

# FAREHAM

BOROUGH COUNCIL

## AGENDA PLANNING COMMITTEE

**Date:** Wednesday, 17 January 2024

**Time:** 2.30 pm

**Venue:** Collingwood Room - Civic Offices

**Members:**

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors Miss J Burton  
D G Foot  
M J Ford, JP  
Mrs C L A Hockley  
S Ingram  
P Nother  
Mrs S M Walker

**Deputies:** Ms C Bainbridge

F Birkett

S Dugan

Mrs K K Trott



**1. Apologies for Absence**

**2. Minutes of Previous Meeting (Pages 1 - 27)**

To confirm as a correct record the minutes of the Planning Committee meetings held on 13 December 2023 and 14 December 2023.

**3. Chairman's Announcements**

**4. Declarations of Interest**

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

**5. Deputations**

To receive any deputations of which notice has been lodged.

**6. Actual Revenue Expenditure 2022/23 (Pages 28 - 33)**

To consider a report by the Assistant Chief Executive Officer on the actual revenue expenditure for 2022/23.

**7. Spending Plans 2024/25 (Pages 34 - 43)**

To consider a report by the Assistant Chief Executive Officer on the spending plans for 2024/25.

**8. Planning applications and Miscellaneous Matters including an update on Planning Appeals (Page 44)**

To consider a report by the Director of Planning and Regeneration on development control matters, including information regarding new planning appeals and decisions.

**ZONE 1 - WESTERN WARDS**

- (1) **P/23/1285/CU - LAND SOUTH OF FOUR ACRE NURSERY MEON ROAD TITCHFIELD PO14 4HJ (Pages 46 - 57)**

**ZONE 2 - FAREHAM**

**ZONE 3 - EASTERN WARDS**

- (2) **P/23/1533/FP - 84 ROMSEY AVENUE FAREHAM PO16 9TA (Pages 60 - 64)**
- (4) **Planning Appeals (Pages 65 - 70)**



A WANNELL  
Chief Executive Officer  
Civic Offices  
[www.fareham.gov.uk](http://www.fareham.gov.uk)  
09 January 2024

**For further information please contact:  
Democratic Services, Civic Offices, Fareham, PO16 7AZ  
Tel:01329 236100  
[democraticservices@fareham.gov.uk](mailto:democraticservices@fareham.gov.uk)**

# FAREHAM

## BOROUGH COUNCIL

### Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Wednesday, 13 December 2023

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

**Councillor** N J Walker (Chairman)

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

**Councillors:** Miss J Burton, D G Foot, Mrs C L A Hockley, S Ingram, P Nother, Mrs S M Walker and S Dugan (deputising for M J Ford, JP)

**Also Present:** Councillor Mrs P Hayre (Item 6(7)) and Councillor Mrs K Mandry (Item 6(7))



**1. APOLOGIES FOR ABSENCE**

Apology of absence was received from Councillor M J Ford.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meeting held on 15 November 2023 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**

In accordance with Standing Orders and the Council's Code of Conduct, the following Councillor's made the following declarations in respect of the items indicated.

The Chairman, Councillor N J Walker declared a non-pecuniary interest in item 6(2) – Land at Bursledon Brickworks in that he is a trustee of the Hampshire Buildings Preservation Trust.

Councillor Mrs C L A Hockley declared a disclosable pecuniary interest in item 6(5) – 27 Heath Lawns as she is the owner and resident of the property. She left the room at the start of this item and took no part in the debate or vote on this application.

**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 No/ Application No/Page No	Dep Type
<b>ZONE 1 – 2.30pm</b>					
Mr Philip Dudley (Agent)		LAND AT BURSLEDON BRICKWORKS, COAL PARK LANE, SWANWICK, SO31 7GW – CONSTRUCTION OF	Supporting`	6(2) P/23/1141/FP Pg 20	In Person 3 minutes

		12 – TWO AND THREE BEDROOM DWELLINGS WITH CAR PARKING ALONG WITH USE OF EXISTING ACCESS ONTO SWANWICK LANE. ENABLING DEVELOPMENT TO SECURE FUNDING FOR THE RESTORATION OF DRYING SHEDS 1 & 2 WITHIN BURSLEDON BRICKWORKS			
Mr Andy Elford (Chair of Trustees)	Bursledon Brickworks Museum	-DITTO-	-Ditto-	-Ditto-	In Person 3 minutes
Ms Amy Dales (Agent)		MEON BYE FARM TRIANGLE LANE PO14 4HB – LAND RE-PROFILING WORKS AND ASSOCIATED LANDSCAPING TO DELIVER DRAINAGE IMPROVEMENTS	Supporting	6(4) P/23/0944/FP Pg 51	In Person 3 minutes
Ms Tracey Viney		-DITTO-	Opposing	-Ditto-	In Person 3 minutes
<b>ZONE 2</b> <b>-</b> <b>4.00pm</b>					
Mr Andrew Munton		LAND SOUTH OF FUNTELY ROAD, FUNTLEY – DEED OF VARIATION TO SECTION 106 UNILATERAL UNDERTAKING DATED 9 MARCH 2022 TO ALLOW FOR ADDITIONAL FIVE MONTHS FOR SUBMISSION OF CUSTOM OR SELF BUILD SCHEME, MARKETING STRATEGY AND MARKETING TERMS	Supporting	6(6) Q/1558/23 Pg 72	In Person 3 minutes

<b>ZONE 3</b> <b>-</b> <b>4.00pm</b>					
<p>Mr Val Hawes</p>		<p>THE CROFTON, 48 CROFTON LANE FAREHAM PO14 3QF – CONSTRUCTION OF TWO THREE-BED DWELLINGS (USE C3) ON LAND ADJACENT TO THE PUBLIC HOUSE UTILISING A NEW VEHICULAR ACCESS AND ASSOCIATED PARKING AND LANDSCAPING, INCLUDING RECONFIGURATION OF BEER GARDEN AND CAR PARK</p>	<p><b>Opposing</b></p>	<p>6(7) P/23/0460/FP Pg 77</p>	<p><b>In Person</b> <b>3</b> <b>minutes</b></p>
<p>Mr Louis Rooney</p>	<p>Mrs Dorothy Clapcott Ms Dorothy Lawden Mr Steven Riggs Mr Karl Hinks Mr Christian Brown</p>	<p>-DITTO-</p>	<p><b>-Ditto-</b></p>	<p>-Ditto-</p>	<p><b>In Person</b> <b>3</b> <b>minutes</b></p>
<p>Mr Jeremy Heppell (Agent)</p>		<p>-DITTO-</p>	<p><b>Supporting</b></p>	<p>-Ditto-</p>	<p><b>In Person</b> <b>3</b> <b>minutes</b></p>
<p>Mrs Angela Burd</p>		<p>53 OLD STREET HILL HEAD – VARIATION OF CONDITION (P/07/0742/FP) FOR VEHICULAR ACCESS TO FRONT OF PROPERTY</p>	<p><b>Supporting</b></p>	<p>698) P/23/1445/VC Pg 103</p>	<p><b>In Person</b> <b>3</b> <b>minutes</b></p>
<p>Ms Anne Brierley</p>		<p>LAND EAST OF DOWNEND ROAD PORTCHESTER – PHASE TWO: APPLICATION FOR THE APPROVAL OF ALL OUTSTANDING RESERVED MATTERS FOR THE ERECTION OF 170 RESIDENTIAL DWELLINGS WITH ASSOCIATED INTERNAL ACCESS</p>	<p><b>Opposing</b></p>	<p>6(10) P/22/0896/RM Pg 118</p>	<p><b>Written</b> <b>400</b> <b>words</b></p>

		ARRANGEMENTS; PARKING; LANDSCAPING; OPEN SPACES, INCLUDING PLAY AREA AND SPORTS PITCHES AND ANCILLARY INFRASTRUCTURE WORKS (PHASE TWO PURSUANT TO OUTLINE PLANNING PERMISSION P/20/0912/OA)			
Mr Rob Collett (Agent)		-DITTO-	<b>Supporting</b>	-Ditto-	<b>In Person 3 minutes</b>

**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 on new appeals and decisions.

**(1) P/23/0835/VC - 29 CATISFIELD ROAD FAREHAM PO15 5LT**

Upon being proposed and seconded, the Officer recommendation to grant planning permission, subject to the conditions in the report, was voted and CARRIED.

(Voting: 7 in favour; 2 against)

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

**(2) P/23/1141/FP - LAND AT BURSLEDON BRICKWORKS COAL PARK LANE SWANWICK SO31 7GW**

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: -

*The consultation response from Natural England has been received and they have raised no objections to the proposals subject to securing the Nitrate Mitigation credits and payment of the recreational disturbance contributions.*

The Chairman, Councillor N J Walker, declared a non-pecuniary interest this item as he is a trustee on the Hampshire Buildings Preservation Board.



