



**Minutes of the  
Planning Committee  
(to be confirmed at the next meeting)**

*Minutes of a meeting held on 10 October 2012  
at the Civic Offices, Fareham*

**PRESENT:**

Councillor N J Walker  
(Chairman)

Councillor a Mandry  
(Vice-Chairman)

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

**1. APOLOGIES FOR ABSENCE**

Apologies for absence was received from Councillor K D Evans, M J Ford, JP and P W Whittle, JP.

**2. MINUTES**

RESOLVED that the minutes of the meeting of the Planning Committee held on 12 September 2012 be confirmed and signed as a correct record ([pc-120912-m](#)).

**3. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman reminded the Committee that arrangements had been made for a Site Inspection at the Coldeast site on Monday 15 October 2012, commencing at 10.00am.

Members were also reminded that a Special Planning Committee meeting had been arranged for Tuesday 23 October 2012, commencing at 2.30pm in the Civic Offices, to consider the planning application relating to development on the Coldeast site.

RESOLVED that the arrangements for the Site Inspection on 15 October be endorsed.

#### 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
<b>ZONE 1</b>				
Mrs L Tarbet (Spokesperson)	Mr W Brewer Mr S Lowes	131 Newtown Road, Warsash - Demolition of Existing Dwelling and Garages and Erection of Replacement Dwelling Garages and Parking	<b>Opposing</b>	Minute 6(3) P/12/0614/FP
Mr B Spraggon		131 Newtown Road, Warsash - Demolition of Existing Dwelling and Garages and Erection of Replacement Dwelling Garages and Parking	<b>Supporting</b>	Minute 6(3) P/12/0614/FP
Mr B Rex		131 Newtown Road, Warsash - Demolition of Existing Dwelling and Garages and Erection of Replacement Dwelling Garages and Parking	<b>Supporting</b>	Minute 6(3) P/12/0614/FP
Mr C Ward		Waters Reach, Hook Park Road, Warsash, -Replacement dwelling with integral garage new front boundary wall	<b>Opposing</b>	Minute 6(5) P/12/0670/FP

		widened entrance and automatic entrance gates		
Mrs Newman		Waters Reach, Hook Park Road, Warsash, -Replacement dwelling with integral garage new front boundary wall widened entrance and automatic entrance gates	<b>Opposing</b>	Minute 6(5) P/12/0670/FP
Mr N Tutton (Agent)		Waters Reach, Hook Park Road, Warsash, -Replacement dwelling with integral garage new front boundary wall widened entrance and automatic entrance gates	<b>Supporting</b>	Minute 6(5) P/12/0670/FP
<b>ZONE 2</b>				
Mr M Drewery		Boundary adjacent Jonathan Road, Blackbrook Business Park, Blackbrook Road, Fareham - Reduce Leylandii trees covered by FTPO 252 by 2M in height	<b>Opposing</b>	Minute 6(8) P/12/0635/TO
Mr A Barron (Agent)		Former St Christophers site, Wickham Road, Fareham, - Proposed additional flat over garage & changes to plots 28 to 32 approved under P/11/0743/FP	<b>Supporting</b>	Minute 6(10) P/12/0714/FP
Mr S Peck		Adjacent Scout Hut, Highlands Road - Conversion of Existing Telefonica Base Station to a	<b>Supporting</b>	Minute 6(11) P/12/0748/FP

		Vodafone/Telefonica Site-Share, involving the replacement of the existing 20metre monopole with one of the same height, upon which the replacement of the existing 3 No Telefonica antennas with 6 No Telefonica/Vodaphone antennas, plus ancillary works amongst which the installation of 1 No equipment cabinet within the existing fenced compound.		
<b>ZONE 3</b>				
Mr G Lismore		Cams Hall Estate, Portchester Road, Fareham - Reconstruction of Cams Tidal Mill Incorporating Restaurant, Bar, Kitchen Stores, Ancillary Accommodation, Service Yard, Car Park and Re-Alignment of Coastal Footpath & Create New Intertidal Area: Details Pursuant to P/09/0892/FP conditions 3 (external materials), 4 (construction and materials scheme & specifications), 5 (hard surface areas treatment), 7 ground levels) 9 boundary treatment, 15 car parking drainage) and 21 (surface water drainage scheme)	<b>Opposing</b>	Minute 6(12) P/09/0892/DP/C
Mr P Cope		Cams Hall Estate, Portchester Road,	<b>Opposing</b>	Minute 6(12) P/09/0892/DP/C

