

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 13 July 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: D G Foot, M J Ford, JP, S Ingram, P Nother, Mrs S M Walker and F Birkett (deputising for Miss J Bull)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor Miss J Bull and Councillor Mrs C L A Hockley.

2. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

3. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

4. 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	Dep Type
ZONE 1 – 2.30pm					
Mr Jason Parker		COLDEAST MANSION COLDEAST DRIVE – ERECTION OF TWO STOREY REAR EXTENSION TO CONTAIN 18 APART – HOTEL ROOMS & TWO STOREY FREESTANDING ANNEXE BUILDING TO CONTAIN 4 DUPLEX APARTMENTS & EXTENSION TO CAR PARK	Supporting	5 (1) P/18/0520/FP Pg 4	In Person
Mr Daniel Byrne		-DITTO-	-Ditto-	-Ditto-	In Person
Mr Nick Whittington (Agent)		LAND EAST OF BROOK LANE AND NORTH OF WARSASH ROAD – RESERVED MATTERS APPLICATION PERTAINING TO LAYOUT, SCALE, APPEARANCE AND	Supporting	5 (2) P/21/2019/RM Pg 24	In Person

		LANDSCAPING FOR THE CONSTRUCTION OF 42 DWELLINGS (PHASE 2) TOGETHER WITH ASSOCIATED PARKING, OPEN SPACE, LANDSCAPING AND OTHER INFRASTRUCTURE AND DEVELOPMENT WORKS, PURSUANT TO OUTLINE PLANNING PERMISSION P/17/0752/OA			
Mr Ian Greenacre		LAND ADJACENT TO NO. 8 NORTHWAY, TITCHFIELD – RETROSPECTIVE RETENTION OF SIX PIECE LOCALLY EQUIPPED AREA OF PLAY	Opposing	5 (3) P/22/0550/CU Pg 41	In Person
ZONE 2 – 4.00pm					
ZONE 3 – 4.00pm					
Mr Robert Tutton (Agent)		93 THE HILLWAY PORTCHESTER – USE OF ANNEXE AS AN INDEPENDENT DWELLING	Supporting	5 (7) P/22/0615/FP Pg 87	In Person

5. 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/18/0520/FP - COLDEAST MANSION COLDEAST DRIVE SARISBURY GREEN SO31 7PT

The Committee received the deputations referred to in Minute 4 above.

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

- i) The receipt of 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 recreational disturbance on the Solent Coastal Special Protection Areas;

- ii) The receipt of 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 recreational disturbance on the New Forest SPA/SAC/Ramsar; and

- iii) The conditions in the report.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to: -

- i) The receipt of 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 recreational disturbance on the Solent Coastal Special Protection Areas;

- ii) The receipt of 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 recreational disturbance on the New Forest SPA/SAC/Ramsar; and

- iii) The conditions in the report.

PLANNING PERMISSION be granted.

(2) P/21/2019/RM - LAND EAST OF BROOK LANE AND NORTH OF WARSASH ROAD

The Committee received the deputation referred to in Minute 4 above.

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

1. Updated Consultee Response

Natural England have confirmed no objection to the HRA subject to the mitigation being secured.

2. Conditions numbers 1 and 3 to be updated as follows:

-Condition 1

The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

Arboricultural Assessment and Method Statement – 16023-AA10-PB

Tree Protection Plan – 16023-15

Engineering Technical Note – Discharge of Conditions 9, 10, 11 and 14 – 22747 – V3.0

Planning Documents Submission List – Discharge of Conditions 9, 10, 11 and 14 – 22747 – V3.0

