

# FAREHAM

## BOROUGH COUNCIL

### Minutes of the Planning Committee

**(to be confirmed at the next meeting)**

**Date:** Wednesday, 12 December 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, M J Ford, JP, Mrs K Mandry, S Cunningham (deputising for R H Price, JP), S Dugan (deputising for F Birkett) and Mrs C L A Hockley (deputising for K D Evans)

**Also Present:** Councillor R H Price, JP (Item 7 (12))



## 1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor's F Birkett, K D Evans and R H Price, JP. The apology from Councillor Price was due to him having a Disclosable Pecuniary Interest and is therefore unable to sit on the Planning Committee.

## 2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 14 November 2018 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 declarations of interest were made at this meeting:

Councillors Walker, Bastable, Cartwright and Ford declared a non-pecuniary interest in Item 7 (5) – Egmont Nurseries, Brook Avenue as the applicant is known to them as he is the Chairman of the Conservative Association.

Councillor Walker declared a non-pecuniary interest item 7 (12) – land to the West of Seafeld Road & Moraunt Drive; South of Tattershall Crescent in that he is the Chairman of the Parish Hall Trust Board of which 2 church wardens are also members and who are also member trustees of the Churchlands Trust which owns part of the site.

## 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	Minutes Application No/Page No	No/
<b>ZONE 1 – 2.30pm</b>					
Ms C Thurston		LAND EAST OF SOUTHAMPTON ROAD TITCHFIELD – OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF APPROXIMATELY 105	<b>Supporting</b>	7 (1) P/18/0068/OA Pg 26	

		NO. DWELLINGS WITH ASSOCIATED INFRASTRUCTURE, LANDSCAPING, OPEN SPACE AND ACCESS, INCLUDING DEMOLITION OF THE EXISTING PROPERTY (ALL MATTERS RESERVED EXCEPT FOR ACCESS)		
Mr D Wetherill (Agent)		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mr A Munton		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mr P Rutter (Agent)		LAND TO THE SOUTH OF SEGENSWORTH ROAD ROUNDABOUT – 75 BED CARE HOME, CAR PARKING AND LANDSCAPING	<b>Supporting</b>	7 (2) P/18/0897/FP Pg 53
Mr N Green (Agent)		LAND TO THE WEST OF 237 SEGENSWORTH ROAD FAREHAM PO15 5EW – THE TEMPORARY USE OF LAND FOR A PERIOD OF THREE YEARS FOR THE STATIONING OF CARAVANS FOR RESIDENTIAL PURPOSES TO PROVIDE 1 NO RESIDENTIAL FAMILY GYPSY PITCH AND THE CONSTRUCTION OF NEW ENTRANCE GATES	<b>Supporting</b>	7 (3) P/18/0473/CU Pg 74
Ms C Mays		LAND TO THE REAR OF 195-205 SEGENSWORTH ROAD – OUTLINE PLANNING APPLICATION FOR UP TO NINE DWELLINGS, WITH ACCESS AND PARKING FOLLOWING THE DEMOLITION OF 195 SEGENSWORTH ROAD	<b>Opposing</b>	7 (4) P/18/0625/OA Pg 97
Mr N McKeon (Agent)		-Ditto-	<b>Supporting</b>	-Ditto-