		Fareham - Reconstruction of Cams Tidal Mill Incorporating Restaurant, Bar, Kitchen Stores, Ancillary Accommodation, Service Yard, Car Park and Re- Alignment of Coastal Footpath & Create New Intertidal Area: Details Pursuant to P/09/0892/FP conditions 3 (external materials), 4 (construction and materials scheme & specifications), 5 (hard surface areas treatment), 7 ground levels) 9 boundary treatment, 15 car parking drainage) and 21 (surface water drainage scheme)		
Mr G Lismore		Cams Hall Estate, Portchester Road, Fareham Reconstruction of Cams Tidal Mill Incorporating Restaurant, Bar, Kitchen Stores, Ancillary Accommodation, Service Yard, Car Park and Re- Alignment of Coastal Footpath & Create New Intertidal Area: Details Pursuant to Condition 14 (Temporary Footpath)	<b>Opposing</b>	Minute 6(13) P/09/0892/DP/D
Mr P Cope		Cams Hall Estate, Portchester Road, Fareham Reconstruction of Cams Tidal Mill Incorporating	<b>Opposing</b>	Minute 6(13) P/09/0892/DP/D

		Restaurant, Bar, Kitchen Stores, Ancillary Accommodation, Service Yard, Car Park and Re-Alignment of Coastal Footpath & Create New Intertidal Area: Details Pursuant to Condition 14 (Temporary Footpath)		
Mr S Wimbush		Cams Hall Estate - Portchester Road, Fareham Reconstruction of Cams Tidal Mill Incorporating Restaurant, Bar, Kitchen Stores, Ancillary Accommodation, Service Yard, Car Park and Re-Alignment of Coastal Footpath & Create New Intertidal Area: Non-Material Amendment: Minor Revisions to Elevations, Site Plan and Internal Plan Layout	<b>Opposing</b>	Minute 6(14) P/09/0892/MA/B
Mr G Lismore		Cams Hall Estate - Portchester Road, Fareham Reconstruction of Cams Tidal Mill Incorporating Restaurant, Bar, Kitchen Stores, Ancillary Accommodation, Service Yard, Car Park and Re-Alignment of Coastal Footpath & Create New Intertidal Area:	<b>Opposing</b>	Minute 6(14) P/09/0892/MA/B

		Non-Material Amendment: Minor Revisions to Elevations, Site Plan and Internal Plan Layout		
Mr P Cope		Cams Hall Estate - Portchester Road, Fareham Reconstruction of Cams Tidal Mill Incorporating Restaurant, Bar, Kitchen Stores, Ancillary Accommodation, Service Yard, Car Park and Re-Alignment of Coastal Footpath & Create New Intertidal Area: Non-Material Amendment: Minor Revisions to Elevations, Site Plan and Internal Plan Layout	<b>Opposing</b>	Minute 6(14) P/09/0892/MA/B
Mrs B Clapperton (on behalf of The Fareham Society)		Cams Hall Estate - Portchester Road, Fareham Reconstruction of Cams Tidal Mill Incorporating Restaurant, Bar, Kitchen Stores, Ancillary Accommodation, Service Yard, Car Park and Re-Alignment of Coastal Footpath & Create New Intertidal Area: Non-Material	<b>Opposing</b>	Minute 6(14) P/09/0892/MA/B

		Amendment: Minor Revisions to Elevations, Site Plan and Internal Plan Layout		
Mr C Kelly		Tree Preservation Order No 675 - 42 to 50 Bell Davies Road and 17 Bulwark Road, Hill Head	<b>Opposing</b>	Minute 7 TPO 675
Mrs K Vickery		Tree Preservation Order No 675 - 42 to 50 Bell Davies Road and 17 Bulwark Road, Hill Head	<b>Opposing</b>	Minute 7 TPO 675

### 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-121010-r04-lsm](#) circulated with agenda). An Update [Report](#) was tabled at the meeting.

