

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 27 August 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Mrs K K Trott, B Bayford, R H Price, JP and M J Ford, JP.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 30 July 2014 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct Councillor Cartwright declared a non-pecuniary interest in Minute 6(1) – 32 Green Lane, Warsash.

5. DEPUTATIONS

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

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No
ZONE 1				
Ms L Stevens (Green Lane Residents Association)		32 Green Lane, Warsash – Proposed erection of two detached dwellings with garaging and parking and access from Green Lane	Opposing	Item 6(1) P/14/0341/FP Page 11
Ms M Leth (Green Lane Residents Association)		-ditto-	-ditto-	-ditto-
Mr P Gage (Green Lane Residents Association)		-ditto-	-ditto-	-ditto-
Mr D Newall (Agent)		-ditto-	Supporting	-ditto-

ZONE 2				
Mr Christian (Agent)	B		142-144 West Street, Fareham – Outline planning permission for 17 residential flats and two retail unites (access, layout and scale to be considered)	Supporting Item 6(4) P/14/0509/OA Page 29
Mr G Jacobs (speaking for Mr & Mrs Levy)			4 Winnington Close, Fareham – Two storey side extension to end of terrace house, creating new upstairs bedroom with en-suite and new downstairs family room with new utility and downstairs wc	Opposing Item 6(5) P/14/0574/FP Page 36
Mr G Jacobs			-ditto-	-ditto- -ditto-
Mr T McAuley			-ditto-	-ditto- -ditto-
Mr Roach			-ditto-	Supporting -ditto-
Mrs G Johns			14 Funtley Lane, Fareham – Relief of condition 2 P/93/0168/RM. Garage to be converted to habitable room	Opposing Item 6(6) P/14/0640/VC Page 40
Mr Burbidge	G		-ditto-	Supporting -ditto-

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

The Committee noted a report by the Director of Planning and Development on development control matter applications and miscellaneous matters, including information on Planning Appeals. An Update Report was tabled at the meeting.

(1) P/14/0341/FP - 32 GREEN LANE WARSASH

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

Councillor Cartwright declared a non-pecuniary interest in this item on the grounds that the deputees are known to him as he is the Ward Councillor for this application.

The Committee's attention was drawn to the Update Report which provided the following information:- *Additional condition: Obscure glaze and fix shut first floor windows in south west elevation of Plot 2.*

A motion was proposed and seconded that the application be refused. Upon being put to the vote the motion was CARRIED (Voting: 8 for refusal; 0 against refusal).

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for refusal:

The proposed development would be contrary to CS5 & CS17 of the adopted Fareham Borough Core Strategy and Policy DSP15 of the emerging Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

i) by virtue of its restricted width, condition, lack of passing bays and absence of lighting, Green Lane is unsuitable in its present form to accommodate the additional vehicle movements associated with the two proposed houses. The proposed development would therefore be harmful to the safety and convenience of users of Green Lane;

ii) the development would result in additional dwellings and therefore additional recreational pressure upon the nationally and internationally designated nature conservation sites including the Portsmouth Harbour Site of Special Scientific Interest (SSSI), the Portsmouth Harbour Special Protection Area (SPA) and RAMSAR site. In the absence of an appropriate assessment to ascertain that there will not be an adverse effect on the integrity of these designated sites or mitigation measures it is considered that the proposed development would result in significant harm to the nature conservation interests of these important sites.

(2) P/14/0429/MA/A - 5 EASTBROOK CLOSE PARK GAE SO31 7AW

Upon being proposed and seconded, the officer recommendation to approve the non-material amendment, was voted on and CARRIED. (Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted for the minor amendment to P/14/0429/FP.

(3) P/14/0613/FP - 6 GALLEON CLOSE WARSASH SOUTHAMPTON SO31 9BS

Upon being proposed and seconded, the officer recommendation to grant planning permission, was voted on and CARRIED. (Voting: 8 in favour; 0 against).

RESOLVED that PLANNING PERMISSION be granted.

(4) P/14/0509/OA - 142 -144 WEST STREET 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:- *No comments were received as a result of consulting with Hampshire Constabulary.*

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

(Voting 7 in favour; 1 against)

RESOLVED that, subject to the conditions in the report and an additional condition requiring vehicle bollards to be erected along the south western boundary of the site to prevent vehicles entering and exiting the site from the adjacent open space, OUTLINE PLANNING PERMISSION be granted.

(5) P/14/0574/FP - 4 WINNINGTON CLOSE FAREHAM HAMPSHIRE PO15 6HS

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

The Committee was referred to the Update Report which provided the following information:- *Following the second revision and neighbour notification, three letters of objections have been received from nos. 60, 62 and 64 Beaumont Rise stating that the revision does not fully address their concerns over the privacy, scale and proximity of the extension to their gardens and dwellings.*

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; and 1 against)

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

(6) P/14/0640/VC - 14 FUNTLEY LANE FAREHAM HAMPSHIRE PO17 5EQ

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

Upon being proposed and seconded, the officer recommendation to grant permission for the relief of condition 2 of P/93/0168/RM (for garage to be converted to habitable room), subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

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

(7) P/14/0606/FP - 35 GROVE AVENUE FAREHAM HAMPSHIRE PO16 9EZ

The Committee was referred to the Update Report which provided the following information:- *Recommendation should read: Permission subject to the submission of an accurate proposed front elevation plan.*

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

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and amended recommendation in the update report requiring the submission of an acceptable amended plan, PLANNING PERMISSION be granted.

(8) P/14/0684/TC - 74 CASTLE STREET PORTCHESTER FAREHAM HANTS PO16 9QG

The Committee were referred to the Update Report which provided the following information:- *This application has been submitted by an employee of the Council.*

Upon being proposed and seconded, the officer recommendation to grant consent to fell one paulownia tree within Castle Street Conservation Area, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that CONSENT be granted to fell one paulownia tree within the Castle Street Conservation Area.

(9) Planning Appeals

The Committee noted the information contained in the report.

(10) Update Report

The Update Report was tabled at the meeting and considered with the relevant agenda item.

(The meeting started at 2.30 pm
and ended at 4.25 pm).