815-m](#) and [pc-120829-m](#) respectively).

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at the meeting.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at the 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 No
ZONE 1				
Mr M Calladine		31 Middle Road, Park Gate - Extension of single storey mixed use garage and document storage building to add a further storey on the same footprint (Resubmission of P/11/0833/FP)	Opposing	Minute 6(1) P/12/0371/FP
Mr S Placidi		"ditto"	Supporting	Minute 6(1) P/12/0371/FP
Mrs A Kelly		4 Palomino Drive, Whiteley - Variation of Conditions 17 of FBC 7437/21 (to allow full conversion of existing integral garages to form living accommodation) and erection of detached double garage	Supporting	Minute 6(2) P/12/0531/FP
Mrs T Abbott		9 Park Glen, Park Gate - Retention of use of domestic garage as personal training studio	Supporting	Minute 6(3) P/12/0588/CU
Ms W Denney	Ms R Edwards, Mr M Gregory and D Pollinger	"ditto"	Supporting	Minute 6(3) P/12/0588/CU
ZONE 2				
Mr C Higgins		128 Gosport Road, Fareham - Retention of canopy to side building	Opposing	Minute 6(6) P/12/0436/FP

Mr V Ray (Agent)		"ditto"	Supporting	Minute 6(6) P/12/0436/FP
Mr R Dadswel(on behalf of Patricia Dadswell)		14 North Wallington, Fareham - Erection of single storey rear extension	Opposing	Minute 6(7) P/12/0573/FP
Mr C Oakes		70 Privett Road, Fareham - Demolition of shop unit and erection of bungalow	Opposing	Minute 6(10) P/12/0597/FP
Mr J Waterfield		"ditto"	Supporting	Minute 6(10) P/12/0597/FP
Mr L Rogers		23 Wickham Road, Fareham - Retention of close boarded wooden boundary gate and fencing mounted in front of railings above existing low brick wall, over one metre in height adjacent to the public highway (retrospective application)	Supporting	Minute 6(12) P/12/0639/FP
ZONE 3				
Mr J Wilson		2 Cliff Road, Fareham - Erection of first floor side extension to provide five bedroom extension to care home	Opposing	Minute 6(14) P/12/0562/FP
Miss C Jenkins (Agent)		198 Castle Street, Portchester - Erection of two storey front extension and alteration to the existing fenestration	Supporting	Minute 6(15) P/12/0581/FP
Mr D Stephens	Mr F Leak Mrs D Blackburn	Solent Gate, Speedfields Park, Fareham -	Opposing	Minute 6(16) P/12/0589/FP

		Installation of external plant outside units 4 and units 6 and 7 and provide three parking spaces opposite unit 4		
Mr N A Riley (Agent)		"ditto"	Supporting	Minute 6(16) P/12/0589/FP
Mr D Hunt		"ditto"	Supporting	Minute 6(16) P/12/0589/FP
Mr P Rackliff	Mr K Harding Ms H Shaw	24 Walnut Drive, Fareham - Retention of four solar panels to existing garage roof (part alternative to P/11/0744/FP)	Opposing	Minute 6(18) P/12/0656/FP

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-120912-r04-lsm](#) circulated with agenda). An Update [Report](#) was tabled at the meeting.

Item (1) P/12/0371/FP - 31 Middle Road, Park Gate

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; 1 against refusal).

RESOLVED that planning permission be REFUSED.

Reasons for the Decision: The proposed additional first floor extension is unacceptable in that by virtue of its height, bulk and design it would have an adverse impact on the visual amenities of the area and is contrary to policy CS17.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

Item (2) P/12/0531/FP - 4 Palomino Drive, Whiteley

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

It was proposed and seconded that the item be adjourned for determination to enable Committee members to inspect the site. A decision on the application was to be made at the site visit.

(Voting 4 in favour; 3 against).

RESOLVED that the item be adjourned for determination following an inspection of the site on Thursday 4 October 2012, and that a decision on the application be made at the site visit.