Mr R Wyatt	Mrs Andrea Chase and Ms Fiona Earle	EGMONT NURSERIES BROOK AVENUE – DEMOLITION OF EXISTING BUILDINGS, CONSTRUCTION OF EIGHT DETACHED HOUSES AND CREATION OF PADDOCK (OUTLINE APPLICATION WITH ALL MATTERS RESERVED MATTERS)	<b>Opposing</b>	7 (5) P/18/0592/OA Pg 114
Mr M Knappett	Paul Airey (Agent)	-Ditto-	<b>Supporting</b>	-Ditto-
Mr P Riley		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mr D Ramsey (Agent)		123 BARNES LANE SARISBURY GREEN – DEMOLITION OF EXISTING DWELLING AND REPLACEMENT WITH A PURPOSE BUILT 75 BED CARE HOME, ASSOCIATED ACCESS AND LANDSCAPING	<b>Supporting</b>	7 (6) P/18/0690/FP Pg 132
Mr C Slaughter (Agent)		247 TITCHFIELD ROAD STUBBINGTON PO14 3EP – OUTLINE APPLICATION FOR THREE DETACHED DWELLINGS WITH ASSOCIATED LANDSCAPING AND PARKING (RE- SUBMISSION OF P/18/0620/OA)	<b>Supporting</b>	7 (8) P/18/1193/OA Pg 164
Ms J Miller		-Ditto-	<b>-Ditto-</b>	-Ditto-
<b>ZONE 2 – 5.00pm</b>				
Mr D Keene (Agent)		LAND NORTH & SOUTH OF JUNCTION 10 OF M27 FAREHAM – MANAGEMENT OF WILDLIFE HABITAT, INCLUDING HABITAT CLEARANCE AND HABITAT CREATION, PLANTING AND STRUCTURAL LANDSCAPING,	<b>Supporting</b>	7(10) P/18/1192/FP Pg 189

		WHICH WILL INCLUDE MOVEMENT, RE- PROFILING AND REINSTATEMENT OF EXCAVATED TOPSOIL		
<b>ZONE 3 – 5.00pm</b>				
Mr D Wiltshire		LAND TO THE WEST OF SEAFIELD ROAD & MORAUNT DRIVE; SOUTH OF TATTERSHALL CRESCENT PORTCHESTER – RESIDENTIAL DEVELOPMENT OF 48 DWELLINGS AND PROVISION OF OPEN SPACE AND HABITAT LAND, ACCESS OFF MORAUNT DRIVE	<b>Opposing</b>	7 (12) P/18/0654/FP Pg 216
Mrs P Rook		-Ditto-	<b>-Ditto-</b>	-Ditto-
Mrs C Wilkinson	C.H.I.P	-Ditto-	<b>-Ditto-</b>	-Ditto-
Mr B Jezeph (Agent)		-Ditto-	<b>Supporting</b>	-Ditto-

## 6. FIVE YEAR HOUSING LAND SUPPLY POSITION

The Committee considered a report by the Director of Planning and Regulation on the Council's current 5 year housing land supply position.

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

*The council's current position on five-year housing land supply is being challenged through the current Public Local Inquiry in respect of Land to the West of Old Street Hill Head. One particular area which has been challenged by the appellant is the number of housing completions at Welborne.*

*Members will be aware from the five-year housing land supply position report that the Welborne applicant (Buckland Development Ltd) are expected to submit revised/additional information on the Wednesday proposals around the middle of this month.*

*In preparation for the Inquiry, confirmation has been sought from Buckland Development on the anticipated delivery at Welborne, Buckland Development Ltd have advised that they anticipate 30 dwellings in 2020-21, 180 in 2021-22 and 240 in 2022-23. This would total some 450 dwellings in the five-year period. This information is extracted from the additional information to be submitted shortly by the applicant. The Council's 5-year housing land supply*

previously anticipated 590 housing completions at Welborne during the 5-year period.

In light of the provision of this additional information, it is necessary to update the council's current position on 5-year housing land supply. The effect of this latest information is to reduce the 'dwellings allocated in Adopted Local Plan (LP2 & LP3) that are expected to be built by 31<sup>st</sup> March 2023', by 140 dwellings.

