

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 26 May 2021

Venue: Council Chamber - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: F Birkett, Miss J Bull, T M Cartwright, MBE, P J Davies,
M J Ford, JP, Mrs C L A Hockley and R H Price, JP

**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 meetings held on 9 April 2021 and 21 April 2021 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

"I would like to provide an update for Members on the recent judicial reviews at Warsash, the planning appeals at Newgate Lane and the part land at Warnford Park may play in nitrate mitigation.

Members will be aware that two judicial review claims have been brought against planning permission granted in Warsash: one relates to a planning permission granted for eight houses at Egmont Nurseries, Brook Avenue, and one to a planning permission granted for six houses adjacent to 79 Greenaway Lane. Hearings for both claims were held between 11th-13th May. The judgements for both cases are expected to be issued imminently.

In February this year a Public Inquiry was held in respect of land at Newgate Lane. The Inquiry related to two planning applications on adjoining sites which proposed 190 dwellings between them. The Planning Inspectorate have advised that the decisions in respect of these two cases 'are likely to be issued early summer'.

Lastly, Members will be aware that nitrate mitigation is being achieved by taking land out of agricultural use and putting the land to alternative uses including re-wilding and tree planting. A landowner has identified agricultural land in their ownership at Warnford (Warnford Park) which can be used for nitrate mitigation. This Council has recently entered into a legal agreement with this land owner and South Downs National Park Authority to enable developments within Fareham to use this land as nitrate mitigation. Members will see reference to 'Warnford Park' in conjunction with nitrate mitigation proposals in future Planning Reports."

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	Subject	Supporting or Opposing	Item Application No/Page No	No/ Page No	Dep Type
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	ng the persons listed		the Application		
ZONE 1 – 2.30pm					
Ms C Mays		LAND TO THE REAR OF 195-205 SEGENSWORTH ROAD – OUTLINE PLANNING APPLICATION FOR UP TO EIGHT DWELLINGS, WITH ACCESS AND PARKING FOLLOWING THE DEMOLITION OF 195 SEGENSWORTH ROAD	Opposing	6 (1) P/18/0625/OA Pg 14	In person
Mr & Mrs Ashworth		-Ditto-	-Ditto-	-Ditto-	Written
Mr N McKeon (Agent)		-Ditto-	Supporting	-Ditto-	In person
ZONE 2 – 2.30pm					
Mr A Prescott	Mr A Matthews, Ms R Keene, Mr & Mrs Kuzminski, Mr & Mrs Crosby	LAND TO REAR OF 82 THE AVENUE FAREHAM PO14 1PB – ERECTION OF 3-BED BUNGALOW WITH ACCESS FROM CHALFORD GRANGE	Opposing	6 (2) P/19/0946/OA Pg 38	In Person
Mr I Murray (Agent)		-Ditto-	Supporting	-Ditto-	In Person
ZONE 3 – 2.30pm					
Ms T Potter		22-27A STUBBINGTON GREEN (FIRST FLOOR) PO14 2JY – CHANGE OF USE OF FIRST FLOOR FROM SPORTS CLUB (USE CLASS D2) TO NINE FLATS	Opposing	6(3) P/18/1410/FP Pg 53	Written
Mr M Holman (Agent)		1-33 WEST STREET PORTCHESTER PO16 9XB – DEVELOPMENT COMPRISING AN ADDITIONAL 1 AND 2 STOREYS ON THE EXISTING BUILDINGS TO PROVIDE 26	Supporting	6 (4) P/19/1040/OA Pg68	In Person

		APARTMENTS (10 ONE-BED AND 16 TWO-BED) (CLASS C3) WITH ASSOCIATED CYCLE AND REFUSE STORAGE FACILITIES PLUS FOUR ADDITIONAL PARKING SPACES			
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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/18/0625/OA - 195-205 SEGENSEWORTH ROAD TITCHFIELD PO15 5EL

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

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

- i) The prior completion of a Section 111 Agreement and the payment of the appropriate Habitat Mitigation Contribution; and
 - ii) The conditions in the report
- Was voted on and CARRIED.
(Voting: 8 in favour; 1 against)

RESOLVED that, subject to: -

- i) The prior completion of a Section 111 Agreement and the payment of the appropriate Habitat Mitigation Contribution; and
 - ii) The conditions in the report.
- Outline planning permission be GRANTED.

(2) P/19/0946/FP - 82 THE AVENUE FAREHAM PO14 1PB

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: -

Amend Planning Condition 2 (approved plans) as follows;

- a) *Proposed Site & Location Plan – drwg No A101 V3.2*

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

- i) The prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 on terms to the

satisfaction of the Solicitor to the Council to secure a contribution of up to £6,000 to fund the provision of a Traffic Regulation Order on Chalford Grange;

ii) The conditions in the report; and

iii) The amended Condition 2 as set out in the Update Report.

Was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that subject to: -

i) The prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 on terms to the satisfaction of the Solicitor to the Council to secure a contribution of up to £6,000 to fund the provision of a Traffic Regulation Order on Chalford Grange;

ii) The conditions in the report; and

iii) The amended Condition 2 as set out in the Update Report.

PLANNING PERMISSION be granted.

**(3) P/18/1410/FP - 22-227A STUBBINGTON GREEN (FIRST FLOOR)
PO14 2JY**

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

At the invitation of the Chairman, the Committee Officer read out a statement on behalf of Councillor J Forrest.

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

Additional Condition;

No development hereby permitted shall proceed until details of all proposed external materials to be used in the conversion (including replacement windows and doors and external balconies) have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To secure the satisfactory appearance of the development.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and the additional condition 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 additional condition in the update report, PLANNING PERMISSION be granted.

(4) P/19/1040/OA - 1-33 WEST STREET PORTCHESTER PO16 9XB

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: -

For clarification, the proposed cycle store will result in the loss of two car parking spaces from the existing car park. Whilst this reduces the number of spaces within the northern car park, the Officers recommendation remains unchanged due to the Government approach of supporting developments in highly sustainable locations, whilst also providing a good quality secure cycle for the future occupiers, encouraging more sustainable modes of transport.

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

- a) The prior completion of a Section 111 agreement to secure the payment of the Recreational Disturbance contribution; and
- b) The conditions in the report.

Was voted on and CARRIED.

(Voting 8 in favour; 1 against)

RESOLVED that, subject to: -

- a) The prior completion of a Section 111 agreement to secure the payment of the Recreational Disturbance contribution; and
- b) The conditions in the report.

PLANNING PERMISSION be granted.

(5) Planning Appeals

The Committee noted the information in the report.

(6) UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 4.57 pm).