##### **Item (1) P/12/0518/TO - 11 Camargue Close, Whiteley**

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

##### **(2) P/12/0612/FP - 65 Common Lane, Titchfield**

The Committee was referred to the Update Report which provided the following information:-*Proposal amended by elevational plans received 25 September 2012, which half-hipped and reduced the height of the north south ridge. Amend fourth paragraph of Recommendation Section such that if the legal agreement is not completed by 10<sup>th</sup> December 2012, the proposal may be refused being: 'Contrary to policy; inadequate provision towards public open space' delete the words 'and highway infrastructure'.*

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

- (i) the applicant 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 developer contributions in respect of public open space infrastructure by 10 December 2012, and
  - (ii) the conditions in the report,
- was voted on and CARRIED.  
(Voting 9 in favour; 0 against)



RESOLVED that subject to:-

- (i) the applicant 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 developer contributions in respect of public open space infrastructure by 10 December 2012, and
- (ii) 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 acceptable in respect of its design, layout and impact on the character of the area. It would have no adverse impact upon highway safety, the health of nearby protected trees, wildlife interests, adjoining amenity or on the amenity of future occupiers of the development. 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 - CS5 - Transport Strategy and Infrastructure, CS14 - Development Outside Settlements, CS15 - Sustainable Development and Climate Change, CS16 - Natural Resources and Renewable Energy, CS17 - High Quality Design, CS20 - Infrastructure and Development Contributions, CS21 - Protection and Provision of Open Space. Fareham Borough Local Plan Review - DG4 - Site Characteristics; C18 - Protected Species.

**(3) P/12/0614/FP - 131 Newtown Road, Warsash**

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 9 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 detract from the appearance or character of the streetscene nor would it harm the amenities of neighbours. The proposed level of parking provision on the site is acceptable. Other material considerations including the effect on protected species and nearby sites of biodiversity value 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 - CS4 - Green Infrastructure, Biodiversity and Geological Conservation, CS14 - Development Outside Settlements, 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.

**(4) P/12/0655/FP - 4 Woodbourne Close, Fareham**

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 9 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 below. The extension would not harm the amenities of neighbours, the appearance of the house or the character of the streetscene. There would be no unacceptable implications in terms of the capacity for the site to meet the demand for off-road parking. 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. Approved SPG/SPD - EXT DG - Extension Design Guide (1993); RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document.

**(5) P/12/0670/FP - Waters Reach, Hook Park Road, Warsash**

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; 1 against; 1 abstention).

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 harm the amenities of neighbours nor the character or

appearance of the streetscene. There would be no adverse implications for parking availability or highway safety. Other material considerations including the impact on protected species 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 and CS4 - Green Infrastructure, Biodiversity and Geological Conservation. Approved SPG/SPD - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - DG4 - Site Characteristics; C18 - Protected Species.

**(6) P/12/0696/FP - 30 Woodthorpe Gardens, Sarisbury Green**

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 9 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 the appearance of the 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 applications, 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 - EXT DG - Extension Design Guide (1993);

**(7) P/12/0750/FP - 106 Church 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 9 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 extensions are not considered to be harmful to the appearance of the house or character of the streetscene, neither are they believed likely to harm the living

conditions of neighbours. There would be no adverse implications for parking availability on the site or in the immediate area. 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. Approved SPG/SPD - EXT DG - Extension Design Guide (1993); RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document.

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

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

It was proposed and seconded that the application be deferred for consideration at a future Planning Committee meeting to enable Officers to agree with the applicant an appropriate reduction in height of the trees and further consultation to be undertaken with local residents as a result of the agreed works.

(Voting 9 in favour; 0 against)

RESOLVED that determination of the application be deferred.

Reasons for the Decision: To enable Officers to agree with the applicant an appropriate reduction in height of the trees and further consultation to be undertaken with local residents as a result of the agreed works.

**(9) P/12/0658/FP - Land Adjacent to 33 Funtley Hill, Fareham**

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

- (i) the applicant/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 secure a financial contribution towards off-site public open space and/ or facilities and highway infrastructure improvements by the 10th December 2012; and
- (ii) the conditions in the report

was voted on and CARRIED.