Flood Risk Assessment Part 1 (from outline permission) – 22747

Flood Risk Assessment Part 2 (from outline permission) – 22747

Engineering Drawing Issue Register – 22747
Causeway Flows Surface Water Calculations
Generic Quantitative Risk Assessment (Soakaway Testing) – J18-024-R01
Ecological Appraisal and Protected Species Survey
Biodiversity Mitigation Strategy
Materials Schedule
Affordable Housing Statement – Addendum May 2022
Location Plan – LP.03 – RevA
Coloured Site Layout Phase 2 – CSL.03 – RevD
Coloured Site Layout Phase 1 and Phase 2 – CSL.04 – RevC
Site Layout Phase 2 – SL.03 – RevD
Site Layout Phase 1 and Phase 2 – SL.04 – RevC
Site Layout Phase 2 – SL.03 – RevD
Site Layout Phase 1 and 2 – SL.04 – RevC
Dwelling Materials Layout – DML.03 – RevC
Boundary Materials Layout – BML.03 – RevD
Parking Strategy Layout – PSL.03 – RevC
Coloured Street Elevations – CSE.04 – RevD
Street Elevations Phase 2 – SE.04 – RevD
House Type 2.2 (2 Blk) Plans and Elevations – HT.202(2Blk).pe – RevC
House Type 3.1 (2 Blk) Floor Plans – HT.3.1(2Blk).p – RevB
House Type 3.1 (2 Blk) Elevations Option 1 – HT.3.1(2blk)-1.e – RevC
House Type 3.1 (2 Blk) Elevations Option 2 – HT.3.1(2blk)-2.e – RevB
House Type 3.5 Elevations – HT.3.5.e – RevA
House Type 3.5 Floor Plan - HT.3.5.p – RevA
House Type 4.1 Floor Plans and Elevations Variation A - HT.4.1-A.pe – RevB
House Type 4.2 Floor Plans and Elevations Variation A - HT.4.2-A.pe – RevB
House Type 4.3 Floor Plans and Elevations - HT.4.3.pe – RevB
House Type 4.3 Floor Plans and Elevations Option 2 - HT.4.3-2.pe – RevA
House Type 4.4 Floor Plans and Elevations Variation A - HT.4.4-A.pe – RevB
House Type S.2.1 Elevations - HT.S.2.1.e – RevA
House Type S.2.1 Floor Plans - HT.S.2.1.p – Rev A
Plots 79-81 Elevations - P.79-81.e – RevB
Plots 79-81 Floor Plans - P.79-81.p – RevB
Plots 82-100-101 Elevations - P.82-100-101.e – RevA
Plots 82-100-101 Floor Plans - P.82-100-101.p – RevA
Plots 83-90-91 Elevations - P.83-90-91.e – RevB
Plots 83-90-91 Floor Plans - P.83-90-91.p – RevB
Plots 84-85_86-87 Elevations - P.84-85_86-87.e – RevA
Plots 84-85_86-87 Floor Plans - P.84-85_86-87.p – RevA
Plots 88-89 Elevations - P.88-89.e – RevA
Plots 88-89 Floor Plans - P.88-89.p – RevA
Plots 117-120 Elevations Sheet 1 of 2 - P.117-120.e1 – RevB
Plots 117-120 Elevations Sheet 2 of 2 - P.117-120.e2 – RevA
Plots 117-120 Floor Plans Sheet 1 of 2 - P.117-120.p1 – RevA
Plots 117-120 Floor Plans Sheet 2 of 2 - P.117-120.p2 – RevB
Single Garage 1 Floor Plan and Elevations - GAR.01.pe – RevB
Single Garage 2 Floor Plan and Elevations - GAR.02.pe – RevB
Double Garage 1 Floor Plan and Elevations - GAR.03.pe – RevB
Triple Garage 1 Floor Plan and Elevations - GAR.04.pe – RevA
Twin Garage 2 Floor Plan and Elevations - GAR.05.pe – RevA
Shed Floor Plan and Elevations - SH.01.pe – RevA
Proposed Drainage Sheet 1 of 2 – 2201 – RevE

