



**FAREHAM** BOROUGH  
COUNCIL

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## Minutes of the Planning Committee

*Minutes of a meeting held on 21 November 2012  
at the Civic Offices, Fareham*

**PRESENT:**

Councillor N J Walker  
(Chairman)

Councillor A Mandry  
(Vice-Chairman)

**Councillors** B Bayford, P J Davies, M J Ford, JP, R H Price, JP, D C S Swanbrow  
D M Whittingham and P W Whittle, JP.

**Also Present:** Councillor L Keeble, Executive Member for Streetscene

**1. APOLOGIES FOR ABSENCE**

There were no apologies for absence.

**2. MINUTES**

RESOLVED that the minutes of the meetings of the Planning Committee held on 10 October 2012 and 23 October 2012 be confirmed and signed as correct records ([pc-121010-m](#) and [pc-121023-m](#) respectively).

**3. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman welcomed Councillor Whittingham to his first meeting as a member of the Planning Committee.

#### 4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Councils Code of Conduct, the following members declared an interest in the matter indicated:-

- (i) Councillor Whittingham declared a non-pecuniary interest in both applications relating to the site at 67, The Avenue, Fareham (see minute 7 (12) and minute 7 (13) below). He further declared that he would remain in the meeting whilst the applications were considered, but would not speak or vote on the matter.
- (ii) Councillor Walker (Chairman) declared a prejudicial interest in the application relating to the site at the Community Centre, Westlands Grove, Portchester. He withdrew from the Committee to the public gallery and, following representations to the Committee, withdrew from the meeting room during consideration of the application (see minute 7(20) below).
- (iii) Councillor Price declared a prejudicial interest in the application relating to the site at the Community Centre, Westlands Grove, Portchester. He withdrew from the committee to the public gallery and, following representations to the Committee, withdrew from the meeting room during consideration of the application (see minute 7(20) below).

#### DECISIONS UNDER DELEGATED POWERS

#### 5. SPENDING PLANS 2013/14

The Committee considered a report by the Director of Finance and Resources which outlined the spending plans for 2013/14 (copy of report [pc-121121-r01-rpa](#) circulated in advance of the meeting).

Members were referred to the statement in paragraph 4 of the report that "*The Government has indicated that Local Authorities will be allowed to increase these charges by 15% in 2013/14.*" It was reported that the Government has now announced the increase which will come into effect from 22 November 2012.

RESOLVED that:-

- (a) the revised budget for 2012/13 be approved;
- (b) the 5% increase for pre-application advice for 2013/14 be approved; and
- (c) the base budget for 2013/14 be approved.

## 6. DEPUTATIONS

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

<b>Name</b>	<b>Spokesperson representing the persons listed</b>	<b>Subject</b>	<b>Supporting or Opposing the Application</b>	<b>Minute No/ Application No</b>
<b>ZONE 1</b>				
Mrs H Croft-Philips	Mr N Blick Mr M Willoughby	11 Camargue Close, Whiteley, - Carry out works to willow and oak trees covered by FTPO 183 and FTPO 184	<b>Opposing</b>	Minute 7(1) P/12/0518/TO
Mr A Jarman		Land adjoining Great Brook Farm, Brook Lane, Warsash, - Installation of new vehicular and pedestrian access to serve existing site of storage and light industrial uses and alterations to existing access	<b>Opposing</b>	Minute 7(2) P/12/0697/FP
Ms J May		180 Swanwick Lane, Swanwick, - Erection of single storey rear and side extension	<b>Opposing</b>	Minute 7(9) P/12/0828/FP
Mrs J Ogburn		"ditto"	<b>Supporting</b>	"ditto"
<b>ZONE 2</b>				
Mr A Scott		53 Sommervell Drive, Fareham - two storey extension to side and single storey extension to front and rear.	<b>Supporting</b>	Minute 7(11) P/12/0801/FP