Reasons for the Decision: The reason for the site visit was in order for the Committee to assess the impact of the proposal on the character and appearance of the area and streetscene.

Item (3) P/12/0588/CU - 9 Park Glen, Park Gate

The Committee received the deputations 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 7 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. Other material considerations including impact on residential amenities and highway safety 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 Core Strategy - CS17 - High Quality Design. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document.

Item (4) P/12/0625/FP - Avon Park Residential Home, 66, Southampton Road, Park Gate

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 7 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 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 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

(5) P/12/0647/FP - 39 Holly Hill Lane, Sarisbury Green

The Committee was referred to the Update Report which provided the following information:- *Director of Regulatory and Democratic Services (Environmental Health) - No objection. Director of Planning and Environment (Arborist) - No objection subject to condition for submission of hard and soft landscaping details.*

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

- (i) the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site public open space facilities and highway infrastructure by 9 October 2012;
- (ii) the conditions in the report; and
- (iii) an additional condition requiring submission of hard and soft landscaping details.

was voted on and CARRIED.
(Voting 7 in favour; 0 against).

RESOLVED that subject to:-

- (i) the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site public open space facilities and highway infrastructure by 9 October 2012;
- (ii) the conditions in the report; and
- (iii) an additional condition requiring submission of hard and soft landscaping details.

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 proposal is

not considered likely to result in an impact on the amenity of adjoining occupiers, highway safety or the visual amenity 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 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should there be granted.

Policies - Approved Fareham Borough Core Strategy - CS2 - Housing Provision, CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy, CS9 - Development in Western Wards and Whiteley, CS14 - Development Outside Settlements, CS16 - Natural Resources and Renewable Energy, CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design and CS20 - Infrastructure and Development Contributions. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - H14 - Frontage infill in the Countryside; DG4 - Site Characteristics.

(6) P/12/0436/FP - 128 Gosport Road, Fareham (retrospective application)

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

Upon being proposed and seconded, the officer recommendation to grant planning permission was voted on and CARRIED.
(Voting 7 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 canopy is not detrimental to the appearance of the building or the character of the surrounding area. It has no material effect on the living conditions 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 should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

(7) P/12/0573/FP - 14 North Wallington, Fareham

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

The Committee was referred to the Update Report which provided the following information:- *An amended plan has been received confirming no part of the extension would extend across the property boundary. In order to prevent the gutter overhanging the boundary a box gutter is proposed which would result in*

an increase in height of the wall by 300mm. The neighbour has been notified of the amended plan and given a further 14 days to consider the amendment.

In light of the amended plan received officers are recommending the application subject to the receipt of no further material planning objections from the neighbour. Comments have been received from the Director of Planning and Environment (Conservation) raising no objection to the proposal subject to a condition securing details of the materials, gutter, down pipes, eaves/verges, window and door designs.

A motion was proposed and duly seconded that the application be refused. Upon being put to the vote the motion was CARRIED.
(Voting 7 for refusal; 0 against refusal).

RESOLVED that planning permission be REFUSED.

Reasons for the Decision: The proposed single storey extension is unacceptable in that by virtue of its height, depth and close proximity to the northern boundary, the extension would result in loss of light to an important kitchen window, within the side elevation of 15 North Wallington, detrimental to the amenities of the occupiers of this property.

Item (8) - P/12/0574/LB - 14 North Wallington, Fareham

The Committee was referred to the Update Report which provided the following information:- *An amended plan has been received confirming no part of the extension would extend across the property boundary. In order to prevent the gutter overhanging the boundary a box gutter is proposed which would result in an increase in height of the wall by 300mm. The neighbour has been notified of the amended plan and given a further 14 days to consider the amendment.*

In light of the amended plan received officers are recommending the application subject to the receipt of no further material planning objections from the neighbour. Comments have been received from the Director of Planning and Environment (Conservation) raising no objection to the proposal subject to a condition securing details of the material, gutter, down pipes, eaves/verges, window and door designs.