(Voting 9 in favour; 0 against)

RESOLVED that subject to:-

- (i) the applicant/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 secure a financial contribution towards

off-site public open space and/ or facilities and highway infrastructure improvements by the 10th December 2012; and

(iii) 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 harm the appearance or character of the area, the setting of the grade II listed church, the amenities of neighbours nearby the future occupants or have unacceptable implications for highway safety. Other material considerations including land contamination and the effect on protected trees nearby 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 - CS2 - Housing Provision, CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy, CS7 - Development in Fareham, CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design, CS20 - Infrastructure and Development Contributions and CS21 - Protection and Provision of Open Space. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - DG4 - Site Characteristics.

**(10) P/12/0714/FP - Former St Christopher Site, Wickham Road, 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:- *Comments of the Director of Regulatory and Democratic Services (Environmental Health) - No objection. Comments of the Director of Regulatory and Democratic Services (Contaminated Land) - No objection subject to condition.*

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

- (i) the conditions in the report; and
- (ii) by 30 November 2012 the applicant/owner entering into a Deed of Variation in relation to the S.106 Legal Agreement completed on 22 May 2012 securing a contribution towards off-site public open space and/or facilities, a contribution towards a Traffic Regulation Order over the whole frontage of the site and adjusting the speed limit to 30 mph on Wickham Road; and the retention of the workhouse building; a schedule of works to be submitted for the repair, restoration and conservation of the building,

was voted on and CARRIED.  
(Voting 8 in favour; 1 abstention)

RESOLVED that, subject to:-

- (i) the conditions in the report; and
- (ii) by 30 November 2012 the applicant/owner entering into a Deed of Variation in relation to the S.106 Legal Agreement completed on 22 May 2012 securing a contribution towards off-site public open space and/or facilities, a contribution towards a Traffic Regulation Order over the whole frontage of the site and adjusting the speed limit to 30 mph on Wickham Road; and the retention of the workhouse building; a schedule of works to be submitted for the repair, restoration and conservation of the building.

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 upon highway safety. 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 - CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design, CS2 - Housing Provision, CS6 - The Development Strategy and CS7 - Development in Fareham. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - DG4 - Site Characteristics, H1 - Housing Allocations.

**(11) P/12/0748/FP - Adjacent to Scout Hut, Highlands Road, 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 condition in the report, was voted on and CARRIED.

(Voting 9 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 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. Fareham Borough Local Plan Review FS7 - Telecommunications

**(12) P/09/0892/DP/C - Cams Hall Estate, Portchester Road, Fareham**

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

Upon being proposed and seconded, the officer recommendation to approve the details submitted pursuant to condition numbers 4, 5, 7, 9, 15 and 21 of P/09/0892/FP was voted on and CARRIED.

(Voting 8 for; 1 against).

It was proposed and seconded that determination of the details submitted pursuant to condition number 3 of P/09/0892/FP (external materials) be deferred. On being put to the vote the proposal was CARRIED.

(Voting 9 for; 0 against).

RESOLVED that:-

- (i) the details submitted pursuant to condition numbers 4, 5, 7,9,15 and 21 of P/09/0892/FP be APPROVED; and
- (ii) determination of the details submitted pursuant to condition number 3 of P/09/0892/FP (external materials) be deferred.

Reasons for the Decision: With regard to condition numbers 4, 5, 7,9,15 and 21 of P/09/0892/FP, the submitted details do not materially alter or extend the remit of the original planning permission. They seek to explain and clarify details not available at the time of determination, to Members' satisfaction. None of the proposals encroach on to statutorily designated SSSI, SPA and RAMSAR sites. Neither Natural England or the Environment Agency consider the proposal would have any significant effect on the protected sites or water quality. The Director of Planning and Environment (Conservation) is satisfied with the level of detail submitted with regard to construction specification, hard surface treatments and boundary treatment. Officers consider the details submitted in pursuance to condition numbers 4, 5, 7, 9, 15 and 21 are therefore acceptable and recommended for approval.

With regard to condition number 3 of P/09/0892/FP, (external materials), determination of the matter was deferred as the Committee was not satisfied with the submitted samples of the external materials proposed to be used in construction of the building and sought further information from the applicant about the use of reclaimed wood for boarding.