Ms P Johnson	Ms S Moore Mr M Murray	67 The Avenue Fareham, - Change of use to mixed use comprising nursery (D1) at ground floor level and three bedroom residential unit (C3) at first floor level, erection of single storey extension to south eastern corner of building and entrance ramp	<b>Opposing</b>	Minute 7(12) P/12/0804/FP
Mr M Murray	Mrs O Potter Mr & Mrs Jupe	Little Munchkins,67 The Avenue, Fareham, PO14 1PE - Erection of 4 bedroom three storey dwelling	<b>Opposing</b>	Minute 7(13) P/12/0815/FP
<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 and 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)	<b>Opposing</b>	Minute 7(15) P/09/0892/DP/C

		and 21 (surface water drainage scheme)		
Mr S Waring		"ditto"	<b>Supporting</b>	"ditto"
Mr P Cope	Mrs S Bell Mr S Cunningham	Cams Hall, 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 and create new intertidal area: details pursuant to P/08/0892/FP - conditions 8(ii) & 8(iii) (construction strategy and timetable), 24 (construction environmental management plan), 25 (construction operatives management plan) and 26 (prevention of mud on roads)	<b>Opposing</b>	Item 7(16) P/09/0892/DP/E
Mr G Lismore		"ditto"	<b>"ditto"</b>	"ditto"
Mr S Waring		"ditto"	<b>Supporting</b>	"ditto"
Mr K Jones		1 Stubbington Green, Fareham - Change of use from A3 restaurant with ancillary hot food takeaway to A% hot food takeaway including installation of	<b>Supporting</b>	Item 7(17) P/12/0719/CU

		extraction duct and compressors and new shop front		
Mr M Stevens (Agent)		10 Down End Road, Fareham, - Retention of new entrance to existing property	<b>Supporting</b>	Item 7(19) P/12/0805/FP
Mr C Daniel		Trafalgar Wharf, Hamilton Road, Portsmouth - Outline application for mixed use development comprising retail shop and up to 164 dwellings in two, three and four storey buildings and one twelve storey building incorporating restaurant/cafe facilities with associated landscaped areas and parking; a flood defence barrier; and the construction of up to 18,904sq M of floorspace in buildings for class B1, B2 and/or B8 purposes, following the demolition of existing buildings, with access from Southampton Road and Hamilton Road (principle of access to be considered)	<b>Supporting</b>	<b>CONSULTATION</b>  Item 7(22) N/12/0006

**7. 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-121121-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 received the deputation referred to in Minute 6 above.

It was proposed and seconded that the application be refused consent. Before the matter was put to the vote the proposal was withdrawn.

A further proposal was made and seconded that, in accordance with the officer recommendation the application be granted consent, subject to the conditions in the report. The matter was put to the vote and CARRIED (Voting 2 in favour; 2 against) whereupon in accordance with Standing Orders the Chairman exercised his casting vote, in favour of granting consent.

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

Reasons for the Decision: The proposed tree works are not considered to have a detrimental effect on the health and condition of the trees affected and will have no adverse impact on public amenity.

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

**Item (2) P/12/0697/FP - Land Adjoining - Great Brook Farm, Brook Lane, Warsash**

The Committee received the deputation referred to in Minute 6 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 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 and CS5 - Transport Strategy and Infrastructure.

**Item (3) P/12/0702/FP - 7 Fleet End Road, Warsash**

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 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 (4) P/12/0716/TO - Mistywood, 1 Parklands, Sarisbury Green**

Upon being proposed and seconded, the officer recommendation to

- (i) grant consent to fell one Cupressus Macrocarpa numbered T5 under Tree Preservation Order 104, and
- (ii) refuse consent to fell one Oak numbered T3 under Tree Preservation Order 104,

was voted on and CARRIED.

(Voting 9 in favour; 0 against).

RESOLVED that:-

- (a) consent, be APPROVED to fell one Cupressus Macrocarpa numbered T5 under Tree Preservation Order 104, and
- (b) consent be REFUSED to fell one Oak numbered T3 under Tree Preservation Order 104.

Reasons for the Decision -

- (A) The felling of the Monterey Cypress (T5) is considered appropriate because of its poor condition and potential for damage to property.
- (B) The oak tree (T3) is considered to be in a sound and healthy condition and makes an important contribution to the street scene. On the basis of the



submitted information the felling of the tree is unnecessary and would be harmful to the visual amenities and character of the area.

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

**Item (5) P/12/0727/FP - 8 Caigers Green, BurrIDGE**

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; 1 abstention).

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 proposed extensions would not detract from the appearance of the house or character of the surrounding area. There would be no harmful effect on the amenities of neighbours living nearby. Other material considerations including 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)

**Item (6) P/12/0770/TO - 43 Park Cottage Drive, 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 9 in favour; 0 against).

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

Reasons for the Decision - The proposed tree works will not be detrimental to the health and condition of the oak and will have no adverse impact on local public amenity.

