

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 18 July 2018

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: T M Cartwright, MBE, P J Davies, K D Evans, M J Ford, JP, Mrs K Mandry, R H Price, JP and S Dugan (deputising for F Birkett)

Also Present: Councillor Mrs P M Bryant (Items 6 (3) (4) & (5)) and Councillor Mrs L E Clubley (Items 6 (3) (4) & (5))



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor F Birkett.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 20 June 2018 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

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

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

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 Application No/Page No
ZONE 1 – 2.30pm				
Mrs L Cutts (Agent)		LAND TO THE REAR OF SEPTEMBER COTTAGE BROOK AVENUE WARSASH – FOUR DETACHED DWELLINGS WITH ASSOCIATED GARAGES, PARKING AND LANDSCAPING FOLLOWING THE DEMOLITION OF EXISTING INDUSTRIAL AND STORAGE BUILDINGS	Supporting	6 (1) P/18/0376/FP Pg 11
Mr T Burton (Agent)		-Ditto-	-Ditto-	-Ditto-
Mr R Wyatt	Mr J Moir Mr A Beadsmore	-Ditto-	Opposing	-Ditto-
ZONE 2 – 3.00pm				

<p>Mr A Jackson</p>		<p>LAND NORTH OF FUNTLEY ROAD FUNTLEY – OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED (EXPECT FOR ACCESS), FOR RESIDENTIAL DEVELOPMENT OF UP TO 27 DWELLINGS (USE CLASS C3) WITH ASSOCIATED INFRASTRUCTURE, MEANS OF ACCESS AND DEMOLITION OF AGRICULTURAL BUILDING</p> <p>LAND TO SOUTH OF FUNTLEY ROAD – CHANGE OF USE OF LAND FROM EQUESTRIAN/PADDOCK TO COMMUNITY PARK FOLLOWING DEMOLITION OF EXISTING BUILDINGS</p> <p>LAND TO THE SOUTH OF FUNTLEY ROAD, FUNTLEY – FOLLOWING DEMOLITION OF EXISTING BUILDINGS, RESIDENTIAL DEVELOPMENT OF UP TO 55 DWELLINGS (INCLUDING 3 CUSTOM-BUILD HOMES) (USE CLASS C3), COMMUNITY BUILDING INCORPORATING A LOCAL SHOP 250 SQM (USE CLASSES A1, A3, D1 & D2), ACCESSES AND ASSOCIATED LANDSCAPING, INFRASTRUCTURE AND DEVELOPMENT</p>	<p>Opposing</p>	<p>6 (3) P/17/1135/OA Pg 31</p> <p>6 (4) P/18/0066/CU Pg 49</p> <p>6 (5) P/18/0067/OA Pg 54</p>
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		WORKS		
Mr E Morrell	The Funtley Village Society	-Ditto-	-Ditto-	-Ditto-
Mrs B Clapperton	The Fareham Society	-Ditto-	-Ditto-	-Ditto-
Mr D Ramirez (Agent)		-Ditto-	Supporting	-Ditto-
Mr A Munton		-Ditto-	-Ditto-	-Ditto-
Mr P Deacon				6 (4) P/18/0066/CU
ZONE 3 – 3.00pm				
Item 7				
Mr T Bennie		Tree Preservation Order 745 – 20 and 31 Holly Hill Lane, Sarisbury Green	Opposing	Item 7 Pg 85
Mr J Tickner		-Ditto-	-Ditto-	-Ditto-

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

The Committee noted a report by the Director of Planning and Regulation on the development management matter applications and miscellaneous matters including the information on Planning Appeals.

(1) P/18/0376/FP - LAND TO THE REAR OF SEPTEMBER COTTAGE BROOK AVENUE WARSASH

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

Upon being proposed and seconded, the officer recommendation to refuse planning permission was voted on and CARRIED.
(Voting: 8 in favour; 0 against; 1 abstention)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development would be contrary to Policies CS2, CS6, CS14, CS17 and CS20 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP1, DSP6 and DSP40 of the Adopted Local Plan Part 2: Development Sites and Policies Plan, and the National Planning Policy Framework (particularly paragraphs 14, 17 and 55) and is unacceptable in that:

- i) the provision of dwellings in this location would be contrary to adopted local plan policies which seek to prevent residential development in the countryside which does not require a countryside location. Further, the development would not be sustainably located adjacent to or well integrated with the neighbouring settlement.
- ii) the introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, particularly its predominately undeveloped nature, which would be out of character with the prevailing pattern of development in the area.
- iii) in the absence of a legal agreement to secure such, the proposal fails to provide adequate mitigation against the protection of reptiles on the site with no off-site reptile translocation receptor site being secured.