The table on the following page provided a summary of the Council's current 5YHLS position in light of the latest information on Welborne, and replaces the table at paragraph 4.1 (page 15) of the report:

The table on the following page provides a summary of the Council's current 5YHLS position in light of the latest information on Welborne, and replaces the table at paragraph 4.1 (page 15) of the report:

	<b>HOUSING REQUIREMENT</b>	
<b>A</b>	Local Housing Need: Dwellings per annum 2018-36	479
<b>B</b>	Local Housing Need: Total requirement for 1 <sup>st</sup> April 2018 to 31 <sup>st</sup> March 2023 (A x 5)	2395
<b>C</b>	5% buffer to ensure choice and competition in the market for land (B x 5%)	120
<b>D</b>	<b>Total housing requirement for period from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2023 (B+C)</b>	<b>2,515</b>
<b>E</b>	Annual requirement for period from 1 <sup>st</sup> April 2018 to 31 <sup>st</sup> March 2023 (D/5)	503
	<b>HOUSING SUPPLY</b>	
<b>F</b>	Net outstanding planning permissions for small sites (1-4 units) expected to be built by 31 <sup>st</sup> March 2023 (discounted by 10% for lapses)	135
<b>G</b>	Net outstanding planning permissions for large sites (5 or more units) expected to be built by 31 <sup>st</sup> March 2023	767
<b>H</b>	Dwellings with a Resolution to Grant Planning Permission that are expected to be built by 31 <sup>st</sup> March 2023	710
<b>I</b>	Dwellings allocated in Adopted Local Plan (LP2 & LP3) that are expected to be built by 31 <sup>st</sup> March 2023	517
<b>J</b>	Dwellings from emerging brownfield sites (Adopted Local Plan - LP1 & LP2) that are expected to be built by 31 <sup>st</sup> March 2023	145
<b>K</b>	Small site windfall allowance (years 4 – 5) (37 dwellings x 2 years)	74
<b>L</b>	<b>Expected housing supply for the period from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2023 (F+G+H+I+J+K)</b>	<b>2348</b>
<b>M</b>	<b>Housing Land Supply Position over period from 1<sup>st</sup> April 2018 to 31<sup>st</sup> March 2023 (L – D)</b>	<b>-167</b>
<b>N</b>	<b>Housing Supply in Years (L / E)</b>	<b>4.67 years</b>

*The above table shows the Council to currently have 4.67 years of housing supply against the 5YHLS requirement. In numerical terms, the housing supply shortfall is 167 dwellings.*

*The row in the table on page 20 of the report titled 'Welborne (LP3) is similarly superseded by the information above.*

RESOLVED that the Committee noted: -

- (i) the content of the report and the current 5-Year Housing Land Supply position, as set out in the report and Update Report;
- (ii) that the 5-Year Housing Land Supply Position set out in the attached report, and Update Report, (which will be updated regularly as appropriate) is a material consideration in the determination of planning applications for residential development;
- (iii) when the Government publishes the Housing Delivery Test results, Officers believe that this Council will be required to apply a 20% buffer to the 5-Year Housing Land Supply position, and Members should make decisions on planning applications on that basis; and
- (iv) that the Government are consulting on adjustments to the new standard method used to calculate Local Housing Need, following publication of the new household growth projections on 20<sup>th</sup> September 2018. If implemented these adjustments will further increase the Council's housing requirements, above that arising from the Housing Delivery Test.

## **7. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS**

### **(1) P/18/0068/OA - LAND EAST OF SOUTHAMPTON ROAD TITCHFIELD**

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: -

*Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:*

*1.2 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).*

*1.3 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have accrued out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings*

*per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.*

*The University Hospital Southampton NHS Foundation Trust's request for a financial contribution.*

*The University Hospital Southampton NHS Foundation Trust (referred to hereafter as The Trust) have requested a financial contribution.*

*The Trust is commissioned to provide acute healthcare services to a number of Clinical Commissioning groups including Fareham and Gosport and Southampton City. The CCGs commission planned and emergency acute healthcare from the Trust and agree a service level agreement, including activity volumes and values on an annual basis.*

*The Trust is requesting a financial contribution on the grounds that the proposed development would result in additional numbers of people living in the area. As a consequence, the Trust advise that an associated demand for acute and planned health care would have an adverse effect on the Trust's ability to provide 'on time' care delivery of an acceptable standard. Failure to do provide 'on time' care delivery would subsequently impact on the levels of funding received by the Trust.*