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

**Item (7) P/12/0816/FP - 90 Church Road, Locks Heath**

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 development would not harm the amenities of neighbours or the appearance or character of the streetscene. There would be no adverse implications for parking provision on the site or the nearby 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.

**Item (8) P/12/0818/FP - 24 Crofton Way, Warsash**

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 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 (9) P/12/0828/FP - 180 Swanwick Lane, Swanwick**

The Committee received the deputations referred to in Minute 6 above.

The Committee was referred to the Update Report which provided the following information:- *Planning Considerations - Key Issues. The paragraph under this section beginning "Officers consider it reasonable..." should end after "boundary opposite them".*

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; 2 abstentions).

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

**Item (10) P/12/0841/FP - 4 Edenbridge Way, Sarisbury Green**

The Committee was referred to the Update Report which provided the following information:- *This application has been withdrawn from the agenda.*

**Item (11) P/12/0801/FP - 53 Somervell Drive, Fareham**

The Committee received the deputation referred to in Minute 6 above.

The Committee was referred to the Update Report which provided the following information:- *An amended plan has been received reducing the width of the extension at first floor level as set out within the report.*

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 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 or 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. Approved SPG/SPD: EXTDG - Extension Design Guide (1993); RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document.

**Item (12) P/12/0804/FP - 67 The Avenue, Fareham**

The Committee received the deputation referred to in Minute 6 above.

Councillor Whittingham declared a non-pecuniary interest in the application on the grounds that the applicant is the leader of his political group. He further declared that he would remain in the meeting but would not speak or vote on the application..

It was proposed that determination of the application be deferred to invite the submission of amended plans and to provide more information required by the committee concerning:-

- (i) details of fenestration and brickwork of the rear extension to match the existing building;
- (ii) clarify the intention relating to the proposed occupiers of the flat;
- (iii) internal access arrangements to exclude direct access to the nursery;
- (iv) hedging along the eastern boundary with the adjacent property to be retained;
- (v) use of garden for occupiers of the residential unit to be limited to when the nursery closed.

(Voting 8 in favour; 0 against; 1 abstention)

RESOLVED that determination of the application be deferred for submission of an amended plan and further details requested by the Committee.

**Item (13) P/12/0815/FP - 67 The Avenue - Little Munchkins, Fareham**

The Committee received the deputation referred to in Minute 6 above.

The Committee was referred to the Update Report which provided the following information:- *The comments of the Director of Regulatory and Democratic Services (Environmental Health) - There are concerns that noise from the children at play, both internally and externally, may be the subject of noise complaints from the occupiers of the proposed dwelling, similar to those received in the past in respect of other children's nurseries in the Borough particularly during periods of warm weather when windows are open. However, in this case, the residential accommodation is to be occupied by staff and therefore such complaints are unlikely to be made to this department.*

*If the house was owned by a third party with no relationship to the nursery, the owners may complain about the noise from the children eg shouting, screaming, crying, playing with toys etc. However, whether the Council is able to establish statutory nuisance in this location is not a certainty. There are no similar cases that have resulted in formal action in this Borough. The background noise levels dominated by traffic noise will be taken into account as will relevant case law eg existing planning consent for the use of the adjacent premises as a childrens' nursery. In light of the above comments it is not considered appropriate to impose a further reason for refusal in relation to potential noise nuisance from the nursery use.*

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

(Voting 8 in favour of refusal; 0 against refusal; 1 abstention).

RESOLVED that the application be REFUSED.

Reasons for the Decision - The proposed development is contrary to Policies CS15, CS17, CS20 and CS21 of the Fareham Borough Core Strategy and saved Policy DG4 of the Fareham Borough Local Plan Review and is unacceptable in that:-

- (a) By reason of the narrowness of the plot, the close juxtaposition with existing buildings and the design and materials of the proposed dwelling, the development would appear cramped and out of keeping with the spacial character of this part of The Avenue;
- (b) By reason of its bulk, design, depth and openings the proposed dwelling would be detrimental to the outlook, privacy and amenities enjoyed by the occupants of adjoining residential properties, in particular No.17 Peak Drive. Furthermore the configuration of the car park would impact upon the privacy of the neighbouring property 17 Peak Drive to the detriment of the amenities currently enjoyed by the occupiers of that property;
- (c) By reason of its close siting to 67 The Avenue, the amenity of bedroom 4 would be impaired, resulting in unacceptable living conditions for the occupiers of the proposed dwelling;
- (d) By virtue of its close proximity to 67 The Avenue, the proposed dwelling would impact upon the outlook and light available to the first floor bedroom window within the residential flat, detrimental to the amenities of the occupiers of that property;
- (e) By reason of the proximity of the proposed dwelling and reconfigured car parking spaces to existing protected trees, the development would be harmful to their health and would potentially result in their loss to the detriment of the character of the area.
- (f) Insufficient evidence has been submitted to demonstrate that the proposed dwelling would achieve Code level 4 for sustainable home as required by Policy CS15 of the Fareham Borough Core Strategy;