Upon being proposed and seconded, the officer recommendation to grant listed building consent, subject to:-

- (i) the condition in the report, and
- (ii) a further condition securing details of the material, gutter, down pipes, eaves/verges, window and door designs

was voted on and CARRIED.
(Voting 7 in favour; 0 against).

RESOLVED that, subject to:-

- (i) the condition in the report, and
- (ii) a further condition securing details of the material, gutter, down pipes, eaves/verges, window and door designs

LISTED BUILDING CONSENT be granted

Reasons for the Decision: The development is acceptable with regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The scheme is therefore judged to be in accordance with Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and thus listed building consent should therefore be granted.

Item (9) - P/12/0592/TO - 1 Chalford Grange, Fareham

Upon being proposed and seconded, the officer recommendation to grant consent, subject to the conditions in the report, was voted on and CARRIED. (Voting 7 in favour; 0 against).

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

Reasons for the Decision: The proposed tree works are acceptable as they will not be detrimental to the health and vitality of the trees and will have no adverse impact on local public amenity.

Policies - Fareham Borough Local Plan Review - DG4 - Site Characteristics.

Item (10) P/12/0597/FP - 70 Privett Road, Fareham

The Committee received the deputations 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 objection. Hampshire Constabulary - Crime Prevention Design Adviser - No objection.*

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 7 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 of the Local Plan as set out below. The proposal is not considered likely to result in a material adverse impact on the amenity of adjoining occupiers, the character of the area or highway safety. The loss of the retail unit is acceptable in

light of the length of vacancy and the close proximity of alternative shopping facilities. 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 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS15 - Sustainable Development and Climate Change, CS16 - Natural Resources and Renewable Energy, CS17 - High Quality Design, CS21 - Protection and Provision of Open Space, CS4 - Green Infrastructure, Biodiversity and Geological Conservation and CS5 - Transport Strategy and Infrastructure. Fareham Borough Local Plan Review - S8 - retention of local shops; DG4 - Site Characteristics.

Item (11) P/12/0628/CU - 41 Fairfield Avenue, Fareham

Upon being proposed and seconded, the officer recommendation to grant planning permission was voted on and CARRIED.
(Voting 7 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 proposal is not considered to result in unacceptable impacts upon the streetscene or character of the area, or upon the amenities of neighbouring properties, or on the local highway network, or upon the function of this unit or retail parade/local centre, or upon drainage interests, other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having 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 - CS3 - Vitality and Viability of Centres and CS17 - High Quality Design. Fareham Borough Local Plan Review - S9 - New Local Shops

Item (12) P/12/0639/FP - 23, Wickham Road, Fareham (retrospective application)

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

A motion was proposed and duly seconded that the application be granted planning permission, subject to a planning condition requiring the fence to be stained with a dark colour as agreed with officers, within 2 months from the date of the decision .

Upon being put to the vote the motion was CARRIED.
(Voting 6 in favour of permission; 1 against permission).

RESOLVED that, subject to a planning condition requiring the fence to be stained with a dark colour as agreed with officers, within 2 months from the date of the decision PLANNING PERMISSSION be granted.

Reasons for the Decision - The Committee considered that in visual terms the fence is jarring principally because of its present colour which is a light orange type appearance. Whilst it is acknowledged that the dwelling occupies a very prominent location on the approach to the Town Centre, members considered that the fence would be acceptable provided it was stained a dark colour, to be agreed with officers, to make it less visually obtrusive.

Policies - Approved Fareham Borough Core Strategy - CS6 - The Development Strategy and CS 17 - High Quality Design.

Item (13) P/12/0653/TO - Boundary adjacent to Jonathan Road, Blackbrook Business Park, Blackbrook Road, Fareham

The Committee was informed that this item had been withdrawn from the agenda.

Item (14) P/12/0562/FP - 2, Cliff Road, Fareham

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

A motion was proposed and seconded that the application be refused on the grounds that the proposed first floor side extension is contrary to policy CS17. On being put to the vote the motion was NOT CARRIED.
(Voting 2 for refusal; 5 against refusal).