*The contribution sought by the Trust is not considered to relate to the provision of infrastructure, rather it would comprise capacity funding for the first year of occupation of the proposed dwellings and premium staffing costs for the first three years of occupation.*

*It is necessary to consider whether the development proposal would be unacceptable in the absence of the contribution sought by the Trust. Para 54 of the NPPF states that LPAs should consider whether otherwise unacceptable development could be made acceptable through the use of planning obligations. The thrust of CS20 relates to the provision of contributions towards infrastructure.*

*Officer advice is that the development proposal is acceptable for the reasons set out in the report; there is no demonstrable harm and there is not sufficient evidence to link the development proposal, specifically the increase in numbers of residents as a result of this proposal to the additional capacity funding request.*

*The Committee agreed that it would like Officers to write to the Local Highway Authority to request that they seek assure to secure the closure of a left hand turn into Titchfield Park Road off the A27 as soon as possible.*

*Upon being proposed and seconded, the officer recommendation to grant outline planning permission subject to:*

- (i) the applicant/owner first 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 in respect of the following:*



- (a) To secure the provision and transfer of the areas of open space, wildlife corridor and buffer zones to Fareham Borough Council, including associated financial contributions for its future maintenance;
  - (b) A financial contribution towards the delivery of a play area and associated maintenance;
  - (c) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);
  - (d) To secure 40% of the proposed units as on-site affordable housing; the type, size, mix and tenure to be agreed to the satisfaction of officers;
  - (e) To secure vehicular, pedestrian and cycle connectivity access to adjoining land for members of the public through the site in perpetuity;
  - (f) To secure a financial contribution toward education provision;
  - (g) Financial contribution towards mitigating offsite highway impacts at Segensworth Roundabout, Titchfield Park Road and any physical or educational measures required to improve safety at the A27 controlled crossing; and,
  - (h) Travel Plan and related monitoring cost and bond.
- (ii) the conditions in the report;
- was voted on and CARRIED.
- (Voting: 9 in favour; 0 against)

RESOLVED that, subject to:-

- (i) the applicant/owner first 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 in respect of the following:
    - (a) To secure the provision and transfer of the areas of open space, wildlife corridor and buffer zones to Fareham Borough Council, including associated financial contributions for its future maintenance;
    - (b) A financial contribution towards the delivery of a play area and associated maintenance;
    - (c) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);
    - (d) To secure 40% of the proposed units as on-site affordable housing; the type, size, mix and tenure to be agreed to the satisfaction of officers;
    - (e) To secure vehicular, pedestrian and cycle connectivity access to adjoining land for members of the public through the site in perpetuity;
    - (f) To secure a financial contribution toward education provision;
    - (g) Financial contribution towards mitigating offsite highway impacts at Segensworth Roundabout, Titchfield Park Road and any physical or educational measures required to improve safety at the A27 controlled crossing; and,
    - (h) Travel Plan and related monitoring cost and bond.
  - (ii) and the conditions in the report.
- OUTLINE PLANNING PERMISSION be granted.

**(2) P/18/0897/FP - LAND TO THE SOUTH OF SEGENSWORTH ROAD ROUNDABOUT**

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

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

*Following the updated to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:*

*1.3 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).*

*1.4 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing land supply of 4.1 years and a shortfall of 527 dwellings.*

*The University Hospital Southampton NHS Foundation Trust's request for a financial contribution.*

*The University Hospital Southampton NHS Foundation Trust (referred to hereafter as The Trust) have requested a financial contribution.*

*The Trust is commissioned to provide acute healthcare services to a number of Clinical Commissioning Groups including Fareham and Gosport and Southampton City. The CCGs commission planned and emergency acute healthcare from the Trust and agree a service level agreement, including activity volumes and values on an annual basis.*

*The Trust is requesting a financial contribution on the grounds that the proposed development would result in additional numbers of people living the area. As a consequence, the Trust advise that an associated demand for acute and planned health care would have an adverse effect on the Trust's ability to provide 'on time' care delivery of an acceptable standard. Failure to provide 'on time' care delivery would subsequently impact on the levels of funding received by the Trust.*