- (g) 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.

Policies - Approved Fareham Borough Core Strategy - CS15 - Sustainable Development and Climate Change, CS16 - Natural Resources and Renewable Energy, CS17 - High Quality Design, CS2 - Housing Provision, CS20 - Infrastructure and Development Contributions, CS21 - Protection and Provision of Open Space, CS5 - Transport Strategy and Infrastructure and CS7 - Development in Fareham. Fareham Borough Local Plan Review - DG4 - Site Characteristics

**Item (14) P/12/0840/FP - 41 Southmead Road, Fareham**

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 proposed extension would not harm the appearance of the house, the character of the surrounding streetscene or the amenities of neighbours. 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: EXTDG - Extension Design Guide (1993)

*(At the request of the Chairman and with the consent of the Committee, it was resolved to adjourn the meeting from 4.50pm to 5.00pm)*

**Item (15) P/09/0892/DP/C - Cams Hall Estate, Portchester Road, Fareham**

The Committee received the deputation referred to in Minute 6 above.

Upon being proposed and seconded, the officer recommendation to approve the details submitted pursuant to condition number 3 of P/09/0892/FP was voted on and CARRIED.

(Voting 7 in favour; 0 against; 2 abstentions).

RESOLVED that the details submitted pursuant to condition number 3 of P/09/0892/FP be APPROVED.

Reasons for the Decision - The submitted samples of all external materials to be used in the construction of the building are considered acceptable.

**Item (16) P/09/0892/DP/E - Cams Hall Estate, Portchester Road, Fareham**

The Committee received the deputation referred to in Minute 6 above.

Upon being proposed and seconded, the officer recommendation to approve the details submitted pursuant to condition numbers 8(ii) and 8(iii), 24, 25 and 26 of P/09/0892/FP was voted on and CARRIED.  
(Voting 6 in favour; 3 against).

RESOLVED that the details submitted pursuant to condition numbers 8(ii) and 8(iii), 24, 25 and 26 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. Officers consider the details submitted in pursuance to condition numbers 8(ii) and 8(iii), 24, 25 and 26 of P/09/0892/FP are acceptable.

**Item (17) P/12/0719/CU - 1 Stubbington Green, Fareham**

The Committee received the deputation referred to in Minute 6 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 proposed development would not harm the character or appearance of the Stubbington local centre and would have no unacceptable environmental, traffic or amenity implications. 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 - CS3 - Vitality and Viability of Centres, CS5 - Transport Strategy and Infrastructure, CS11 - Development in Portchester, Stubbington and Hill Head and CS17 - High Quality Design.

Fareham Local Plan Review: DG8- Commercial Frontages; S12 - Hot Food Shops

**Item (18) P/12/0772/FP - The Portsdown Inn, 1 Leith Avenue, Fareham**

The Committee was referred to the Update Report which provided the following information:- *Update comments have been received from the Director of Regulatory and Democratic Services (Environmental Health):- Further to the above revised application, officers advise that there would be no adverse comments in respect of this application. However if air conditioning/chiller units are proposed in future, we would ask that Environmental Health be consulted on any such applications.*

*Updated comments have been received from Hampshire County Council (Rights of Way):- It is noted that the revised plans now include a 450mm high barrier along the eastern boundary between the security gates and the road. As you quite rightly suggest, this would prevent vehicles from manoeuvring over the adjacent public footpath, Fareham FP 510, which we welcome. The Council's Highway Officer has suggested that the first 5 metres of this barrier should be omitted, which would "enable the lorry body to overhang the boundary.....". Officers have serious concerns if any large reversing vehicle were able to overhang this boundary and hence still represent a serious danger to walkers, which could include parents with push-chairs, using the footpath.*

*Officers comments:-*

*Notwithstanding the concerns of HCC expressed above, officers do not consider that the access arrangements for delivery vehicles to the site would pose a hazard to users of the adjacent public footpath. Any overhanging of the right of way would be brief and only whilst delivery vehicles are turning into the site. Without the ability for vehicles to swing into the delivery access there would be a detriment to highway safety caused by vehicles having to manoeuvre in the road instead.*

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 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. Fareham Borough Local Plan Review: DG8 - Commercial Frontages



**Item (19) P/12/0805/FP - 10 Down End Road, Fareham**

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 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 - CS15 - Sustainable Development and Climate Change and CS17 - High Quality Design.