It was further proposed and seconded to approve the officer recommendation to grant planning permission, subject to the conditions in the report. Upon being put to the vote the motion was CARRIED.
(Voting 5 in favour of permission; 2 against permission).

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 proposal is not considered likely to result in an impact on the amenity of adjoining occupiers, highway safety or the visual amenity 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 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

Item (15) P/12/0581/FP - 198 Castle Street, Portchester

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

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

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

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 CS6 & CS17 of the Fareham Borough Core Strategy, and in considering the desirability of preserving or enhancing the character of the Portchester Castle Street conservation area. The proposed development would be harmful to the character and appearance of the conservation area and the setting of nearby listed buildings. 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 and Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 planning permission should be refused.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design and CS6 - The Development Strategy. Approved SPG/SPD - EXTDG - Extension Design Guide (1993); RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document.

(16) P/12/0589/FP - Solent Gate, Speedfields Park , Fareham

The Committee received the deputations 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; and
- (ii) an additional condition prohibiting the use of the external plant (chiller units) outside unit 4 and units 6 & 7 until it can be demonstrated to the satisfaction of Environmental Health officers that noise levels at the boundary with existing residential properties are acceptable.

was voted on and CARRIED.

(Voting 6 in favour; 0 against; 1 abstention).

RESOLVED that subject to:-

- (i) the conditions in the report; and
- (ii) an additional condition prohibiting the use of the external plant (chiller units) outside unit 4 and units 6 & 7 until it can be demonstrated to the satisfaction of Environmental Health officers that noise levels at the boundary with existing residential properties are acceptable.

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. Other material considerations 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 Core Strategy - CS5 - Transport Strategy and Infrastructure and CS17 - High Quality Design.

(17) P/12/0591/FP - 24 Alton Grove, Fareham

The Committee was referred to the Update Report and noted that the application has been withdrawn.

(18) P/12/0656/FP - 24 Walnut Drive, Fareham (retrospective application)

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 5 in favour; 1 against).

(**N.B.** Councillor Mrs Hockley had left the meeting when this matter was considered).

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 solar panels are not considered to be harmful to the appearance or character of the streetscene and would make a positive contribution towards providing renewable energy and tackling climate change. There are no other material considerations 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 Core Strategy - CS16 - Natural Resources and Renewable Energy and CS17 - High Quality Design.

7. TREE PRESERVATION ORDERS

The Committee considered the confirmation, of the following Fareham Tree Preservation Orders which had been made by officers under delegated powers and to which no formal objections had been received:-

(i) FTPO 673 - North Hill and Wickham Road, Fareham

Order made on 29 June 2012 covering three groups and 21 individual trees which consist of Ash, Oak, Cypress, Pine, Horse Chestnut, London Plane, Field Maple and Hornbeam. A woodland consisting of Oak, Ash, Holly, Yew, Pine, Hornbeam, Maple and Hazel are also to be covered.

RESOLVED that:-

- (i) Fareham Tree Preservation Order No 673 be confirmed as originally made and served; and
- (ii) Fareham Tree Preservation Orders No 659, No 380 and No 198 be revoked, as all the trees contained in the older Orders have, where appropriate, been included in the new Order.

(Voting 6 in favour: 0 against)

(**N.B.** Councillor Mrs Hockley had left the meeting when this matter was considered).

(ii) FTPO 677 - 1 St Tristan Close and 68 St Johns Road, Locks Heath

Order made on 14 June 2012 covering two Oaks.

RESOLVED that Fareham Tree Preservation Order No. 677 be confirmed as originally made and served.

(Voting 6 in favour: 0 against)

(**N.B.** Councillor Mrs Hockley had left the meeting when this matter was considered).

(iii) FTPO 678 - Bridgefoot House, 37 East Street, Fareham

Order made on 13 July 2012 covering two Limes and one Sycamore.

RESOLVED that Fareham Tree Preservation Order No. 678 be confirmed as originally made and served.

(Voting 6 in favour: 0 against)

(**N.B.** Councillor Mrs Hockley had left the meeting when this matter was considered).

(The meeting started at 2:30pm
and ended at 6:00pm).