*The Contribution sought by the Trust is not considered to relate to the provision of infrastructure, rather it would comprise capacity funding for the first year of occupation of the proposed dwellings and premium staffing costs for the first three years of occupation.*

*It is necessary to consider whether the development proposal would be unacceptable in the absence of the contribution sought by the Trust. Para 54 of the NPPF states that LPAs should consider whether otherwise unacceptable development could be made acceptable through the use of planning obligations. The thrust of policy CS20 relates to the provision of contributions towards infrastructure.*

*Officer advice is that the development proposal is acceptable for the reasons set out in the report; there is no demonstrable harm and there is not sufficient evidence to link the development proposal, specifically the increase in numbers of residents as a result of this proposal to the additional capacity funding request.*

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.

**(3) P/18/0473/CU - LAND TO WEST OF 237 SEGENSWORTH ROAD  
PO15 5EW**

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

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

*Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:*

*1.2 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).*

*1.3 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5 year housing supply of 4.1 years and a shortfall of 527 dwellings.*

Upon being proposed and seconded, the officer recommendation to grant temporary planning permission, subject to:-

(i) the applicant completing a legal agreement under Section 111 of the Local Government Act 1972 and making a financial contribution in accordance with the adopted Solent Recreational Mitigation Strategy December 2017;

(ii) the conditions in the report.

Was voted and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:-

(i) the applicant completing a legal agreement under Section 111 of the Local Government Act 1972 and making a financial contribution in accordance with the adopted Solent Recreational Mitigation Strategy December 2017; and

(ii) the conditions in the report.

TEMPORARY PLANNING PERMISSION be granted.

**(4) P/18/0625/OA - LAND TO THE REAR Of 195-205 SEGENSWORTH ROAD TITCHFIELD PO15 5EL**

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:-

*Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:*

*1.2 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).*

*1.3 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5 year housing supply of 4.1 years and a shortfall of 527 dwellings.*

*Should it be resolved to grant Planning Permission it is recommended that the following condition is added to those already recommended in the officer report:*

**16) No building on plot no's 1-3 (as shown on the layout plan hereby approved) shall exceed an eaves height of 2.5 metres and a ridge height of 6.8 metres.**

**REASON: To protect the amenities of neighbouring properties.**

Members expressed concern that the proposed design was too cramped with too many properties.

A motion to defer the application to allow the applicant the opportunity to redesign the scheme taking on board the comments made by the Committee, was proposed and seconded, and was voted on and CARRIED.

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

RESOLVED that the application be DEFERRED.

**(5) P/18/0592/OA - EGMONT NURSERIES BROOK AVENUE WARSASH**

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

Councillors Walker, Bastable, Cartwright and Ford declared a non-pecuniary interest in this item as the applicant is known to them as he is the Chairman of the Conservative Association.

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

*Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:*

*1.2 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).*

*1.3 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.*

Upon being proposed and seconded the officer recommendation to grant planning permission subject to:-

(i) the applicant/owner first 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 to secure:

a) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased residential disturbance on the Solent Coastal Special Protection Areas;

b) A financial contribution towards the off-site provision of affordable housing in accordance with Core Strategy Policy CS18;

(ii) the conditions in the report; and

(iii) an additional condition requiring the open space/paddock area to be substantially in accordance with the illustrative layout

Was voted on and CARRIED.

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

RESOLVED that subject to:-

(i) the applicant/owner first 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 to secure;

a) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential disturbance on the Solent Coastal Special Protection Areas;

b) A financial contribution towards off-site provision of affordable housing in accordance with Core Strategy Policy CS18;

(ii) the conditions in the report; and

(iii) an additional condition requiring the open space/paddock area to be substantially in accordance with the illustrative layout.

PLANNING PERMISSION be granted.