**Councillor A Mandry (Vice-Chairman) in the Chair**

**Item (20) P/11/0497/DP/D - Community Centre, Westlands Grove, Portchester**

Councillor Walker (Chairman) declared a prejudicial interest in the application as he is a member and Vice-Chairman of the Portchester Community Centre Task and Finish Panel. Councillor Walker withdrew from the Committee to the public gallery.

Councillor Price declared a prejudicial interest in the application as he is a member of the Portchester Community Centre Task and Finish Panel. Councillor Price withdrew from the Committee to the public gallery.

At the invitation of the Chairman, both Councillor Walker and Councillor Price made representations to the Committee following which they withdrew from the meeting room.

Upon being proposed and seconded, the officer recommendation to approve submitted details pursuant to condition 14 of P/11/0497/FP was voted on and CARRIED.

(Voting 7 in favour; 0 against).

RESOLVED that submitted details pursuant to condition 14 of P/11/0497/FP be APPROVED.

Reasons for the Decision - The proposed bell tower is a small addition to this building that has been added as a decorative feature. It does not compromise the design or function of the building and is therefore in keeping with character and appearance of the area in accordance with the adopted Policies of the Fareham

Borough Core Strategy. The proposed CCTV cameras are an essential addition to a public building of this type, are not harmful to its appearance and are therefore in accord with the adopted Policies of the Fareham Borough Core Strategy.

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

**Councillor N J Walker (Chairman) in the Chair**

**Miscellaneous Item - Item (21) P/11/0436/OA - Land at HMS Daedalus, Chark Lane, Lee-On-Solent**

The Committee was informed that the applicant is HCA (Homes and Communities Agency) and not SEEDA as shown.

Upon being proposed and seconded, the officer recommendation to

- (i) grant an extension to the duration of the outline planning permission P/11/0436/OA to 13 years;
- (ii) impose additional conditions to ensure that the first reserved matters application is submitted within 3 years of the date of issue of the outline permission; and
- (iii) confirm that all other elements of the Committee's resolution of the 29th March 2012 are to remain unchanged

was voted on and CARRIED.

(Voting 6 in favour; 2 against).

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

RESOLVED that :-

- (i) the duration of the outline planning permission P/11/0436/OA be extended to 13 years;
- (ii) additional conditions be imposed to ensure that the first reserved matters application is submitted within 3 years of the date of the issue of the outline permission;
- (iii) all other elements of the Committee's resolution of the 29th March 2012 to remain unchanged

Reasons for the Decision - Due to the scale and phased nature of the development at Daedalus the timescale for development of the site is considered to take possibly up to 15 years. The normal standard outline conditions concerning the time within which details need to be submitted pursuant to the outline planning permission are restrictive taking account of the scale and phased development of the site. Bearing in mind the strategic importance of the development both to Fareham and the wider area, and the circumstances of this particular site, it is considered appropriate to extend the length of the outline planning permission to 13 years.

**Item (22) N/12/0006 - Trafalgar Wharf, Hamilton Road, Portsmouth - (Consultation from Portsmouth City Council)**

The Committee received the deputation referred to in Minute 6 above.