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

- (i) Subject to: -
- a) Consideration of comments from the Council's Ecologist regarding updated details for on-site Biodiversity Net Gain and protected species;
  - b) Receipt of payment of appropriate contributions towards the Solent Recreation Mitigation Partnership Strategy and the Council's New Forest interim mitigation solution;
  - c) Consideration of any comments from Natural England in response to consultation on the Council's Appropriate Assessment;
  - d) Any conditions, additional conditions or modification to the proposed conditions, any of the Consultees may recommend; and
  - e) Evidence being provided of a completed contract between the developer and the mitigation provider at Warnford Park demonstrating that the necessary nitrate credits have been secured;

And

- (ii) Subject to the prior completion of legal undertakings pursuant to section 106 of the Town and Country Planning Act 1990 (as amended), on terms to the satisfaction of the Solicitor to the Council, relating to:
- Phased restriction of the occupation of the new residential development until the restoration of the Drying Sheds has been carried out.

Then

- (iii) DELEGATE authority to the Head of Planning to make any necessary modifications, deletion or addition to the proposed conditions or heads of terms of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990.

Was voted on and CARRIED.

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

RESOLVED that PLANING PERMISSION be granted: -

- (i) Subject to: -
- a) Consideration of comments from the Council's Ecologist regarding updated details for on-site Biodiversity Net Gain and protected species;
  - b) Receipt of payment of appropriate contributions towards the Solent Recreation Mitigation Partnership Strategy and the Council's New Forest interim mitigation solution;

- c) Consideration of any comments from Natural England in response to consultation on the Council's Appropriate Assessment;
- d) Any conditions, additional conditions or modification to the proposed conditions, any of the Consultees may recommend; and
- e) Evidence being provided of a completed contract between the developer and the mitigation provider at Warnford Park demonstrating that the necessary nitrate credits have been secured;

And

- (ii) Subject to the prior completion of legal undertakings pursuant to section 106 of the Town and Country Planning Act 1990 (as amended), on terms to the satisfaction of the Solicitor to the Council, relating to:
  - Phased restriction of the occupation of the new residential development until the restoration of the Drying Sheds has been carried out.

Then

- (iii) AUTHORITY BEING DELEGATED to the Head of Planning to make any necessary modifications, deletion or addition to the proposed conditions or heads of terms of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990.

**(3) Q/1554/23 - 79 GREENAWAY LANE WARSASH SO31 9HT**

Upon being proposed and seconded the officer recommendation to DELEGATE to the Head of Planning in consultation with the Solicitor to the Council to complete a deed of variation to the existing Section 106 legal agreement dated 20<sup>th</sup> January 2021 to: Amend the off-site affordable housing contribution required from £245,520.00 to £204,600, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that delegation be GRANTED to the Head of Planning in consultation with the Solicitor to the Council to complete a deed of variation to the existing Section 106 legal agreement dated 20<sup>th</sup> January 2021 to: Amend the off-site affordable housing contribution required from £245,520.00 to £204,600.

**(4) P/23/0944/FP - MEON BYE FARM TRIANGLE LANE FAREHAM PO14 4HB**

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: -

Drainage

The lead local flood authority Hampshire County Council has raised no objection to the revised application. Notwithstanding this, following further discussions with the County Council in relation to concerns raised in the representations received, it is recommended that the applicant provide two channels from the back of the ditch adjacent to the road along the northern edge of the site into the pond in the northern part of the site.

Further details of the size of the drainage ditches along the western and eastern peripheries of the site and the maintenance of these ditches, along with the culvert, should be provided.

The recommendation given in paragraph 9.1 and 9.2 of the Officer report to the committee is therefore proposed to be amended as set out at the end of this update.

Tree protection

The recommendation is to be amended accordingly to require tree protection measures within the Construction Environmental Management Plan (CEMP).

Recommendation

The Officer recommendation is hereby amended as follows:

At paragraph 9.1, add the following text before the words "DELEGATE authority to..."

"Subject to the applicant providing:

- a) Revised drawings to show two drainage channels from the ditch along the northern boundary of the site to the pond in the northern part of the site to the satisfaction of Officers;
- b) Details of the dimensions of the drainage channels to be created along the western and eastern peripheries of the site to the satisfaction of Officers;
- c) A revised Construction Environmental Management Plan (CEMP) to include tree protection measures to the satisfaction of Officers,"

At paragraph 9.2, add the following additional planning condition:

"6. Within one month of the date of this decision notice, details of the maintenance of the drainage channels shown on the approved drawings shall be submitted to and approved by the Local Planning Authority in writing. The drainage channels shall thereafter be maintained in accordance with the approved details.

REASON: To ensure appropriate surface water drainage on the site."

The Planning Officer gave a further verbal update which stated that further to a) – c) in the update above, a further condition d) is to be added to the recommendation requiring the submission of a materials management plan and details concerning the topsoil.

Members considered that they should have the comments of Natural England and Hampshire County Council's Ecologist available to them, before taking a decision on the proposal.

A motion to defer the application, until comments are received from Consultees and for the information referred to in the Planning Officer's written and verbal updates is submitted, was proposed and seconded, and was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that the application be DEFERRED for consideration at a future Planning Committee meeting.

**(5) P/23/1490/TO - 27 HEATH LAWNS FAREHAM PO15 5QB**

Councillor Mrs C L A Hockley declared a disclosable pecuniary interest in this item as she is the owner of the property and the applicant for this application. She left the room at the start of the item and did not take part in the discussion or vote on the application.

Upon being proposed and seconded, the officer recommendation to the 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 be granted.

**(6) Q/1558/23 - LAND TO THE SOUTH OF FUNTLEY ROAD FAREHAM**

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

Upon being proposed and seconded the officer recommendation to delegate to the Head of Planning in consultation with the Solicitor to the Council to complete a Deed of Variation to the existing Section 106 dated 9<sup>th</sup> March 2022 to:

- a) Require the submission of the Custom or Self Build Scheme, Marketing Strategy and Marketing Terms prior to 30<sup>th</sup> April 2024.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that delegation of authority be GRANTED to the Head of Planning in consultation with the Solicitor to the Council to complete a Deed of Variation to the existing Section 106 dated 9<sup>th</sup> March 2022.

**(7) P/23/0460/FP - THE CROFTON 48 CROFTON LANE FAREHAM PO14 3QF**

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

At the invitation of the Chairman, Councillor Mrs P Hayre addressed the Committee on this item.

At the invitation of the Chairman, Councillor Mrs K Mandry addressed the Committee on this item.

The Planning Committee discussed at the length the loss of car parking on site and the impact of the displaced car parking taking place on the public highway. Members also noted that the access to the two houses would result in the loss of some existing layby parking on Crofton Lane.

The representations made by Councillor Hayre and Councillor Mandry highlighted the on street car parking that currently occurs around the site particularly when the function room is in use. It was further highlighted how the on street parking negatively impacts upon visibility for nearby residents leaving their properties and around the Crofton Lane/ Moody Road junction.

Members of the Planning Committee considered the benefits which would be delivered by the proposal through its provision of additional housing but considered any benefits were outweighed by the harm to highway safety from the substantial loss of on-site car parking.

A motion to refuse the application was proposed and seconded and voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The proposed development would be contrary to policies TIN1 and TIN2 of the Fareham Local Plan 2037 and is unacceptable in that:

The permanent loss of 11 car parking spaces from The Crofton Pub car park would result in unacceptable parking being provided on the site to meet the needs of the Public House use. The permanent loss of the car parking spaces would result in the displacement of car parking onto Crofton Lane and other nearby roads which would have an unacceptable impact on highway safety.

**(8) P/23/1445/VC - 53 OLD STREET HILL HEAD FAREHAM PO14 3HQ**

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

Members expressed concern over the proposed size of the dropped kerb and felt if it were reduced to space for two cars, located closer to the northern boundary of the property, with replacement planting along the front boundary, the proposal would appear more acceptable in visual terms.

A motion to defer the application, to allow the applicant the opportunity to amend their proposal, was proposed and seconded and voted on and CARRIED.

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

RESOLVED that the application be DEFERRED for consideration at a future Planning Committee meeting.