**(6) P/18/0690/FP - 123 BARNES LANE SARISBURY GREEN SO31 7BH**

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

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

*Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:*

*1.5 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).*

*1.6 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 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: 9 in favour; 0 against)

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

**(7) P/18/1140/FP - 25 BEACON BOTTOM PARK GATE SO31 7GQ**

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.

**(8) P/18/1193/OA - 247 TITCHFIELD ROAD STUBBINGTON PO14 3EP**

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:-

*Following the updated to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:*

*1.3 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).*

*1.4 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.*

*One further third-party letter of support has been received regarding this application proposal from an adjoining neighbour, highlighting the issues with the number of applications that have been submitted to this site, and the impact that uncertainty is having on them and their neighbours. The provision of 3 eco-homes, would be in keeping with the character of the area, which is made up of large, detached properties in well landscaped grounds.*

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.

**(9) P/18/1197/FP - 85 CHURCH ROAD WARSASH SO31 9GD**

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

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

RESOLVED that PLANNING PERMISSION be granted.

**(10) P/28/1192/FP - LAND NORTH & SOUTH OF JUNCTION 10 OF M27  
FAREHAM**

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

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

Representations:

*Comments received from Highways England:*

- Agreement has yet to be completed between HCC and HE to permit the works to be implemented to HE land.
- The key thing now is to agree what conditions are required. This will be informed by information provided by HCC to HE for agreement.

Recommendation:

*The applicant has requested an amendment to condition 13 in the absence of the appointment of a contractor at this stage. The amendment simply seeks the addition of the text "...unless otherwise agreed in writing by the Local Planning Authority". This wording is considered acceptable seeing as any departure from the hours in the condition will require the Planning Authority's approval in writing before such works can take place.*

*Condition 13 is to be amended as follows:*

**13) All construction work in relation to the development hereby approved, including works of demolition or preparation prior to operations, shall only take place between the hours of 08:00 hours and 20.00 hours Monday to Friday and 08.00 hours and 13.00 hours Saturday and at no time on Sundays and recognised bank/public holidays, unless otherwise agreed in writing by the Local Planning Authority.**

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and the amended condition 13 as set out in the update report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and amended condition 13 as set out in the update report, PLANNING PERMISSION be granted.

**(11) P/18/1130/FP - WOODCOTE LODGE 6 BRIDGEFOOT DRIVE PO16  
ODB**

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

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.



**(12) P//18/0654/FP - LAND TO THE WEST OF SEAFIELD ROAD & MORAUNT DRIVE; SOUTH OF TATTERSHALL CRESCENT**

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

Councillor Walker declared a non-pecuniary interest in this item in that he is the Chairman of the Parish Hall Trust Board of which 2 church wardens are also members and who are also member trustees of the Churchlands Trust which owns part of the site.

At the invitation of the Chairman, Councillor R H Price, JP addressed the Committee on this item. He left the room after making his representation and was not present for the debate or vote on this application.

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

*Following the updates to the FIVE-YEAR HOUSING LAND SUPPLY POSITION report, the following paragraphs replace those currently published in the report:*

*1.6 Members will note from the 'Five Year Housing Land Supply Position' report elsewhere on this agenda that this Council currently has a housing land supply of 4.67 years (a shortfall of 167 dwellings within the 5-year period).*

*1.7 The Housing Delivery Test results which were due to be published by the Ministry of Housing, Communities and Local Government in November 2018 have not been published. Officers have carried out their own assessment against the same criteria the Government will use and are of the opinion that the Housing Delivery Test results will require this Council to apply a 20% buffer to its local housing need increasing its annual requirement to 575 dwellings per annum. This in turn would result in a 5-year housing supply of 4.1 years and a shortfall of 527 dwellings.*

*One third party further representation was received following the 14 November committee meeting, this related to concern over reptiles on the site.*

*With regard to comments since the letter of 29<sup>th</sup> November from the agent, there have been fifteen letters of representation, some of which raise concern that has already been discussed within the officer report. With regard to the letter of 29<sup>th</sup> November, the following concerns are raised:*