**(13) P/09/0892/DP/D - Cams Hall Estate, Portchester Road, Fareham**

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

Upon being proposed and seconded, the officer recommendation to approve the details submitted pursuant to condition number 14 of P/09/0892/FP was voted on and CARRIED.

(Voting 6 for; 1 against, 1 abstention).

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

RESOLVED that the details submitted pursuant to condition number 14 of P/09/0892/FP be APPROVED.

Reasons for the Decision: The submitted details do not materially alter or extend the remit of the original planning permission, they seek to explain and clarify details not available at the time of determination. The applicant has taken the necessary measures to divert the line of Footpath no. 523 and the line and surface of the temporary footpath is acceptable. Officers consider the details submitted in pursuance to condition number 14 are acceptable and the submission is accordingly recommended for approval.

**(14) P/09/0892/MA/B - Cams Hall Estate, Portchester 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:- *The HCC Access and Development Team were consulted for their view with regard to the revised siting of the service yard gates and its potential implications for users of FP523. They have no objection subject to provision of bollards or some other measures along the eastern edge of FP523, to prevent encroachment of service vehicles or any other vehicles upon its line. The applicant has no objection to installation of bollards. The views of the Director of Planning and Environment (Conservation) have been sought on an appropriate form of bollard.*

The Committee considered each of the proposed non material minor amendments to the scheme approved under P/09/0892/FP, as follows:-

- (a) Additional door in the east elevation and widening of the front door:- Upon being proposed and seconded, permission for the above minor amendment to the scheme approved under P/09/0892/FP, was voted on and CARRIED.  
(Voting 6 for; 1 abstention)
- (b) Relocation of yard gates and slight changes to the size of the service yard:- Upon being proposed and seconded, permission for the above minor amendment to the scheme approved under P/09/0892/FP, was voted on and was REFUSED.  
(Voting 7 for refusal; 0 against refusal).



- (c) Introduction of twin stove pipes at ridge level: Upon being proposed and seconded, permission for the above minor amendment to the scheme approved under P/09/0892/FP, was voted on and CARRIED.  
(Voting 6 for; 1 abstention)
- (d) Internal alterations and ground and first floor fire escapes in the western elevation : Upon being proposed and seconded, subject to the alarming of both emergency doors in the ground and first floor western elevation, permission for the above minor amendment to the scheme approved under P/09/0892/FP, was voted on and CARRIED.  
(Voting 5 for; 2 against).

(**N.B.** Councillors Bayford and Davies had left the meeting when this matter was considered).

RESOLVED that:-

- (a) PLANNING PERMISSION P/09/0892/FP be amended to permit an additional door in the east elevation and widening of the front door;
- (b) Planning permission P/09/0892/FP is not amended for the relocation of yard gates and slight changes to the size of the service yard;
- (c) PLANNING PERMISSION P/09/0892/FP be amended to permit the introduction of twin stove pipes at ridge level; and
- (d) Subject to a condition requiring the alarming of both emergency doors in the ground and first floor western elevation, PLANNING PERMISSION P/09/0892/FP be amended to permit internal alterations and ground and first floor fire escapes in the western elevation.

Reasons for the Decision: The above proposed non material minor amendments to the approved scheme shown above as (a), (c) and (d) are considered acceptable. The proposed non material minor amendment (b) was not permitted on the grounds that the amendment resulted in inconvenience and was potentially hazardous for users of Footpath No. 523.

Policies: Approved Fareham Borough Core Strategy - CS17 - High Quality Design; CS4 - Green Infrastructure, Biodiversity and Geological Conservation; CS6 - The Development Strategy

**(15) P/12/0205/FP - Catholic Church of Our Lady of Walsingham, White Hart Lane, Fareham**

The Committee was referred to the Update Report which provided the following information:-*Amended plans have been received showing use of block paving and granite setts through most of the site and introduction of pedestrian gates to the frontage plots. The applicant has agreed to enter into the Section 106 agreement in respect of contributions for open space, highway infrastructure, a traffic regulation order and to secure an appropriate landscape management regime.*