**(9) P/23/1386/FP - LAND TO THE REAR OF 20 THE FAIRWAY PORTCHESTER PO16 8NS**

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

- (i) subject to the conditions in the report;

Then

- (ii) DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 5 in favour; 4 against)

RESOLVED that PLANNING PERMISSION be granted: -

- (i) subject to the conditions in the report;

Then

- (ii) AUTHORITY BE DELEGATED to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

**(10) P/22/0896/RM - LAND TO THE EAST OF DOWNEND ROAD PORTCHESTER PO16 8TS**

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: -

Sports pitches

*The Section 106 unilateral undertaking provided at the time of outline planning permission being granted requires a Sports Area to be provided on the site which meets the Minimum Requirements set out in the Council's adopted Planning Obligations Supplementary Planning Document. Taking into account all 350 houses across both Phases 1 & 2 of the development, the Minimum Requirement for Sports Area is 10,079.52 sq metres (just over 1 hectare).*

*The proposals in this reserved matters application are for three sports pitches each of a size equivalent to a U7-U8 Mini Soccer pitch. In total the three pitches amount to 4,257 sq metres (just over 0.425 hectares). This means there is a shortfall of 5,822.52 sq metres against the amount secured in the Section 106.*

*However, the Section 106 unilateral undertaking also states that, in the event the Minimum Requirement for the Sports Area cannot be provided on the development site, the Council may, at its discretion, agree to accept a commuted sum payment in lieu of the onsite provision.*

*Officers have considered the shortfall in sports pitch provision on the site and taken into account a number of factors, including the ability for the site to accommodate the quantum of housing granted planning permission at the outline stage if a full policy compliant Sports Area was to be provided. The layout of the central parkland where the sports pitches are proposed to be located has been arrived at after extensive discussions between Officers and the developer's design team. The final proposals are for a high-quality open space which provided an appropriate balance between the needs of future residents for sports, recreation, informal and formal play and more natural forms of greenspace. Furthermore Officers have worked closely with the developer's team on delivering a series of sports pitches on a hill side site with a gradient which makes doing so challenging. On balance it is recognised that a reduced quantum of Sports Area provision on the site is appropriate given these site constraints and the desire to achieve a well balanced area of open space which meets the needs of all future residents. On this occasion a commuted sum payment towards off-site provision of sports facilities within the local area is considered acceptable and still necessary to make the development acceptable.*

*The Officer recommendation in the report is amended to ensure that before reserved matters approval is granted, a Section 016 legal agreement is entered into by the owner/developer to require the shortfall in Sports Area provision to be addressed by way of a commuted sum payment towards off-site sports facilities.*

#### Recommendation

*At paragraph 9.1 of the Officer report, before the words "DELEGATE authority to..." the following words are to be inserted.*

*"Subject to the applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a commuted sum payment towards off-site sports facilities in the local area to address the shortfall in on-site Sports Area provision..."*

*At paragraph 9.2 of the Officer report, the following conditions are to be amended as set out below:*

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

1. *P1693.28 Rev C Site Location Plan*
2. *P1693.21 Rev. ZG Planning Layout*
3. *P1693.22 Rev. V Materials Layout*
4. *P1693.23 Rev. U Building Heights Layout*
5. *P1693.24 Rev. X Tenure Layout*
6. *P1693.25 Rev. U Parking Layout*
7. *P1693.26 Rev. U Refuse Layout*
8. *P1693.27 Rev. V Enclosures Layout*
9. *P1693.30 Rev. S Garden Dimension Layout*
10. *P1693.WS.01 Rev. J Planning Layout – Whole Site*
11. *P1693.P2.L474.01 L474 Type – Style 1 – Brick: Floor & Roof Plans*
12. *P1693.P2.L474.02 L474 Type – Style 1 – Brick: Elevations*
13. *P1693.P2.L474.03 L474 Type – Style 2 – Brick: Floor & Roof Plans*
14. *P1693.P2.L474.04 L474 Type – Style 2 – Brick: Elevations*
15. *P1693.P2.L472.01 L472 Type – Style 2 – Brick: Floor & Roof Plans*
16. *P1693.P2.L472.02 L472 Type – Style 2 – Brick: Elevations*
17. *P1693.P2.L472.03 L472 Type – Style 2 – Tile Hanging: Floor & Roof Plans*
18. *P1693.P2.L472.04 L472 Type – Style 2 – Tile Hanging: Elevations*
19. *P1693.P2.L470.01 L470 Type – Style 1 – Brick: Floor & Roof Plans*
20. *P1693.P2.L470.02 L470 Type – Style 1 – Brick: Elevations*
21. *P1693.P2.L470.03 L470 Type – Style 1 – Tile Hanging: Floor & Roof Plans*
22. *P1693.P2.L470.04 L470 Type – Style 1 – Tile Hanging: Elevations*
23. *P1693.P2.L470.05 L470 Type – Style 2 – Brick: Floor & Roof Plans*
24. *P1693.P2.L470.06 L470 Type – Style 2 – Brick: Elevations*
25. *P1693.P2.L470.07 L470 Type – Style 2 – Tile Hanging: Floor & Roof Plans*
26. *P1693.P2.L470.08 L470 Type – Style 2 – Tile Hanging: Elevations*
27. *P1693.P2.L467.01 L467 Type – Style 1 – Tile Hanging: Floor & Roof Plans*
28. *P1693.P2.L467.02 L467 Type – Style 1 – Tile Hanging: Elevations*
29. *P1693.P2.L467.03 L467 Type – Style 2 – Tile Hanging: Floor & Roof Plans*
30. *P1693.P2.L467.04 L467 Type – Style 2 – Tile Hanging: Elevations*
31. *P1693.P2.L467.05 L467 Type – Style 3 – Brick: Floor & Roof Plans*
32. *P1693.P2.L467.06 L467 Type – Style 3 – Brick: Elevations*
33. *P1693.P2.L467.07 L467 Type – Style 3 – Boarding: Floor & Roof Plans*
34. *P1693.P2.L467.08 L467 Type – Style 2 – Boarding: Elevations*
35. *P1693.P2.L461.01 Rev. A L461 Type – Style 1 – Tile Hanging: Floor & Roof Plans*
36. *P1693.P2.L461.02 L461 Type – Style 1 – Tile Hanging: Elevations*
37. *P1693.P2.L461.03 Rev. A L461 Type – Style 2 – Tile Hanging: Floor & Roof Plans*
38. *P1693.P2.L461.04 L461 Type – Style 2 – Tile Hanging: Elevations*
39. *P1693.P2.L368.01 L368 Type – Style 2 – Brick: Floor & Roof Plans*



40. P1693.P2.L368.02 L368 Type – Style 2 – Brick: Elevations
41. P1693.P2.L368.03 L368 Type – Style 4 – Brick: Floor & Roof Plans
42. P1693.P2.L368.04 L368 Type – Style 4 – Brick: Elevations
43. P1693.P2.L368.05 L368 Type – Style 4 – Painted Brick: Floor & Roof Plans
44. P1693.P2.L368.06 L368 Type – Style 4 – Painted Brick: Elevations
45. P1693.P2.L459.01 Rev. B L459 Type – Style 2 – Brick: Floor & Roof Plans
46. P1693.P2.L459.02 L459 Type – Style 4 – Brick: Elevations
47. P1693.P2.L459.03 Rev. B L459 Type – Style 3 – Brick: Floor & Roof Plans
48. P1693.P2.L459.04 L459 Type – Style 3 – Brick: Elevations
49. P1693.P2.L459.05 Rev. B L459 Type – Style 4 – Brick: Floor & Roof Plans
50. P1693.P2.L459.06 L459 Type – Style 4 – Brick: Elevations
51. P1693.P2.L458.01 L458 Type – Style 4 – Brick: Floor & Roof Plans
52. P1693.P2.L458.02 L458 Type – Style 4 – Brick: Elevations
53. P1693.P2.L367.01 L367 Type – Style 2 – Brick: Floor & Roof Plans
54. P1693.P2.L367.02 L367 Type – Style 2 – Brick: Elevations
55. P1693.P2.L367.03 L367 Type – Style 2 – Tile Hanging: Floor & Roof Plans
56. P1693.P2.L367.04 L367 Type – Style 2 – Tile Hanging: Elevations
57. P1693.P2.L363.01 L363 Type – Style 4 – Brick: Plans & Elevations
58. P1693.P2.L363.02 L363 Type – Style 2 – Brick Side Gable: Plans & Elevations
59. P1693.P2.L363.03 L363 Type – Style 4 – Brick: Plans & Elevations
60. P1693.P2.L361.01 L361 Type – Style 2 – Tile Hanging: Floor & Roof Plans
61. P1693.P2.L361.02 L361 Type – Style 2 – Tile Hanging: Elevations
62. P1693.P2.L361.03 L361 Type – Style 4 – Brick: Floor & Roof Plans
63. P1693.P2.L361.04 L361 Type – Style 4 – Brick: Elevations
64. P1693.P2.L361.05 L361 Type – Style 4 – Painted Brick: Floor & Roof Plans
65. P1693.P2.L361.06 L361 Type – Style 4 – Painted Brick: Elevations
66. P1693.P2.L361.07 L361 Type – Style 4 – Painted Brick: Floor & Roof Plans
67. P1693.P2.L361.08 L361 Type – Style 4 – Painted Brick: Elevations
68. P1693.P2.L361.09 L361 Type – Style 3 – Brick: Floor & Roof Plans
69. P1693.P2.L361.10 L361 Type – Style 3 – Brick: Elevations
70. P1693.P2.L360.01 L360 Type – Style 2 – Brick: Floor & Roof Plans
71. P1693.P2.L360.02 L360 Type – Style 2 – Brick: Elevations
72. P1693.P2.L360.03 L360 Type – Style 2 – Tile Hanging: Floor & Roof Plans
73. P1693.P2.L360.04 L360 Type – Style 2 – Tile Hanging: Elevations
74. P1693.P2.L360.05 L360 Type – Style 2 – Tile Hanging: Floor & Roof Plans
75. P1693.P2.L360.06 L360 Type – Style 2 – Tile Hanging: Elevations