Proposed Drainage Sheet 2 of 2 – 2202 – RevE
Proposed Drainage Whole Site – 2205 – RevE
Proposed Drainage Manhole Schedule – 2205 RevC
Proposed Drainage Maintenance Plan Sheet 1 of 2 – 2251 – RevE
Proposed Drainage Maintenance Plan Sheet 2 of 2 – 2252 – RevE
Construction Details Sheet 1 of 3 – 2501 – RevA
Construction Details Sheet 2 of 3 – 2502 – RevA
Construction Details Sheet 3 of 3 – 2503 – Rev/
Existing Overland Flow Routes – 2700 – Rev/
Proposed Overland Flow Routes – 2701 – RevE
Soakage Testing Results and Locations - 22747-02 – Rev-
Proposed Impermeable Areas - 22747-03 – RevE
Existing Topography and Drainage - 22747-06 – Rev-
Road Horizontal Alignments – 2811 – RevE
Road Vertical Alignments – 2801 – RevE
Fire Vehicle Tracking – 2631 – RevE
Refuse Vehicle Tracking - 2632 – RevE
Proposed Levels – 2401 – RevE
Landscape proposals (open space) - 2235-TFC-00-XX-RG-L-1005 – P06
Landscape Proposals (south-west) - 2235-TF-XX-00-DR-L-1007 – P05
Landscape Proposals (north) - 2235-TF-XX-00-DR-L-1008 – P05
Landscape Proposals (east) - 2235-TF-XX-00-DR-L-1009 – P05
Visibility Splays - ENC/170818/4U4E-VS

REASON: To avoid any doubt over what has been permitted.

-Condition 3

No development hereby permitted shall proceed beyond damp proof course (dpc) level until details of how and where electric vehicle charging points will be provided at the following level:

-At least one electric vehicle charging point per dwelling with allocated parking provision

-At least one electric vehicle charging point in shared/unallocated parking areas per 10 dwellings with no allocated parking provision.

REASON: To promote sustainable modes of transport, to reduce impacts on air quality arising from the use of motorcars and in the interests of addressing climate change.

The Committee was also provided with a verbal update from the Planning Case Officer, who informed them that:

- a) Condition 1 should be amended to omit the following four drawings:
Landscape Proposals (open space) – 2235-TFC-00-XX-RG-L-1005 – P06
Landscape Proposals (south-west) – 2235-TF-XX-00-DR-L-1007 – P05
Landscape Proposals (north) – 2235-TF-XX-00-DR-L-1008 – P05
Landscape Proposals (east) – 2235-TF-XX-00-DR-L-1009 – P05

- b) Condition 5 should read:

5. None of the dwellings hereby approved shall be first occupied until details of the water efficiency measures to be installed in each dwelling have been submitted to and approved in writing by the Local Planning Authority. These

water efficiency measures should be designed to ensure portable water consumption does not exceed a **maximum** of 110 litres per person per day. The development shall be carried out in accordance with the approved details.

Upon being proposed and seconded the officer recommendation to grant RESERVED MATTERS APPROVAL, subject to: -

- A) DELEGATION being given to the Head of Development Management in consultation with the Solicitor to the Council to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor changes arising as a result of Natural England's comments regarding the Appropriate Assessment;
- B) Completion of a legal agreement to secure the management and maintenance of the open space;
- C) The amended Conditions 1, 3 & 5 in the Update Report and verbal update from the Planning Case Officer as detailed above;
- D) The Conditions in the report insofar as they remain the same following the above revisions.

Was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that, subject to: -

- A) DELEGATION being given to the Head of Development Management in consultation with the Solicitor to the Council to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor changes arising as a result of Natural England's comments regarding the Appropriate Assessment;
- B) Completion of a legal agreement to secure the management and maintenance of the open space;
- C) The amended Conditions 1, 3 & 5 in the Update Report and verbal update from the Planning Case Officer as detailed above;
- D) The conditions the report insofar as they remain the same following the above revisions..