The Committee was referred to the Update Report which provided the following information:- *Comments have been received from the Director of Regulatory and Democratic Services (Contaminated Land): Looking at the application it seems likely that Portsmouth City Council will require a condition relating to contaminated land however it may be useful for Portsmouth Council to know that records show a former landfill and artificial ground adjacent site within the Fareham Borough Council area.*

*In light of the above comments Officers recommend that a suitable informative note be attached to the consultation response.*

The Committee was referred to page 14, final paragraph, and were informed that the figure shown as £84 million should in fact read **£8.4 million** and the figure quoted of £67 million refers to the total **benefits** of the scheme to houses within Fareham Borough

Upon being proposed and seconded, the officer recommendation to object to the proposed development on the following grounds:-

- (a) it would, by virtue of the inclusion of a twelve storey tall building on the site, detract from the townscape character of Portchester and would be harmful to both the setting of Portchester Castle and the character and appearance of the Castle Street conservation area;
- (b) insufficient detail has been provided to demonstrate that the increase in vehicular movements to and from the site as a result of the development would not have unacceptable adverse implications on the wider strategic highway network;
- (c) in the absence of improvements to pedestrian and cycle links between the site and Portchester centre the development would have an unacceptable impact on the safety and convenience of users of the highway network and would fail to contribute towards the provision of sustainable transport options;
- (d) insufficient information has been submitted to demonstrate that the development would not have unacceptable implications for the risk of flooding in the locality or that the proposed financial contribution towards off-site flood defences would offset any such adverse effects;
- (e) in the absence of a satisfactory and robust sequential assessment the proposal is held to be harmful to the vitality and viability of Portchester District Centre;
- (f) the development would fail to protect and enhance nearby designated protected habitats and species.

was voted on and CARRIED  
(Voting: 9 in favour; 0 against).

RESOLVED that

(i) The Council's response to the consultation by Portsmouth City Council on outline planning application N/12/0006, be as follows:-

Fareham Borough Council Objects to the proposed development on the grounds that:-

- (a) it would, by virtue of the inclusion of a twelve storey tall building on the site, detract from the townscape character of Portchester and would be harmful to both the setting of Portchester Castle and the character and appearance of the Castle Street conservation area;
  - (b) insufficient detail has been provided to demonstrate that the increase in vehicular movements to and from the site as a result of the development would not have unacceptable adverse implications on the wider strategic highway network;
  - (c) in the absence of improvements to pedestrian and cycle links between the site and Portchester centre the development would have an unacceptable impact on the safety and convenience of users of the highway network and would fail to contribute towards the provision of sustainable transport options;
  - (d) insufficient information has been submitted to demonstrate that the development would not have unacceptable implications for the risk of flooding in the locality or that the proposed financial contribution towards off-site flood defences would offset any such adverse effects;
  - (e) in the absence of a satisfactory and robust sequential assessment the proposal is held to be harmful to the vitality and viability of Portchester District Centre;
  - (f) the development would fail to protect and enhance nearby designated protected habitats and species.
- (ii) Portsmouth City Council be requested to formally reconsult this authority if any further information is received in respect of points a) to f) above.

## 8. PLANNING APPEALS

The Committee considered the information contained in the report regarding new and outstanding planning appeals and decisions. It was requested that officers prepare a separate report for submission to a future committee meeting, which provided an overview of the current situation relating to planning appeals and an analysis of the appeal decisions received.

RESOLVED that officers be requested to prepare a report to a future Planning Committee meeting to update members regarding Planning Appeals.

## 9. TREE PRESERVATION ORDERS

### (i) Fareham Tree Preservation Order 631 - St Margaret's Priory, Titchfield

The Committee considered a report by the Director of Planning and Environment regarding confirmation, subject to modification as detailed in the report, of Fareham Tree Preservation Order No 631 to which three formal objections (in respect of an order made on 24 May 2012) had been received. The Committee was also requested to consider the revocation of Hampshire Tree Preservation Order No 57, as all the trees contained in the older Order had where appropriate, been included in the new Order. (copy of report [pc-121121-r02-pjo](#) circulated with the agenda).

RESOLVED that:-

- (a) Fareham Tree Preservation Order (FTPO) 631 be modified by the exclusion of 'sycamore' from the description of 'W1' - TPO 631 and 'W4' removed from the schedule specification of trees - TPO 631;
- (b) Subject to the modification detailed in (a) above, Fareham Tree Preservation Order 631 be confirmed; and
- (c) Hampshire Tree Preservation Order No 57, be revoked as all the trees contained in the older Order have where appropriate, been included in the new Order FTPO 631.

- (ii) The Committee considered the confirmation 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:-

#### **Fareham Tree Preservation Order - 679 - Oak Cottage, Mill Lane and 3 Segensworth Road, Titchfield**

Order made on 18 September 2012 covering 3 individual pedunculate trees.

RESOLVED that Fareham Tree Preservation Order No. 679 be confirmed as originally made and served.

(The meeting started at 2:30pm  
and ended at 6:38pm).