76. P1693.P2.L360.07 L360 Type – Style 4 – Painted Brick: Floor & Roof Plans
77. P1693.P2.L360.08 L360 Type – Style 4 – Painted Brick: Elevations
78. P1693.P2.L358.01 L358 Type – Style 2 – Brick: Floor & Roof Plans
79. P1693.P2.L358.02 L358 Type – Style 2 – Brick: Elevations
80. P1693.P2.L358.03 Rev. A L358 Type – Style 4 – Painted Brick: Floor & Roof Plans
81. P1693.P2.L358.04 Rev. A L358 Type – Style 4 – Painted Brick: Elevations
82. P1693.P2.L356.01 Rev. B L356 Type – Style 2 – Brick: Plans & Elevations
83. P1693.P2.L356.02 Rev. B L356 Type – Style 4 – Brick Hipped: Plans & Elevations
84. P1693.P2.L356.03 Rev. A L356 Type – Style 4 – Brick: Plans & Elevations
85. P1693.BLK9.21 Rev. C Block 9 – Ground Floor Plan – Style 2
86. P1693.BLK9.22 Rev. C Block 9 – First Floor Plan – Style 2
87. P1693.BLK9.23 Rev. B Block 9 – Second Floor Plan – Style 2
88. P1693.BLK9.24 Rev. B Block 9 – Roof Plan – Style 2
89. P1693.BLK9.25 Rev. B Block 9 – Front Elevation – Style 2
90. P1693.BLK9.26 Rev. B Block 9 – Side Elevation – Style 2
91. P1693.BLK9.27 Rev. B Block 9 – Rear Elevation – Style 2
92. P1693.BLK9.28 Rev. C Block 9 – Side Elevation – Style 2
93. P1693.BC.21 Bin/Cycle Store – Block 9: Plans & Elevations
94. P1693.BLK10.21 Rev. B Block 10 – Ground Floor Plan – Style 2
95. P1693.BLK10.22 Rev. B Block 10 – First Floor Plan – Style 2
96. P1693.BLK10.23 Rev. B Block 10 – Second Floor Plan – Style 2
97. P1693.BLK10.24 Rev. B Block 10 – Roof Plan – Style 2
98. P1693.BLK10.25 Rev. B Block 10 – Front Elevation – Style 2
99. P1693.BLK10.26 Rev. B Block 10 – Side Elevation – Style 2
100. P1693.BLK10.27 Rev. B Block 10 – Rear Elevation – Style 2
101. P1693.BLK10.28 Rev. A Block 10 – Side Elevation – Style 2
102. P1693.P2.AL24.01 Rev. A AL24 Type – Style 2 – Brick: Plans & Elevations
103. P1693.P2.AL24.02 Rev. A AL24 Type – Style 4 – Brick: Plans & Elevations
104. P1693.P2.AL24.03 Rev. A AL24 Type – Style 4 – Brick Hipped: Plans & Elevations
105. P1693.P2.AL32.01 Rev. A AL32 Type – Style 2 – Brick: Plans & Elevations
106. P1693.P2.AL32.02 Rev. A AL32 Type – Style 4 – Brick: Plans & Elevations
107. P1693.P2.AL32.03 Rev. A AL32 Type – Style 4 – Brick Hipped: Plans & Elevations
108. P1693.P2.AL32.04 Rev. A AL32 Type – Style 4 – Brick Hipped: Plans & Elevations

109. P1693.P2.AL32.05 Rev. A AL32 Type – Style 4 – Painted Brick: Plans & Elevations
110. P1693.P2.AL32.06 Rev. A AL32 Type – Style 4 – Brick: Plans & Elevations
111. P1693.P2.AL34.01 AL34 Type – Style 2 – Brick: Floor & Roof Plans
112. P1693.P2.AL34.02 AL34 Type – Style 2 – Brick: Elevations
113. P1693.P2.AL34.03 AL34 Type – Style 2 – Tile Hanging: Floor & Roof Plans
114. P1693.P2.AL34.04 AL34 Type – Style 2 – Tile Hanging: Elevations
115. P1693.P2.AL41.01 Rev. A AL41 Type – Style 1 – Brick: Floor & Roof Plans
116. P1693.P2.AL41.02 Rev. A AL41 Type – Style 1 – Brick: Elevations
117. P1693.P2.AL41.03 Rev. A AL41 Type – Style 4 – Brick: Floor & Roof Plans
118. P1693.P2.AL41.04 Rev. A AL41 Type – Style 4 – Brick: Elevations
119. P1693.P2.AL41.05 Rev. A AL41 Type – Style 4 – Painted Brick: Floor & Roof Plans
120. P1693.P2.AL41.06 AL41 Type – Style 4 – Painted Brick: Elevations
121. P1693.GAR.21 Single Garage: Plans & Elevations – Styles 1, 2 & 4
122. P1693.GAR.22 Single Garage: Plans & Elevations – Style 3
123. P1693.GAR.23 Double Garage: Plans & Elevations – Styles 1, 2 & 4
124. P1693.GAR.24 Garage Pair: Plans & Elevations – Styles 1 & 2
125. P1693.GAR.25 Garage/ Car Port: Plans & Elevations – Style 2
126. P1693.GAR.26 Garage/ Car Port: Plans & Elevations – Style 1
127. P1693.GAR.27 Garage Pair: Plans & Elevations – Style 3
128. P1693.SUB.21 Sub Station: Plans & Elevations
129. HED-1426-DR-0101 Rev. P03 Landscape General Arrangement Plan
130. HED-1426-DR-0102 Rev. P04 Play Area Plan
131. HED-1426-DR-0103 Rev. P03 Landscape Strategy
132. HED-1426-DR-0105 Rev. P03 Landscape Fencing Plan
133. HED-1426-DR-0106 Rev. P03 Detail Area 01
134. HED-1426-DR-0107 Rev. P03 Detail Area 02
135. HED-1426-DR-0108 Rev. P03 Detail Area 03
136. HED-1426-DR-0201 Rev. P03 Hard Landscape Plan
137. HED-1426-DR-0202 Rev. P02 Hard Landscape Typologies
138. HED-1426-DR-0301 Rev. P03 Landscape Planting Plan
139. HED-1426-DR-0302 Rev. P01 Landscape Planting Typologies
140. HED-1426-DR-0401 Rev. P01 Section N
141. HED-1426-DR-0402 Rev. P02 Section O