RESERVED MATTERS be APPROVED.

**(3) P/22/0550/FP - LAND ADJACENT TO NO 8 NORTHWAY
TITCHFIELD PO15 5EE**

The Committee received the deputation referred to in Minute 4 above.

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

Additional neighbourhood consultation responses received:

Further to the Officer Report prepared, the Council has received three additional neighbourhood representations, two of the representations were from the same household. The representations were all in favour of the play park and raised similar comments in support stating it is a good place from children to make friends and that noise would have been an impact from the open space prior to the development of the play park.

The Planning Case Officer also provided a verbal update to the Committee stating that since the publication of the Update Report 3 further comments have been received, however they did not raise any new points that had not been covered by the previous comments received.

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

(Voting: 6 in favour; 2 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposed development is contrary to Policies DSP2 and DSP3 of the Fareham Borough Local Plan Part 2: Development Sites Policy and the Fareham Borough Design Guidance Supplementary Planning Document (Excluding Welborne) and is unacceptable in that:

- a) The increased noise and disturbance from the play park has a significant unacceptable adverse impact on the living conditions of neighbouring residents;
- b) The development has a significant unacceptable adverse impact on the privacy of the occupants of neighbouring properties to the detriment of the living conditions of those residents.

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

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

Additional consultation response received:

Natural England

An updated Habitats Regulation Assessment (HRA) dated 20 June 2022 has been produced by your authority, in support of this planning application. Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

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 016 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) DELEGATION be given to the Head of Development Management, in consultation with the Solicitor to the Council to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor arising as a result of Natural England's comments regarding the Appropriate Assessment; and

iii) The conditions in the report.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 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) DELEGATION being given to the Head of Development Management, in consultation with the Solicitor to the Council, to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor arising as a result of Natural England's comments regarding the Appropriate Assessment; and

iii) The conditions in the report.

PLANNING PERMISSION be granted.

(5) P/22/0655/TO - 17 REGENCY PLACE FAREHAM PO15 5JE

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

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, CONSENT is granted.

(6) P/21/0794/FP - 95 WEST STREET PORTCHESTER PO16 9UG

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; 0 against)

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

(7) P/22/0615/FP - 93 THE HILLWAY PORTCHESTER PO16 8BP

The Committee received the deputation referred to in Minute 4 above.

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

(Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposed development is contrary to Policy CS17 of the Adopted Fareham Borough Core Strategy and Policies DSP13 and DSP15 of the Fareham Borough Local Plan Part 2: Development Sites Policy and the Fareham Borough Design Guidance SPD and is unacceptable in that:

- a) The proposal is to subdivide the existing property to create a one-bedroom dwelling distinctly smaller in terms of its scale and resultant plot size than other dwellings in The Hillway. In doing so, the proposal would give rise to an unsympathetic and cramped form of development which would be out of keeping with the prevailing character of the area and fail to respond positively to and be respectful of the key characteristics of the area including its scale, form and spaciousness;
- b) The proposal fails to meet a high standard of design and fails to provide a satisfactory standard of living accommodation which makes adequate provision of internal and external space for the proposed new dwelling;
- c) In the absence of a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the designated Solent Special Protection Areas; and
- d) The proposal would have likely adverse effects on the integrity of Habitat Sites in combination with other developments due to the additional generation of nutrients entering the water environment and the lack of appropriate and appropriately secured mitigation.

(8) Planning Appeals

The Committee noted the information in the report.

(9) UPDATE REPORT

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

6. TPO 774 2022 - FAIRACRE RISE TITCHFIELD

The Committee considered a report by the Director of Planning and Regeneration on Tree Preservation Order No. 774 2022 at Fairacre Rise, to which one objection to the making of a provisional order in April 2022 was made.

RESOLVED that Tree Preservation Order No. 774 is confirmed as originally made and served.

(The meeting started at 2.30 pm
and ended at 5.25 pm).