- The Council should be overseeing the appointment of independent ecologists to oversee the project.*
- The letter from Bryan Jezeph does not contain specific solutions for management and maintenance arrangements, the ecology of the site is important and should not be brushed aside for the sake of providing housing.*
- Nothing offered as a solution addresses any of the issues raised by the committee at last month's refusal.*
- Cannot be satisfied that extensive ground clearance, however carefully worded or timed is valid or acceptable or would satisfy or rescind the*

*LPA's grounds for refusal, due in part to the capacity of the southern part of the site for protected species of lizards.*

- With regard to no works until February 2019, reptile species have been recorded above ground in February by reptile specialists both in south Hampshire and on the Isle of Wight.*
- Excavating archaeological trenches from the end of March while undertaking a translocation process from April for two months is unworkable.*
- The Developers Agent proposal fails to address the issues and concerns raised at the previous planning committee to safeguard the southern side of the site.*
- The ecological 'mitigation' or proposed 'benefits' will not outweigh the negative impact and net loss that this proposal will bring, the proposal has not been fundamentally changed.*
- The overriding reasons for refusal still stand.*
- The ecological issues seem to be clouding the issues and concerns of residents; traffic issues and impact on services have not been taken into consideration.*
- Concern over enforcement of planning conditions.*
- Concern over process and procedure and that the decision notice has not been issued following the meeting of 14 November.*
- The Public Inquiry is the correct place to resolve the grounds for refusal.*

*The planning agent has submitted a revised affordable housing plan which would result in the provision of 20 affordable homes rather than 19.2 and a financial contribution.*

*As referenced to in paragraph 7.17 of the Committee Report, the Housing Officer advises that the applicant may either provide an additional affordable unit or pay a financial contribution.*

*Officer advice is that the provision of 20 affordable homes is acceptable in accordance with policy and therefore the recommendation in paragraph 9.0 within the report should reflect the 'provision of 20 affordable housing units' and delete the reference to 'contribution'. The list of recommended approved plans in condition 2 should include reference to this revised plan CB\_93\_074\_A2\_104 Rev A.*

*A revised layout plan and housing schedule to reflect the additional affordable housing unit has been submitted reference CB\_93\_074\_A1-100 Rev B, the list of recommended approved plans in condition 2 should include reference to this plan.*

*Officers propose revised wording relating to condition B, boundary treatment to read:*

*No dwelling hereby approved shall be occupied until the boundary treatment relating to it has been carried out in accordance with the approved details. The brick wall as shown to the rear of number 49 Sissinghurst Road shall be constructed prior to the occupation of plot 31. The boundary treatment shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.*

*REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.*

The Committee further requested that:

(1) officers secure an amended plan to show:

(a) 1 tree rather than 3 adjacent to the boundary of 49 Sissinghurst Road; and  
(b) the Field Maple trees along the southern boundary of the site being retained; and

(2) Condition 20 being amended as follows:

No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The Construction Management Plan shall address the following matters:

a) How provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles:

b) the measures the developer will be implement to ensure that operatives'/contractors/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;

c) the measures for cleaning the wheels and underside of all vehicles leaving the site;

d) a scheme for the suppression of any dust arising during construction or clearance works;

e) the measures for cleaning Moraunt Drive, Wicor Mill Lane and White Hart Lane to ensure that they are kept clear of any mud or other debris falling from construction vehicles, and

f) the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.

The development shall be carried out in accordance with the CMP and areas identified in the CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of vehicles have been cleaned.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to:-

(i) the applicant/owner first 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 to secure:

- Financial contribution to secure satisfactory mitigation on the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;
- The provision and management of public open space and ecological enhancement area for the lifetime of the development;
- Education contribution;
- The delivery of affordable housing and contribution;
- No clearance work to be undertaken on the site before 1<sup>st</sup> February 2019; the Council must be advised in advance of any proposals to undertake clearance work at the site; the Council to be given advance notice of any clearance works to be undertaken at the site and the Council's officers/representatives give unfettered access to view all clearance related works; all clearance work to be overseen by Radian's appointed ecologists in accordance with a scheme first agreed in advance with the Council;