142. HED-1426-DR-0403 Rev. P01 Section P
143. HED-1426-DR-0404 Rev. P01 Section Q
144. HED-1426-DR-0405 Rev. P02 Section R
145. HED-1426-DR-0406 Rev. P01 Section T
146. HED-1426-DR-0407 Rev. P01 Section U
147. HED-1426-DR-0408 Rev. P01 Section V
148. HED-1426-DR-0409 Rev. P01 Section W
149. HED-1426-DR-0410 Rev. P01 Section X
150. HED-1426-DR-0411 Rev. P02 Section Y
151. HED-1426-DR-0412 Rev. P01 Section G
152. HED-1426-DR-0413 Rev. P01 Section H
153. HED-1426-DR-0414 Rev. P01 Section S
154. HED-1426-DR-0415 Rev. P01 Section I
155. HED-1426-DR-0501 Rev. P02 Play Equipment Detail
156. MILL21118-03 RMA2 Rev. B Tree Protection Plan
157. 091.5015.516 Rev. P01 Section through basin 6&7
158. 091.5015.601 Rev. K Site Levels & FFLs – Sheet 1 of 9
159. 091.5015.602 Rev. K Site Levels & FFLs – Sheet 2 of 9
160. 091.5015.603 Rev. L Site Levels & FFLs – Sheet 3 of 9
161. 091.5015.604 Rev. K Site Levels & FFLs – Sheet 4 of 9
162. 091.5015.605 Rev. K Site Levels & FFLs – Sheet 5 of 9
163. 091.5015.606 Rev. K Site Levels & FFLs – Sheet 6 of 9
164. 091.5015.607 Rev. K Site Levels & FFLs – Sheet 7 of 9
165. 091.5015.608 Rev. F Site Levels & FFLs – Sheet 8 of 9
166. 091.5015.611 Rev. E Site Levels & FFLs – Sheet 9 of 9
167. 091.5015.651 Rev. P01 Breedon Gravel Footpath
168. 091.0015-0007 Rev. P06 Pedestrian Crossing Point Plan
169. 091.0015.001 Rev. E Refuse Vehicle Tracking
170. 091.0015.002 Rev. E Fire Tender Tracking
171. 091.0015.003 Rev. C Car Tracking
172. 091.0015.004 Rev. F Internal Visibility Splays
173. 091.0015.004 Rev. B Extent of Adoption and Geometries Plan
174. 091.0015-008 Rev. P01 Pedestrian Visibility at Crossing Points
175. 091.0015-009 Rev. P01 Goods Vehicle and Car Internal Tracking  
– Sheet 1 of 2
176. 091.0015-0010 Rev. P01 Goods Vehicle and Car Internal  
Tracking – Sheet 2 of 2
177. Plot-by-Plot Schedule - 5<sup>th</sup> December 2023 – Layout P1693.21  
Rev ZG
178. Arboricultural Impact Assessment & Method Statement  
MILL21118aia\_ams Rev. B 21/09/2023, dated 12/05/2022
179. Road Safety Audit Stage 1, with Designer's Response M&S  
Traffic, dated 21st July 2023
180. Updated Ecology Report 22nd September 2023
181. Landscape Management Plan Rev01, dated 27/09/23
182. Open Space Calculation September 2023

183. P1693.WS.03 Rev L - Ownership & Management Plan whole Site

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

*And*

*3. The following windows shall be:*

*a) Obscure-glazed; and*

*b) Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;*

*and shall thereafter be retained in that condition at all times;*

- The north facing upper floor windows in plots 229, 245, 298, 306, 314, 340 & 350;*
- The south facing upper floor windows in plots 215, 259, 280, 286, 321, 333, 341 & 347 and in Block 10 for flats 05 & 08;*
- The east facing upper floor windows in plots 308, 319 & 233;*
- The west facing upper floor windows in plots 181, 199, 311 & 315.*

*REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.*

The Planning Officer addressed the Committee to provide them with a further verbal update, which was to inform them that there was an error at paragraph 8.19 of the report which reads that “every house is shown to have a 13amp wall...”, this should read 32amp.

In addition to this there are a few minor plan updates meaning plan number 130 is now on version P05 and plan number 155 is now on version P03.

Upon being proposed and seconded the officer recommendation to: -

(i) DELEGATE authority to the Head of Planning to:

a) 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.

(ii) Subject to the applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a commuted sum payment towards off-site sports facilities in the local area to address the shortfall in on-site Sports Area provision; and

(iii) APPROVE the reserved matters and details pursuant to condition 11 of the outline planning permission reference P/20/0912/OA, subject to the conditions in the report;

Then

(iv) DELEGATE authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.  
(Voting: 9 in favour; 0 against)

RESOLVED that: -

(i) AUTHORITY BE DELEGATED to the Head of Planning to:

a) 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.

(ii) Subject to the applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a commuted sum payment towards off-site sports facilities in the local area to address the shortfall in on-site Sports Area provision; and

(iii) the reserved matters and details pursuant to condition 11 of the outline planning permission reference P/20/0912/OA, subject to the conditions in the report, be APPROVED;

Then

(iv) AUTHORITY BE DELEGATED to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

## **(11) Planning Appeals**

The Committee noted the information in the report.

## **(12) UPDATE REPORT**

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

## **7. TREE PRESERVATION ORDERS**

The Council considered a report by the Director of Planning and Regeneration in respect of TPO 784 – 9 & 11 Buttercup Way, Park Gate, to which an objection had been received.

RESOLVED that Tree Preservation Order No. 784 be confirmed.

(The meeting started at 2.30 pm  
and ended at 6.30 pm).

..... Chairman

..... Date

# FAREHAM

## BOROUGH COUNCIL

### Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Thursday, 14 December 2023

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

**Councillor** N J Walker (Chairman)

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

**Councillors:** Miss J Burton, D G Foot, Mrs C L A Hockley, S Ingram,  
P Nother, Mrs S M Walker and S Dugan (deputising for M J  
Ford, JP)

**Also  
Present:**





**1. APOLOGIES FOR ABSENCE**

An apology of absence was received from Councillor M J Ford, JP.

**2. CHAIRMAN'S ANNOUNCEMENTS**

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

**3. DECLARATIONS OF INTEREST**

In accordance with Standing Orders and the Council's Code of Conduct, Councillor I Bastable declared a personal interest in item 5(2) – Welborne Land North of Fareham, P/17/0266/DP/I, in that he works for a major telecoms company and part of the design code bans satellite dishes. He remained in the meeting for this item and took part in the debate and vote on the application.

**4. DEPUTATIONS**

The Committee received a deputation from the following in respect of the applications indicated and were thanked accordingly.

**DEPUTATIONS**

<b>Name</b>	<b>Spokesperson representing the persons listed</b>	<b>Subject</b>	<b>Supporting or Opposing the Application</b>	<b>Item No/ Application No/Page No</b>	<b>Dep Type</b>
<b>ZONE 2 - 9.30am</b>					
Mr Robert Marshall	The Fareham Society	WELBORNE LAND NORTH OF FAREHAM - DETAILS PURSUANT TO CONDITION 2 AND CONDITION 3 (VARIATION TO THE LAND USE PARAMETER PLAN [COND.2] AND STRUCTURING PLAN [COND 3] TO FACILITATE A CHANGE IN THE SHAPE OF THE	<b>Opposing</b>	5(1) P/17/0266/DP/J Pg 7	<b>In Person 3 Minutes</b>

		DISTRICT CENTRE) OF P/17/0266/OA: WELBORNE - A NEW COMMUNITY OF UP TO 6000 DWELLINGS.			
Mr Craig Manuel	Wickham and Knowle Parish Council	-DITTO-	-Ditto-	-Ditto-	In Person 3 Minutes
Mr Robert Murphy		WELBORNE, LAND NORTH OF FAREHAM - DETAILS PURSUANT TO CONDITION 9 (STRATEGIC DESIGN CODE) AND CONDITION 10 (STREETS MANUAL) OF P/17/0266/OA: WELBORNE – A NEW COMMUNITY OF UP TO 600 DWELLINGS.	Opposing	5(2) P/17/0266/DP/I	Written
Mr Robert Marshall	The Fareham Society	-DITTO-	-Ditto-	-Ditto-	In Person 3 Minutes
Mr Craig Manuel	Wickham and Knowle Parish Council	-DITTO-	-Ditto-	-Ditto-	In Person 3 Minutes
Loraine Rappe	Knowle Residents' Association	-DITTO-	-Ditto-	-Ditto-	In Person 3 Minutes
Mr John Beresford		-DITTO-	Supporting	-Ditto-	In Person 3 Minutes
Mr Robert Marshall	The Fareham Society	LAND TO THE WEST AND EAST OF A32, ASSOCIATED WITH WELBORNE – A NEW ELECTRICITY SUBSTATION TO THE NORTH EAST OF WELBORNE AND A HEAT EXCHANGE ENERGY CENTRE,	Opposing	5(3) P/23/1004/FP Pg 52	In Person 3 Minutes

		<p>INCLUDING THE PROVISION OF A CAR PARK AND ACCESS, ASSOCIATED HARD AND SOFT LANDSCAPING AND DRAINAGE; AND THE UNDERGROUNDING OF THE EXISTING OVERHEAD ELECTRICITY LINES (132KV AND 11KV), THE REMOVAL OF EXISTING PYLONS, ERECTION OF NEW TERMINAL TOWERS AND PROVISION OF UNDERGROUND CABLING, SITE CLEARANCE, SITE COMPOUNDS AND HAUL ROUTES, ECOLOGICAL HABITAT INCLUDING LAND TO OBTAIN BIODIVERSITY NET-GAIN, NUTRIENT MITIGATION CONSTRUCTION ACCESS, UTILITY CONNECTIONS, ENGINEERING OPERATIONS AND EARTHWORKS.</p>			
Mr John Beresford		-DITTO-	<b>Supporting</b>	-Ditto-	<b>In Person 3 Minutes</b>

**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 on new appeals and decisions.

**(1) P/17/0266/DP/J - WELBORNE LAND NORTH OF FAREHAM**

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

Upon being proposed and seconded the officer recommendation to approve the details pursuant to conditions 2 and 3 of P/17/0266/OA, 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, details pursuant to conditions 2 and 3 of P/17/0266/OA be APPROVED.

