

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 25 March 2015

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors: B Bayford, T M Cartwright, MBE, K D Evans, M J Ford, JP,
R H Price, JP, D C S Swanbrow and P J Davies

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 25 February 2015 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 the following members declared an interest in the applications referred to:-

Name	Application Number/Site	Minute Number
Councillors Cartwright, Bayford, Swanbrow and Price, JP	P/15/0108/RM – Barnes Lane, Sarisbury Green	7 (3)

5. DEPUTATIONS

The Committee received a deputation 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/Page No
ZONE 1 - 2.30				
Mr M Dawson		101 Brook Lane, Warsash – Proposed ground and first floor extension to existing link between the original building and modern extension with a north facing dormer window to	Opposing	Item 7 (1) P/14/1019/FP Page 20

		accommodate new platform lift between floors		
ZONE 2 – 2.30				
Mr R Stubbs (Agent)		68 High Street, Fareham – Detached dwelling and double garage to rear of 68 High Street	Supporting	Item 7(5) P/15/0063/FP Page 39
Mrs B Clapperton	The Fareham Society	-ditto-	Opposing	Ditto-
Mr R Gamlen		70 Trinity Street, Fareham – Application seeking review of affordable housing obligation under S.106 BA of the Town and Country Planning Act in relation to planning application P/07/0848/FP	Supporting	Item 7(6) P/15/0238/OD Page 49
ZONE 3 – 2.30				
Mr A Piper		Land to Rear 26A Solent Road, Fareham – Group of Oak Protected by TPO 173: Tip Reduced Selected Over Extended Branches on West Side of Trees by 3 metres to natural target pruning points.	Opposing	Item 7 (8) P/15/0137/TO Page 64
Mr K Limburn		-ditto-	Supporting	-ditto-

6. PROTOCOL RELATING TO MEMBERS OF THE PLANNING COMMITTEE ASKING QUESTIONS OF DEPUTEES

The Committee considered a report by the Director of Planning and Development on a protocol relating to Members of the Planning Committee asking questions of deputies.

Councillor Price asked for clarification on when members would be able to put questions to deputies, whether it was restricted just to when the deputy is making their deputation or whether it was anytime during the discussion of the application.

The Head of Development Management addressed the Panel and explained that the protocol has been set to allow for questions to be asked to deputees during any part of the discussion of the application. He also stressed that the questions can only be asked through the Chairman and that they are merely for clarification purposes.

RESOLVED that the protocol attached as Annex A to the report be approved for use by the Planning Committee with immediate effect.

7. 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/14/1019/FP - 101 BROOK LANE WARSASH SOUTHAMPTON SO31 9FE

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 conditions in the report, was voted on and CARRIED.

(Voting: 5 in favour; 4 against)

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

(2) P/14/1020/LB - 101 BROOK LANE WARSASH SOUTHAMPTON SO31 9FE

Upon being proposed and seconded the officer recommendation to grant listed building 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, LISTED BUILDING CONSENT be granted.

(3) P/15/0108/RM - BARNES LANE SARISBURY GREEN FAREHAM SO31 7BJ

Councillor Cartwright declared a non-pecuniary interest in this item as he is the Chairman of the Members Working Group for this project.

Councillors Swanbrow, Bayford and Price, JP declared a non-pecuniary interest in this item as they are members of the Working Group for this project.

Upon being proposed and seconded the officer recommendation to approve the reserved matters, 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, the reserved matters be APPROVED.

(4) P/13/0996/MA/A - 45 LONGFIELD AVENUE FAREHAM HANTS PO14 1BX

Upon being proposed and seconded the officer recommendation to approve the minor amendment, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that the minor amendment be APPROVED.

(5) P/15/0063/FP - 68 HIGH STREET FAREHAM HAMPSHIRE PO16 7BB

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

The Committee's attention was drawn to the Update Report which contained the following information:- *Members are advised that planning application P/15/0062/CU, which proposed the change of use of the frontage building, rear garden and a small section of the existing car park to the east from Use Class A3 (restaurant) to C3 (single dwelling house), has been permitted under Officer delegated powers.*

Upon being proposed and seconded the officer recommendation to refuse the application was voted on and CARRIED.

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

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposed development is contrary to Policy DG4 of the Adopted Fareham Borough Local Plan Review, Policies CS5, CS6 and CS17 of the Adopted Fareham Borough Core Strategy and Policies DSP6 & DSP15 of the Emerging Fareham Borough Local Plan Part 2; Development Sites and Policies, in that:

i) the siting of the development within this historic burgage plot plus the size, scale and design of the proposed dwelling would harm the setting of the Grade II* Listed Building and would fail to preserve or enhance the character and appearance of the High Street Conservation Area;

ii) the proposal fails to identify an adequate number of off-street vehicle car parking spaces to be retained in order to cater for the established lawful restaurant use of No. 68 or to provide a legal mechanism to ensure that; before the development hereby proposed takes place, the use of No. 68 is changed so that the remaining parking space available is appropriate to that use;

iii) in the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed net increase in residential units on the

site would cause through increased recreational disturbance on the Solent Coastal Protection Areas.

(6) P/15/0238/OD - 70 TRINITY STREET FAREHAM

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

A motion was proposed that the application be deferred. The motion was voted on and CARRIED.

(Voting: 9 in favour; 0 against).

RESOLVED that the application be deferred.

Reasons for the Decision: To allow sufficient time for members to review the figures included within the viability appraisal; in order to gain a better understanding of the financial viability of the proposal and how this meets or does not meet the relevant statutory test in relation to the modification and discharge of planning obligations under the Town & Country Planning Act 1990.

(7) P/15/0093/CU - 89 HILL HEAD ROAD FAREHAM HAMPSHIRE PO14 3JP

The Committee's attention was drawn to the Update Report which provided the following information:- *This item is withdrawn from the Agenda.*

(8) P/15/0137/TO - LAND TO THE REAR OF 26A SOLENT ROAD FAREHAM HAMPSHIRE PO14 3LD

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

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

(Voting: 7 in favour; 1 against and 1 abstention)

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

(9) Planning Appeals

The Committee noted the information 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 4.40 pm).