



FAREHAM BOROUGH
COUNCIL

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Minutes of the Planning Committee

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

PRESENT:

Councillor N J Walker
(Chairman)

Councillor A Mandry
(Vice-Chairman)

Councillors B Bayford, T M Cartwright (deputising for M J Ford, JP), P J Davies, R H Price, JP, D C S Swanbrow and P W Whittle, JP.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M J Ford, JP and D M Whittingham.

2. MINUTES

RESOLVED that, subject to the inclusion of an apology for absence from Councillor A Mandry, the minutes of the meeting of the Planning Committee held on 4 October 2012, (Site Visit) be confirmed and signed as a correct record ([pc-121004-m](#)).

3. CHAIRMAN'S ANNOUNCEMENTS

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

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Councils Code of Conduct, Councillor D C S Swanbrow declared a non-pecuniary interest in the application (see minute 6 below).

5. DEPUTATIONS

The Committee received a deputation from Mr R Collett, (Agent) in support of the application and he was thanked accordingly.

DECISIONS UNDER DELEGATED POWERS

6. PLANNING APPLICATION P/12/0299/FP - COLDEAST SITE

The Committee noted a report by the Director of Planning and Environment on the above planning application (copy of report [pc-121023-r01-lsm](#) circulated with agenda). An Update [Report](#) was tabled at the meeting..

Councillor Swanbrow declared a non-pecuniary interest in this application on the grounds that he lives just off Barnes Lane and thereby near to the application site (see minute 4 above).

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

The Committee was referred to the Update Report which provided the following information:-

1. A revised Ecological Management Plan has been submitted and is with the Council's Ecologist for comment.

2. Confirmation has been received from the developer that the tenure split for the general needs affordable housing would be provided at 65:35 (affordable rented: shared ownership) in accordance with the Council's adopted policy. The sheltered accommodation is to be considered as a special case and would be provided at 100% affordable rented housing. In relation to the size of the units, the HCA are closely involved with the delivery of this particular scheme and none of the Council's partner registered providers have raised any concerns.

In light of the above, The Director of Community and Streetscene (Strategic Housing) supports the proposal.

3. A letter dated 18 October 2012 has been received from Bruce Voss, Area Manager, Homes and Community Agency (HCA) explaining how both HCA and Miller Homes are committed to achieving a shared objective of bringing the Mansion House back into use to generate local jobs and preserve the building's heritage. The letter is attached for Members' information.

In light of this, the legal instructions under (g) of the committee report should secure the following:

(i). payment of a financial bond in the event that the developer and the HCA default on the yearly condition surveys of the building; and

(ii). the details of the marketing of the building to be agreed with the Council

Planning Committee

23 October 2012

Mr Richard Jolley
Director of Planning/Environment

18 October 2012

Dear Richard

RE: COLDEAST, PHASE 2 - PLANNING REF P/12/0299/FP

I am following up on our correspondence in respect of Phase 2 at Coldeast to confirm the steps that HCA and our development partner Miller Homes will take to bring the Mansion House back into use. We are of course working in the context of the objectives we have agreed with the Council – to generate employment and use the building in a way that is sympathetic to its heritage.

1) Our primary objective currently is to secure the investment from our preferred developer, Sanguine Hospitality Ltd who have submitted their plans for a hotel and wedding venue, which involves a £3-4m investment in refurbishment. Legal documents are essentially agreed between HCA as the landowner, Sanguine Hospitality and Miller Homes who have undertaken to service the site and carry out some initial works to facilitate the transaction. Sanguine want to await the outcome of the planning process before committing to a legal contract, but their intention remains to commence refurbishment in 2013.

2) Miller Homes continue to ensure the building is kept wind and water tight and essential repair/maintenance is undertaken so the building does not deteriorate. Regular condition surveys are carried out which we can supply to the Council, and until the building is developed we will continue with these on an annual basis. Both HCA and Miller will sign up to contractual obligations in this respect in the s106. We understand the Council are concerned that there is some security in place to cover these obligations should both Miller and the HCA default and we are prepared to put in place a bond/money in escrow or similar arrangement for £250,000 to cover these obligations

3) Hopefully the Sanguine investment will proceed, but if it does not HCA and Miller Homes will undertake to market the Mansion House again within 12 months. We will resource an appropriate marketing campaign and make available the same package of support to any purchaser, in terms of providing utility services to the site and accepting a nominal purchase price if that represents the current market value.

I hope you can see from the above that both HCA and Miller Homes are committed to achieving what is a shared objective of bringing this important building back into use to generate local jobs and preserve its heritage.

Kind regards.