**(2) P/17/0266/DP/I - WELBORNE LAND NORTH OF FAREHAM**

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

Councillor I Bastable declared a personal interest in this item 5(2) as he works for a major telecoms company and part of the design code bans satellite dishes. He remained in the meeting for this item and took part in the debate and vote on the application.

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

*As per paragraph 7.150 of the main agenda, the schedule of small amendments needed to the Strategic Design Code are:*

- *Adjustment of plans to ensure consistency across drawings regarding crossing locations;*
- *An additional Key Component for each Neighbourhood that further crossing points will be agreed at Neighbourhood Design Code level;*
- *The addition of a "lane" street type in the Dashwood Neighbourhood;*
- *Further description of 'community growing space' added;*
- *Communal amenity space criteria to be added in for flats and apartments;*
- *A minimum garage door opening width of 2.7m if a garage is counted as a parking space;*
- *Clarification of the "enhanced fence" specification.*

*The minor adjustments to the Welborne Streets Manual are:*

- *A correction/clarification in the street hierarchy dimensions;*
- *Inclusion of FBC in the determination as to whether crossings are controlled or uncontrolled;*
- *Clarification at the material treatment for the green links and courtyard lanes;*
- *Clarification of verge widths in edge lanes to ensure there is adequate room for planting;*
- *Clarification over the dimension for the planting space in the "lane" road type;*
- *Clarification that the "Key Junctions" Plan identifies the key junction along the Primary Road network only.*

Upon being proposed and seconded the officer recommendation to approve details pursuant to condition 9 of outline planning permission P/17/0266/OA, subject to the receipt of amended documents addressing the matters set out in the Update Report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that details pursuant to condition 9 of outline planning permission P/17/0266/OA be APPROVED, subject to the receipt of amended documents addressing the matters set out in the Update Report.

Upon being proposed and seconded the officer recommendation to approve details pursuant to condition 10 of outline planning permission P/17/0266/OA, subject to the receipt of amended documents addressing the matters set out in the Update Report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that details pursuant to condition 10 of outline planning permission P/17/0266/OA be APPROVED, subject to the receipt of amended documents addressing the matters set out in the Update Report.

**(3) P/23/1004/FP - LAND TO THE WEST AND EAST OF A32 ASSOCIATED WITH WELBORNE**

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

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

(i) Subject to the:

- i) Receipt of comments of Hampshire County Council (Countryside and Development Management Team) in response to the amended Construction Environmental Management Plan and Construction Transport Management Plan; and
- ii) The addition of further conditions or modification to the proposed conditions as a result of the receipt of comments from Hampshire County Council (Countryside and Development Management Teams) and/or Winchester City Council; and

(ii) The conditions in the report.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that: -

(i) Subject to the:

- i) Receipt of comments of Hampshire County Council (Countryside and Development Management Team) in response to the amended Construction Environmental Management Plan and Construction Transport Management Plan; and
- ii) The addition of further conditions or modification to the proposed conditions as a result of the receipt of comments from Hampshire County Council (Countryside and Development Management Teams) and/or Winchester City Council; and

(ii) The conditions in the report.  
 PLANNING PERMISSION be granted.

**6. UPDATE REPORT**

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

(The meeting started at 9.30 am  
 and ended at 12.26 pm).

..... Chairman

..... Date

# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date:** 17 January 2024  
**Report of:** Assistant Chief Executive Officer  
**Subject:** Actual Revenue Expenditure 2022/23

#### SUMMARY

This report sets out for the information of Members details of the actual revenue expenditure for 2022/23 in respect of the services for which this Committee is responsible.

#### RECOMMENDATION

The Committee is asked to note the content of the report.

## INTRODUCTION

1. The final accounts for the financial year for this Committee shows that the actual expenditure of £914,751 was £185,351 (25%) above the revised budget of £729,400 which was agreed by this committee in January 2023.
2. The actual net revenue expenditure for the year analysed over the main services provided by this committee is shown in the following table:-

	<b>Revised Budget 2022/23 £</b>	<b>Actual 2022/23 £</b>	<b>Variation £</b>
<b>Planning Committee</b>			
Planning Applications	235,800	261,054	25,254
Planning Advice	212,900	172,039	-40,861
Planning Enforcement	126,000	128,943	2,943
Planning Appeals	154,700	144,093	-10,607
	<u>729,400</u>	<u>706,129</u>	<u>-23,271</u>
Accounting Adjustments In service	0	208,622	208,622
	<u>729,400</u>	<u>914,751</u>	<u>185,351</u>

3. The main reason for the variance was because of additional spend on employee costs due to additional pension costs that are removed from the overall council position. These have been removed from the service spend in the table above leaving the true cost of the services to be £23,000 underspent.
4. A detailed breakdown of the actual cost of the individual services is shown in Appendix A. The main variations which exceed £5,000 from the approved budgets are detailed below.

## PLANNING APPLICATIONS

5. The service was overspent by just over £25,000, the main reason for variance was an overspend in the employee budget of £15,800.
6. There was additional use of consultant advice to determine major planning applications contributing to a £29,500 overspend in this area.
7. Planning application income is showing as being just over £9,500 above the budget for the year with an additional £5,000 from costs recovered.

## PLANNING ADVICE

8. The overall underspend for this service was just under £41,000. There was due to an underspend in the employee budget of just under £20,000.
9. Income was more than budgeted by almost £18,000 due to an increase in



chargeable pre-application advice.

### **PLANNING ENFORCEMENT**

10. The overall overspend for this service was just over £3,000.

### **PLANNING APPEALS**

11. The overall underspend for this service was £10,600. There was a small reduction in the employee budgets and savings in supplies and services of £9,400.
12. The largest spend was on appeals during the year including New Gate Lane East and Land East of Cartwright Drive. Both of the appeals were dismissed but only after the council incurred costs associated with the appeals. The two appeals cost over £81,000 and this overspend excludes officer time.

### **RISK ASSESSMENT**

13. The council notes the ongoing costs of appeals. This is being monitored and managed within existing council resources.

### **CONCLUSION**

14. The cost of the services provided by this Committee was £185,351 higher than anticipated when the revised budgets were prepared and the reasons for this are set out in this report.
15. Any overspends against the overall budget will have to be offset by corresponding underspends within other committees or portfolio budgets. Where this is not possible then reserves will have to be used to balance the council's accounts.

### **Enquiries:**

For further information on this report please contact Neil Wood on 01329 824506

### **Background Papers:**

### **Reference Papers:**

**PLANNING COMMITTEE****ACTUAL OF EXPENDITURE AND INCOME 2022/23**

	<b>Revised Budget 2022/23 £</b>	<b>Actual 2022/23 £</b>	<b>Variation £</b>
<b>Planning Committee</b>			
Planning Applications	235,800	261,054	25,254
Planning Advice	212,900	172,039	-40,861
Planning Enforcement	126,000	128,943	2,943
Planning Appeals	154,700	144,093	-10,607
	<u>729,400</u>	<u>706,129</u>	<u>-23,271</u>
Accounting Adjustments In service	0	208,622	208,622
	<u>729,400</u>	<u>914,751</u>	<u>185,351</u>

<b><u>SUBJECTIVE ANALYSIS</u></b>	<b>Revised Budget 2022/23 £</b>	<b>Actual 2022/23 £</b>	<b>Variation £</b>
Employees	821,800	820,662	-1,138
Transport	10,900	9,264	-1,636
Supplies and Services	186,700	202,392	15,692
Third Party Payments	98,000	91,248	-6,752
Internal Recharges	199,700	205,527	5,827
Accounting Adjustments In Service	0	208,622	208,622
<b>GROSS EXPENDITURE</b>	<u>1,317,100</u>	<u>1,537,715</u>	<u>220,615</u>
Other Income	0	-5,345	-5,345
Fees and Charges	-587,700	-617,619	-29,919
<b>GROSS INCOME</b>	<u>-587,700</u>	<u>-622,964</u>	<u>-35,264</u>
<b>NET EXPENDITURE</b>	<u>729,400</u>	<u>914,751</u>	<u>185,351</u>