*The Director of Community and Streetscene (Strategic Housing) confirm they are satisfied with the affordable housing offer. The Recycling Officer notes the position of the bin collection point and comments that all houses will be required to bring their bins to this point for collection, and retrieve them following emptying. The area must be big enough for 7 x bins and 7 x garden waste sacks. Alternatively, those houses fronting White Hart Lane could place their bins on White Hart Lane for emptying. The surfacing must be of a suitable standard to withstand a fully laden refuse vehicle, about 26 tonnes.*

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

- (i) the conditions in the report;
- (ii) a grampian condition requiring the applicant to identify where the two build-outs on White Hart Lane will be located before development commences; and
- (iii) the applicant/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 secure appropriate landscaping maintenance/management of the site in perpetuity and to secure financial contributions towards off-site public open space, transport infrastructure and a Traffic Regulation Order by 10th December 2012

was voted on and CARRIED.

(Voting 7 in favour; 0 against)

**(N.B.** Councillors Bayford and Davies had left the meeting when this matter was considered).

RESOLVED that, subject to:-

- (i) the conditions in the report;
- (ii) a grampian condition requiring the applicant to identify where the two build-outs on White Hart Lane will be located before development commences; and
- (iii) the applicant/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 secure appropriate landscaping maintenance/management of the site in perpetuity and to secure financial contributions towards off-site public open space, transport infrastructure and a Traffic Regulation Order by 10th December 2012

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 significant impact on the amenity of adjoining occupiers, the character of the area or on highway safety and would provide an adequate level of on-site affordable housing. 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 be granted.

Policies: Approved Fareham Borough Core Strategy - CS2 - Housing Provision, CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy, CS11 - Development in Portchester, Stubbington and Hill Head, CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design, CS18 - Provision of Affordable Housing, CS20 - Infrastructure and Development Contributions and CS21 - Protection and Provision of Open Space. Fareham Borough Local Plan Review DG4 - Site Characteristics

**(16) P/12/0694/FP - 10 Fay Close, Stubbington**

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)

(**N.B.** Councillors Bayford and Davies had left the meeting when this matter was considered).

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. The proposal would impact upon the visual amenities of the streetscene and the amenities of the neighbouring property. 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 Core Strategy - CS17 - High Quality Design.

**(17) P/12/0752/AD - Titchfield Haven Visitor Centre, Cliff Road, Fareham**

Upon being proposed and seconded, the officer recommendation to grant consent for a period of 5 years, was voted on and CARRIED.

(Voting 4 in favour; 1 against; 2 abstentions)

(**N.B.** Councillors Bayford and Davies had left the meeting when this matter was considered).

RESOLVED that CONDITIONAL CONSENT for a period of 5 years be granted.

Reasons for the Decision: The advertisement is acceptable taking into account the policies and proposals of the development plan and having regards to other relevant factors such as amenity and public safety in accordance with Section 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Where applicable conditions have been content or design of what is to be displayed. In accordance therefore with Section 14(1) of those regulations express consent should be granted.

Policies: Fareham Borough Local Plan Review - DG7 - Signs and Advertisements

**(18) P/12/0764/FP - 18 Oakdown Road, Stubbington**

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)

(**N.B.** Councillors Bayford and Davies had left the meeting when this matter was considered).

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 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, 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 thus planning permission should therefore be granted.

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

**7. TREE PRESERVATION ORDER**

**FTPO 675 - 42 to 50 Bell Davies Road and 17 Bulwark Road, Hill Head**

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

The Committee considered a report by the Director of Planning and Environment regarding confirmation of Fareham Tree Preservation Order No 675 to which an objection (in respect of a provisional order made on 1 June 2012) had been received (copy of report [pc-121010-r01-pjo](#) circulated with the agenda).

Upon being proposed and seconded, the officer recommendation to confirm Fareham Tree Preservation Order 675 as originally made and served, was voted on and CARRIED.

(Voting 7 in favour; 0 against)

(**N.B.** Councillors Bayford and Davies had left the meeting when this matter was considered).

RESOLVED that Fareham Tree Preservation Order 675 be confirmed as originally made and served.

(The meeting started at 2:30pm and ended at 7:20pm)