Yours sincerely

Bruce Voss
Area Manager - Hampshire, Dorset and Isle of Wight team

Proposed and seconded that authority be delegated to the Head of Development Management, to grant planning permission for an amended full application and an amended outline application, subject to the following :-

- (i) The agreement of the applicant to amend the outline application to include the units of sheltered accommodation and to delete the same from the full planning application;
- (ii) The receipt of the final Ecological Management Plan as agreed by the Director of Planning and Environment (Ecologist);
- (iii) The applicant/owner 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, and agreed with the Solicitor to Hampshire County Council in respect to point (e) below, to secure:
 - a. The transfer of free, serviced land to Fareham Borough Council for the provision of the sheltered accommodation;
 - b. The transfer of land to Fareham Borough Council for the provision of community facilities, informal recreation, woodland and equipped playspace;
 - c. Financial contributions towards the provision and maintenance of sports pitches, other outdoor sports facilities, on-site equipped children's play space, informal play space and woodland works and community and/or green infrastructure facilities either on site or within the Borough of Fareham;
 - d. The provision and maintenance of the surface water drainage infrastructure;
 - e. The identified highway contributions, travel plan and bus gate provision;
 - f. A contribution towards the provision of education;
 - g. Measures to secure the restoration of the mansion house to include :-
 - (i) payment of a financial bond against the event that the developer and the HCA default on the yearly condition surveys of the building and to secure that the mansion house is kept water tight with essential repair/maintenance; and
 - (ii) the details of any future marketing of the mansion house and terms of marketing to be agreed with the Council;
 - h. Implementation of the Ecological Management Plan;
 - i. Details of the management company and future maintenance of the front gardens within the residential development areas;
 - j. Provision of a car park management plan in the event of large events being held within the Mansion House.
- (iv) A further additional note to applicant requesting consideration be given to providing sprinklers within the development having regard to the Hampshire Fire and Rescue Authority position statement for sprinklers; and
- (v) The conditions in the report;

was voted on and CARRIED.

(Full Application: Voting 8 for; 0 against)
(Outline Application: Voting 8 for; 0 against)

RESOLVED that authority be delegated to the Head of Development Management, to grant planning permission for an amended full application and an amended outline application, subject to the following :-

- (i) The agreement of the applicant to amend the outline application to include the units of sheltered accommodation and to delete the same from the full planning application;
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 - (c) Financial contributions towards the provision and maintenance of sports pitches, other outdoor sports facilities, on-site equipped children's play space, informal play space and woodland works and community and/or green infrastructure facilities either on site or within the Borough of Fareham;
 - (d) The provision and maintenance of the surface water drainage infrastructure;
 - (e) The identified highway contributions, travel plan and bus gate provision;
 - (f) A contribution towards the provision of education;
 - (g) Measures to secure the restoration of the mansion house to include :-
 - (i) payment of a financial bond against the event that the developer and the HCA default on the yearly condition surveys of the building and to secure that the mansion house is kept water tight with essential repair/maintenance; and
 - (ii) the details of any future marketing of the mansion house and terms of marketing to be agreed with the Council;
 - (h) Implementation of the Ecological Management Plan;
 - (i) Details of the management company and future maintenance of the front gardens within the residential development areas;
 - (j) Provision of a car park management plan in the event of large events being held within the Mansion House.
- (iv) A further additional note to applicant requesting consideration be given to providing sprinklers within the development having regard to the Hampshire Fire and Rescue Authority position statement for sprinklers; and

- (v) The conditions in the report.

Reasons for the Decision: The development is acceptable taking into account the policies and proposals of the Development Plan as set out below as the guidance contained within relevant planning policy guidance notes and planning policy statements.

The proposal is not considered to adversely affect the landscape character of the countryside and strategic gap. There would not be adverse impacts on European designated sites. There would not be unacceptable impacts upon the character or appearance of the area, or upon the amenities of properties both near to the site and further afield. The increase in traffic levels would be minimised through sustainable transport arrangements and highway improvement schemes where necessary; highway safety would not be materially harmed.

Other material considerations are judged not to have sufficient weight to justify a refusal of the application, and, where applicable, conditions along with Section 106 planning obligations 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; CS4 - Green Infrastructure, Biodiversity and Geological Conservation; CS5 - Transport Strategy and Infrastructure; CS6 - Development Strategy; CS9 - Development in Western Wards and Whiteley; CS10 - Coldeast Hospital Strategic Development Allocation; CS15 - Sustainable Development and Climate Change; CS16 - Natural Resources and Renewable Energy; CS17 - High Quality Design; CS18 - Provision of Affordable Housing; CS20 - Infrastructure and Development Contributions; CS21 - Protection and Provision of Open Space; CS22- Development in Strategic Gaps.

The approved Fareham Borough Core Strategy deleted the previous allocation from the Proposal Map (linked to Policy DG10 of the Fareham Borough Local Plan Review) and added new allocations and designations to the Proposals Map. These designations, outside the urban area include land for housing, allotment/cemetery and community facilities and for a mixed use (mansion house).

Fareham Borough Local Plan Review: C18 - Protected Species; DG4 - Site Characteristics; HE9 - Buildings of Local, Architectural or Historic Interest HE10 - Historic Parks and Gardens; Approved SPG/SPD: Residential Car and Cycle Parking Standards Supplementary Planning Document; Former Coldeast Hospital - Development Brief Supplementary Planning Document Adopted October 2011

(The meeting started at 2:30pm
and ended at 4.30pm).