<b><u>PLANNING APPLICATIONS</u></b>	<b>Revised Budget 2022/23 £</b>	<b>Actual 2022/23 £</b>	<b>Variation £</b>
Employees	530,400	545,521	15,121
Transport	7,000	5,556	-1,444
Supplies and Services	56,100	85,663	29,563
Third Party Payments	83,900	77,334	-6,566
Internal Recharges	130,100	133,556	3,456
Accounting Adjustments In Service	0	140,697	140,697
<b>GROSS EXPENDITURE</b>	<b>807,500</b>	<b>988,327</b>	<b>180,827</b>
Other Income	0	-5,345	-5,345
Fees and Charges	-571,700	-581,231	-9,531
<b>GROSS INCOME</b>	<b>-571,700</b>	<b>-586,576</b>	<b>-14,876</b>
<b>NET EXPENDITURE</b>	<b>235,800</b>	<b>401,751</b>	<b>165,951</b>

<b><u>PLANNING ADVICE</u></b>	<b>Revised Budget 2022/23 £</b>	<b>Actual 2022/23 £</b>	<b>Variation £</b>
Employees	168,800	148,946	-19,854
Transport	1,300	1,549	249
Supplies and Services	6,400	1,908	-4,492
Third Party Payments	9,400	9,275	-125
Internal Recharges	43,000	44,259	1,259
Accounting Adjustments In Service	0	37,608	37,608
<b>GROSS EXPENDITURE</b>	<b>228,900</b>	<b>243,546</b>	<b>14,646</b>
Fees and Charges	-16,000	-33,898	-17,898
<b>GROSS INCOME</b>	<b>-16,000</b>	<b>-33,898</b>	<b>-17,898</b>
<b>NET EXPENDITURE</b>	<b>212,900</b>	<b>209,647</b>	<b>-3,253</b>

<b>Revised Budget</b>	<b>Actual</b>
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<b><u>PLANNING ENFORCEMENT</u></b>	<b>2022/23</b>	<b>2022/23</b>	<b>Variation</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Employees	95,700	100,965	5,265
Transport	2,600	2,076	-524
Supplies and Services	2,900	2,897	-3
Third Party Payments	4,700	4,638	-62
Internal Recharges	20,100	20,856	756
Accounting Adjustments In Service	0	25,149	25,149
<b>GROSS EXPENDITURE</b>	<b>126,000</b>	<b>156,582</b>	<b>30,582</b>
Fees and Charges	0	-2,490	-2,490
<b>GROSS INCOME</b>	<b>0</b>	<b>-2,490</b>	<b>-2,490</b>
<b>NET EXPENDITURE</b>	<b>126,000</b>	<b>154,092</b>	<b>28,092</b>

<b><u>PLANNING APPEALS</u></b>	<b>Revised</b>	<b>Actual</b>	<b>Variation</b>
	<b>2022/23</b>	<b>2022/23</b>	<b>£</b>
	<b>£</b>	<b>£</b>	<b>£</b>
Employees	26,900	25,230	-1,670
Transport	0	83	83
Supplies and Services	121,300	111,924	-9,376
Internal Recharges	6,500	6,855	355
Accounting Adjustments In Service	0	5,168	5,168
<b>NET EXPENDITURE</b>	<b>154,700</b>	<b>149,261</b>	<b>-5,439</b>
<b>TOTAL PLANNING COMMITTEE</b>	<b>729,400</b>	<b>914,751</b>	<b>185,351</b>

# FAREHAM

## BOROUGH COUNCIL

### Report to Planning Committee

**Date**                    **17 January 2024**

**Report of:**            **Assistant Chief Executive Officer**

**Subject:**               **Spending Plans 2024/25**

#### **SUMMARY**

This report sets out the overall level of revenue spending on this Committee's services and seeks agreement for the revised revenue budget for 2023/24, the discretionary planning charges for 2024/25 and the base budget for 2024/25 before being recommended to Full Council for approval.

#### **RECOMMENDATION**

That the Planning Committee: -

- (i) agrees the revised budget for 2023/24;
- (ii) agrees the base budget for 2024/25;
- (iii) agrees the revised discretionary planning charges for 2024/25 as set out at Appendix B; and
- (iv) recommends the budget to Full Council for approval.

## **INTRODUCTION**

1. The Council has a co-ordinated strategic service and financial planning process and this report allows the committee to consider in detail these plans for the provision of the Planning Committee services during the next financial year.
2. This report and the revenue budgets have been prepared in accordance with the Medium-Term Finance Strategy that was approved by the Executive on 8th January 2024 and will cover the fees and charges and the revenue budget.

## **FEES AND CHARGES**

3. The Planning Committee charges that are shown in the budget figures are mainly statutory and therefore not under the control of the committee.
4. The current level of planning fees were set by Central Government and came into force on 6 December 2023 and saw an increase of 35% for major developments and 25% increase for all other applications.
5. The regulations also allowed for an annual indexation of planning fees capped at 10 % with effect from 1 April 2025.
6. The planning fees had not been increased since 17 January 2018.
7. The revised discretionary planning charges under the control of the Planning Committee for consideration are shown in Appendix B.
8. Inflation(CPI) fell to a headline figure of 3.9% in Novembers and the increase in charges reflects this and also the costs of providing the service.

## **REVENUE BUDGET**

9. Appendix A analyses the overall budget total for the individual Planning Committee services and by the different types of expenditure and income.

## **BASE BUDGET 2023/24**

10. The base budgets for 2023/24 were considered by this committee in January 2023 and were confirmed by Full Council in February 2023. The base budget for 2023/24 amounted to £694,300.

## **REVISED BUDGET 2023/24**

11. The revised budget for 2023/24 is £580,400 which represents a reduction of £113,900 or 16% from the base budget.
12. The main change to the revised budgets is due to an increase in planning application income and pre application advice mainly as a result of fees from Welborne. In addition, employee costs have increased due to the pay award which in turn has increased internal recharges but a review of how internal recharges are apportioned has seen some services have their costs reduced.

## **BASE BUDGET 2024/25**

13. The base budget for 2024/25 is £578,100 a reduction of £116,200 or 17.0% from the base budget in 2023/24.
14. Appendix A of this report shows the analysis of expenditure and income for individual services and the following paragraphs of this report set out issues affecting individual services that have arisen in the current year in order to explain the variations between base 2023/24 budgets and the 2024/25 base budget.

## **SERVICE ISSUES**

15. In preparing the budget there have been changes to the way the employee budgets have been calculated which have also reflected the national pay award.
16. These changes are reflected in the figures in this report and therefore have resulted in some variances across this committee.
17. Internal Recharges costs provided for this committee include ICT, HR, Finance and Audit, Customer Services and accommodation recharges.
18. In addition there are recharges from the various partnerships which support the committee include Southampton Legal Partnership, Environmental Health Partnership and Building Control Partnership which are shown under Third Party Payments heading.
19. The changes to these two areas have been small when compared to the Base Budget for 2023/24.

## **PROCESSING APPLICATIONS**

20. There has been an overall reduction in the 2024/25 base budget for this service of £91,200. The majority of the increase is due to the increase in the planning fees as described in paragraph 4. There will also be additional income from the Welborne applications during the year. There have been increases in employee costs due to the annual pay award.

## **PLANNING ADVICE**

21. There has been a reduction in the 2024/25 base budget for this service of £25,200. This is mainly due to increases in employee costs due to the annual pay award being offset by an increase pre-planning advice fees and also a reduction in the internal recharges.

## **PLANNING ENFORCEMENT**

22. There has been a small reduction in the 2024/25 base budget for this service of £4,100. This is mainly due to a small reduction from internal recharges offset by an increase in employee budgets.

## **PLANNING APPEALS**

23. There has been a small increase in the 2024/25 base budget for this service of £4,300. This is mainly due to a small increase in employee budgets and an increase to internal recharges.

## **RISK ASSESSMENT**

24. There are no significant risk considerations in relation to this report.

## **CONCLUSION**

25. A number of Planning Committee services are partly funded from fees and charges and other types of income. After taking service income into account investment income and the Council's share of business rate income reduce the remainder of the overall cost of services is met by council tax payers.
26. These sources of income are generally outside the Council's control and do not reflect the changes in the overall level of spending on local services.
27. With these sources of income effectively "fixed", members need to be aware that, unless it can be matched by increased service income, additional spending on services has to be fully funded by council tax payers.
28. It follows that Members must give full weight of the Council's overall position and future council tax levels when the revenue budgets for 2024/25 are considered.