(2) Report on Planning Compliance at Drift House, Brook Avenue

The Committee's attention was drawn to the Update Report which contained the following information:-

This report has been withdrawn from the agenda. A further report will be presented to Members of the Planning Committee at a later date.

(3) P/17/1135/OA - LAND NORTH OF FUNTLEY ROAD FUNTLEY

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

At the invitation of the Chairman, Councillor's Mrs L Clubley and Mrs P M Bryant addressed the Committee on this item.

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; 1 against)

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

(4) P/18/0066/CU - LAND TO THE SOUTH OF FUNTLEY ROAD FUNTLEY

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

At the invitation of the Chairman, Councillors Mrs L Clubley and Mrs P M Bryant addressed the Committee on this item.

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; 1 against)

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

**(5) P/18/0067/OA - LAND TO THE SOUTH OF FUNTLEY ROAD
FUNTLEY**

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

At the invitation of the Chairman, Councillors Mrs L Clubley and Mrs P M Bryant addressed the Committee on this item.

The Committee's attention was drawn to the Update Report which contained the following information:-

The applicant has confirmed the level of financial contribution towards the country park and community/shop building elements of the proposal which will be secured through the Section 106 legal agreement.

The applicant has agreed to a financial contribution of £802,000 towards the associated ongoing maintenance of the community park. This figure provided sufficient funding for a period of approximately 30 years and is based on costings provided by the Council's Head of Streetscene within whose service the responsibility for countryside park management lies.

The applicant's proposal is that the community/shop building on the site would have a maximum size of 250 sq m. The building could be used for a range of users as set out in the application (Use Classes A1, A3, D1 & D2). This could for example allow the building to be used entirely as a community use or as a combination of a community use and shop. The precise location, size, specification and type of community use facility required would be determined by the applicant and the Council. Those details would be a subject of the reserved matters application which would follow the grant of outline consent.

It is proposed to transfer 0.1 hectares of land within the site to the Council for the building and associated car parking and landscaping. Funding for the building would be provided on a pro-rata basis of £2,000 per sq m. for the community use element only. In the event the Council determined that improvements or provision of additional community facilities elsewhere in Funtley was more beneficial the applicant agrees to provide the same sum on a pro-rata basis minus the floorspace of any remaining shop use on the application site.

The heads of terms d) and k) listed in the Officer recommendation of the original report are therefore amended to read as follows:

d) To secure provision of, laying out (including provision of capital equipment required to establish the park and transfer of community park land to Fareham Borough Council and a financial contribution of £802,000 towards the associated ongoing maintenance costs of operating the community park;

k) To secure detail of the delivery of the community building, the transfer of land 0.1 hectares in size on application site and funding on pro-rata basis of £2,000 per sq. m of community use floorspace (to a maximum of £500,000) for

provision of community/shop building and associated management arrangements for community use element along with pedestrian and vehicular access rights between the site of the community building and Funtley Road, or at the request of local planning authority the same sum for the provision or improvement of community facilities within Funtley calculated on a pro-rata basis minus the floorspace of any remaining shop use on the application site.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report an amended conditions d and k as set out in the Update Report, was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that, subject to the conditions in the report and amended conditions d and k as set out in the Update Report, PLANNING PERMISSION be granted.

(6) Request to Remove S52 Agreement Agricultural Tie, Greenwood, Meon Road

Councillor Evans was not present for this item and therefore took no part in the discussion or decision.

The Committee considered a report by the Director of Planning and Regulation on a request to remove the S52 Agreement Agricultural Tie on Greenwood, Meon Road.

RESOLVED that the Committee agree to discharge the S52 Agreement dated 9 March 1973 to remove the agricultural tie.

(7) Planning Appeals

The Committee noted the information in the report.

(8) UPDATE REPORT

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

7. TREE PRESERVATION ORDER 745 - 20 AND 31 HOLLY HILL LANE, SARISBURY GREEN

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

Councillor Evans was not present for this item and took no part in the discussion or the vote.

The Committee considered a report by the Director of Planning and Regulation on a provisional TPO Order no. 745 to which objections had been received.

Upon being proposed and seconded, the officer recommendation to confirm TPO 745 was voted on and CARRIED.

(Voting: 7 in favour; 1 against)

RESOLVED that Tree Preservation Order No 745 is confirmed.

(The meeting started at 2.30 pm
and ended at 5.50 pm).