

# FAREHAM

BOROUGH COUNCIL

## Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Friday, 9 April 2021

**Venue:** Microsoft Teams Virtual Meeting

**PRESENT:**

**Councillor** N J Walker (Chairman)

**Councillor** I Bastable (Vice-Chairman)

**Councillors:** T M Cartwright, MBE, M J Ford, JP, Mrs C L A Hockley, L Keeble, S Dugan (deputising for P J Davies), Mrs K Mandry (deputising for F Birkett) and Mrs K K Trott (deputising for R H Price, JP)

**Also Present:** Councillor J S Forrest (Item 6 (1))



**1. APOLOGIES FOR ABSENCE**

Apologies of absence were received from Councillors F Birkett, P J Davies and R H Price, JP.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meeting held on 3 March 2021 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman used the Chairman's announcements to outline how he intended on running the 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	Item No/ Application No/Page No	DEP Type
<b>ZONE 1 – 2.30pm</b>					
<b>ZONE 2 – 2.30pm</b>					
<b>ZONE 3 – 2.30pm</b>					
Ms A Roast	Lee Residents Association	LAND AT NEWGATE LANE (EAST) FAREHAM – CROSS BOUNDARY OUTLINE APPLICATION WITH ALL MATTERS RESERVED EXCEPT FOR ACCESS FOR THE CONSTRUCTION OF UP TO 99 RESIDENTIAL DWELLINGS,	<b>Opposing</b>	6 (1) P/19/1260/OA Pg 12	<b>Written</b>

		<p>LANDSCAPING, OPEN SPACE AND ASSOCIATED WORKS, WITH ACCESS FROM BROOKERS LANE (GOSPORT BOROUGH COUNCIL TO ONLY DETERMINE PART OF THE APPLICATION RELATING TO PART OF ACCESS IN GOSPORT BOROUGH)</p>			
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**6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS**

The Committee noted a report by the Director of Planning and Regeneration on the development control matters, including information regarding new appeals and decisions.

**(1) P/19/1260/OA - LAND AT NEWGATE LANE (EAST) FAREHAM**

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

At the invitation of the Chairman, Councillor J S Forrest addressed the Committee on this item.

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

*Paragraph 8.104 is amended as follows:*

*“In weighing up the material considerations and conflict between policies; the development of a greenfield site weighed against Policy DSP40, Officers have concluded that the proposal satisfies two of the five policy tests (points) (i) and (iv).”*

Upon being proposed and seconded, the officer recommendation that had members been able to determine the application they would have resolved to refuse it, was voted and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, had members been able to determine the application, the application would have been REFUSED.

Reasons for Refusal:

The development is contrary to Policies CS2, CS4, CS5, CS6, CS14, CS16, CS17, CS18, CS20, CS21 and CS22 of the Adopted Fareham Borough Core Strategy 2011 and Policies and DSP6, DSP13, DSP14, DSP15 & DSP40 of

the Adopted Local Plan Part 2: Development Site and Policies Plan, paragraphs 127(c) and 170(b) of the NPPF and is unacceptable in that:

- a) The provision of residential development in this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;
- b) The proposed development would not be well-related to the existing urban settlement boundary;
- c) The proposed development fails to respond positively to and be respectful of the key characteristics of the area and would be harmful to the character and appearance of the countryside;
- d) The provision of development in this location would significantly affect the integrity of the strategic gap and the physical and visual separation of settlements;
- e) The proposal would result in the loss of best and most versatile agricultural land;
- f) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of European Protected Sites which, in combination with other developments, would arise due to the impacts of recreational disturbance;
- g) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of European Protected Sites which, in combination with other developments, would arise as a result of the loss of a Low Use site for brent geese and waders;
- h) In the absence of a legal agreement to secure the provision of open space and facilities and contributions towards the associated management and maintenance, the recreational needs of residents of the proposed development would not be met;
- i) In the absence of a legal agreement to secure such, the proposal fails to make on-site provision of affordable housing at a level in accordance with the requirements of the local plan;
- j) In the absence of a legal agreement to secure contributions to education, the needs of residents of the proposed development would not be met;
- k) In the absence of a legal agreement to secure such the submission and implementation of a full Travel Plan, payment of the Travel Plan approval and monitoring fees and the provision of a surety mechanism to ensure implementation of the Travel Plan, the proposed development would not make the necessary provision to ensure measures are in place to assist in reducing the dependency on the use of the private motorcar;

- l) In the absence of a legal agreement to secure the implementation of footway improvements to The Drive; pedestrian/cycle improvements to the crossing at Brookers Lane; and local accessibility improvements to Woodcot Primary School and Tukes Avenue Local Centre, Holbrook Primary School and Bridgemary School and Nobes Avenue Local Centre, appropriate opportunities to promote sustainable modes of access would not be provided;
- m) In the absence of a legal agreement to secure an amendment to the Prohibition of Driving Order TRO on Brookers Lane and contribution toward parking restrictions on Brookers Lane; an appropriate means of site access would not be provided;
- n) In the absence of a legal agreement to secure contributions towards safety improvements at the junction of Brookers Lane/Tukes Avenue and Carisbrooke Road, there would be an unacceptable impact on highway safety.

**Notes for Information:**

Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address points f) – n) above by inviting the applicant to enter into a legal agreement with Fareham Borough Council under Section 106 of the Town and Country Planning Act 1990.

**(2) Planning Appeals**

The Committee noted the information in the report.

**(3) UPDATE REPORT**

The Update Report was circulated prior to the meeting and was considered along with the relevant agenda item.

(The meeting started at 2.30 pm  
and ended at 3.24 pm).