(ii) the receipt of a satisfactory amended plan showing:

- (a) 1 tree rather than 3 adjacent to the boundary of 49 Sissinghurst Road; and
- (b) the Field Maple trees along the southern boundary of the site being retained;

(iii) Condition 20 being amended as follows:

No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The Construction Management Plan shall address the following matters:

how provision to be made on site for the parking and turning of operatives' vehicles,

the measures for cleaning the wheels and underside of all construction vehicles leaving the site;

the measures for cleaning the wheels and underside of all construction vehicles leaving the site;

the measures for cleaning Moraunt Drice, Wicor Mill Lane and White Hart Lane to ensure they are kept clear of any mud or other debris falling from construction vehicles; and

the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.

The development shall be carried out in accordance with the CMP and areas identified in the CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and underside of vehicles have been cleaned.

REASON: In the interest of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period;

(iv) that Members confirm that the reasons for refusal 1(a) and 1(c) in respect of planning application P/17/0920/FP should not be pursued at the forthcoming appeal; and

(v) all conditions in the report  
Was voted on and CARRIED.  
(Voting: 6 in favour; 3 against)

RESOLVED that, subject to:-

(i) the applicant/owner first 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 to secure:

- Financial contribution to secure satisfactory mitigation on the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;
- The provision and management of public open space and ecological enhancement area for the lifetime of the development;
- Education contribution;
- The delivery of affordable housing and contribution;
- No clearance work to be undertaken on the site before 1<sup>st</sup> February 2019; the Council must be advised in advance of any proposals to undertake clearance work at the site; the Council to be given advance notice of any clearance works to be undertaken at the site and the Council's officers/representatives give unfettered access to view all clearance related works; all clearance work to be overseen by Radian's appointed ecologists in accordance with a scheme first agreed in advance with the Council;

(ii) the receipt of a satisfactory amended plan showing:

- (a) 1 tree rather than 3 adjacent to the boundary of 49 Sissinghurst Road; and
- (b) the Field Maple trees along the southern boundary of the site being retained;

(iii) Condition 20 being amended as follows:

No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The Construction Management Plan shall address the following matters:

a) how provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or construction vehicles;

b) the measures the developer will implement to ensure that operatives'/contractors'/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;

c) the measures for cleaning the wheels and underside of all vehicles leaving the site;

d) a scheme for the suppression of any dust arising during construction or clearance works;

e) the measures for cleaning Moraunt Drive, Wicor Mill Lane and White Hart Lane to ensure they are kept clear of any mud or other debris falling from construction vehicles; and

f) the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.

The development shall be carried out in accordance with the CMP and areas identified in the CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing with the LPA. No construction vehicles shall leave the site unless the measures for leaning the wheels and underside of construction vehicles are in place and operational, and the wheels and underside of vehicles have been cleaned.

REASON: In the interest of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period;

(iv) that Members confirm that the reasons for refusal 1(a) and 1(c) in respect of planning application P/17/0920/FP should not be pursued at the forthcoming appeal; and

(v) all conditions in the report,  
PLANNING PERMISSION be granted.

**(13) P/16/0557/MA/B - IFA2 NATIONAL GRID LAND AT DAEDALUS AIRFIELD LEE-ON-THE-SOLENT PO13 9YA**

*Councillor Cunningham left the room before this item and was not present for the discuss or vote.*

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 the non-material amendment be APPROVED.

**(14) Planning Appeals**

The Committee noted the information in the report.

**(15) UPDATE REPORT**

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

**8. FAREHAM TREE PRESERVATION ORDER NO. 748 2018 - WOODBOURNE CLOSE, TITCHFIELD**

The Committee considered a report by the Director of Planning and Regulation on Tree Preservation Order No. 748 to which two objections had been received.

RESOLVED that Tree Preservation Order No. 748 be confirmed.

(The meeting started at 2.30 pm  
and ended at 8.00 pm).