**Appendix A** – Revenue Budget 2023/24 revised and 2024/25 Base Budget.

**Appendix B** – Discretionary Planning Fees 2024/25.

**Background Papers:**

**Reference Papers:**

**Enquiries:**

For further information on this report please contact Neil Wood on 01329 824506



APPENDIX A

GENERAL FUND REVENUE BUDGET 2024/25

	Budget 2023/24 £	Revised Budget 2023/24 £	Budget 2024/25 £
<b>Planning Committee</b>			
Planning Applications	243,700	104,900	152,500
Planning Advice	219,500	191,600	194,300
Planning Enforcement	131,400	124,200	127,300
Planning Appeals	99,700	159,700	104,000
	<u>694,300</u>	<u>580,400</u>	<u>578,100</u>

	Budget 2023/24 £	Revised Budget 2023/24 £	Budget 2024/25 £
<b>Subjective Analysis</b>			
Employee Expenditure	858,000	858,500	899,300
Transport Expenditure	10,900	8,800	9,500
Supplies and Services Expenditure	110,700	162,000	106,000
Third Party Payments	101,500	99,600	99,600
Internal Recharges	200,900	165,900	169,400
<b>Gross Expenditure</b>	<u>1,282,000</u>	<u>1,294,800</u>	<u>1,283,800</u>
Fees and Charges	<u>-587,700</u>	<u>-714,400</u>	<u>-705,700</u>
<b>Gross Income</b>	<u>-587,700</u>	<u>-714,400</u>	<u>-705,700</u>
<b>Net Expenditure</b>	<u>694,300</u>	<u>580,400</u>	<u>578,100</u>

	Budget 2023/24 £	Revised Budget 2023/24 £	Budget 2024/25 £
<b>Processing Applications</b>			
Employee Expenditure	554,100	546,300	582,000
Transport Expenditure	7,000	6,200	6,900
Supplies and Services Expenditure	36,100	38,000	38,000
Third Party Payments	87,400	85,400	85,400
Internal Recharges	130,800	117,700	120,200
<b>Gross Expenditure</b>	<b>815,400</b>	<b>793,600</b>	<b>832,500</b>
Other Charges	-571,700	-688,700	-680,000
<b>Gross Income</b>	<b>-571,700</b>	<b>-688,700</b>	<b>-680,000</b>
<b>Net Expenditure</b>	<b>243,700</b>	<b>104,900</b>	<b>152,500</b>

	Budget 2023/24 £	Revised Budget 2023/24 £	Budget 2024/25 £
<b>Planning Advice</b>			
Employee Expenditure	175,200	179,600	181,900
Transport Expenditure	1,300	1,300	1,300
Supplies and Services Expenditure	6,400	2,000	2,000
Third Party Payments	9,400	9,500	9,500
Internal Recharges	43,200	24,900	25,300
<b>Gross Expenditure</b>	<b>235,500</b>	<b>217,300</b>	<b>220,000</b>
Other Charges	-16,000	-25,700	-25,700
<b>Gross Income</b>	<b>-16,000</b>	<b>-25,700</b>	<b>-25,700</b>
<b>Net Expenditure</b>	<b>219,500</b>	<b>191,600</b>	<b>194,300</b>

	<b>Budget 2023/24 £</b>	<b>Revised Budget 2023/24 £</b>	<b>Budget 2024/25 £</b>
<b>Planning Enforcement</b>			
Employee Expenditure	100,900	102,900	105,700
Transport Expenditure	2,600	1,300	1,300
Supplies and Services Expenditure	2,900	1,000	1,000
Third Party Payments	4,700	4,700	4,700
Internal Recharges	20,300	14,300	14,600
<b>Gross Expenditure</b>	<b>131,400</b>	<b>124,200</b>	<b>127,300</b>
<b>Net Expenditure</b>	<b>131,400</b>	<b>124,200</b>	<b>127,300</b>

	<b>Budget 2023/24 £</b>	<b>Revised Budget 2023/24 £</b>	<b>Budget 2024/25 £</b>
<b>Planning Appeals</b>			
Employee Expenditure	27,800	29,700	29,700
Supplies and Services Expenditure	65,300	121,000	65,000
Internal Recharges	6,600	9,000	9,300
<b>Net Expenditure</b>	<b>99,700</b>	<b>159,700</b>	<b>104,000</b>



## PLANNING FEES

The majority of Planning Fees are set by central government and are updated from time to time. The current fees apply from 6 December 2023 and can be found on [planningportal.co.uk](https://www.planningportal.co.uk) or the fee will calculate when you fill in your application online.

Alternatively the current fees are available on application to the Head of Development Management.

The following fees are discretionary.

Planning Advice - Residential	Fee payable 2023/24 £	Fee payable 2024/25 £	% Increase
Extensions or other alterations to an existing dwelling including ancillary development within its curtilage	Free	Free	NIL
1 – 9 dwellings*	£285 for first dwelling + £55 for every additional dwelling thereafter	£300 for first dwelling + £58 for every additional dwelling thereafter	5.3 5.5
10 – 49 dwellings*	£865 for first ten dwellings + £12 for every additional dwelling thereafter	£910 for first ten dwellings + £13 for every additional dwelling thereafter	5.2 8.3
50+ dwellings*	£POA	£POA	NIL
New dwellings but where numbers not known	£POA	£POA	NIL
Elderly persons accommodation, retirement living developments, sheltered apartments, residential care homes falling within Use Class C2,			
- 1-9 bedspaces	£285	£300	9.6
- 10 – 50 bedspaces	£575	£605	5.2

- More than 50 bedspaces	£865	£910	5.2
Other residential uses (including hotels, residential institutions, houses in multiple occupation, etc)	£POA	£POA	NIL
* = including change of use of existing floorspace			

Planning Advice – Non-residential	Fee payable 2023/24 £	Fee payable 2024/25 £	% Increase
Provision of floorspace (gross internal area), change of use of existing floorspace (gross internal area) or change of use of land (gross area):			
- Up to 100 m2	£230	£245	6.5
- 101 – 499 m2	£285	£300	5.3
- 500 – 999 m2	£575	£605	5.2
- More than 1,000 m2 where it relates to proposed uses with Classes B1, B2, B8, or a mix of these uses	£805	£850	5.6
- More than 1,000 m2 where it relates to any uses outside of Classes B1, B2 or B8	£POA	£POA	NIL

Planning Advice – Other	Fee payable 2023/24 £	Fee payable 2024/25 £	% Increase
Small scale development not falling into any of the above categories (for example: engineering works, new shop fronts, moorings, means of enclosure, renewable energy plant on existing business premises)	£230	£245	6.5
Installation or replacement of telecommunications mast	£230 per site	£245 per site	6.5

Minor amendments to an extant planning permission	£115	£125	8.7
Advertisements / signage:			
- For the purposes of a community use which is non-profit making (not including education providers)	Free	Free	NIL
- On business premises less than 100 m2 gross internal floor area	Free	Free	NIL
- All other adverts	£170	£180	5.9
Any development or works being carried out by a community use which is non-profit making (not including education providers)	Free	Free	NIL
Follow up advice	50% of the original pre-application planning advice fee/ £POA		

**Notes:**

1. £POA (Price on Application) indicates that a fee will be calculated on a case by case basis, based on a schedule of rates published by the Council and updated annually.
2. Where advice is sought in relation to mixed use proposals, the fee for each element of the scheme should be calculated using the table above and then added together.
3. Where advice is required from external consultants or consultees to whom a payment must be made, the applicant will be expected to meet these costs and they will be in addition to the pre-application advice fee set out above.

<b>Pre Application Advice – Listed Buildings and heritage Advice</b>	<b>Fee payable 2023/24 £</b>	<b>Fee payable 2024/25 £</b>	<b>% Increase</b>
Pre-application planning advice charges for listed buildings and heritage advice	£170 per initial enquiry plus VAT	£180 per initial enquiry plus VAT	5.9

# Agenda Item 8



## **Report to Planning Committee**

**Date:** 17 January 2024

**Report of:** Director of Planning and Regeneration

**Subject:** PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS

### **SUMMARY**

This report recommends action on various planning applications.

### **RECOMMENDATION**

The recommendations are detailed individually at the end of the report on each planning application.

### **AGENDA**

The meeting will take place in the Collingwood Room, Civic Offices, Civic Way, Fareham, PO16 7AZ. All items will be heard from 2.30pm

## **ZONE 1 – WESTERN WARDS**

**Park Gate**

**Titchfield**

**Sarisbury**

**Locks Heath**

**Warsash**

**Titchfield Common**

REFERENCE NUMBER & WARD	SITE ADDRESS & PROPOSAL	ITEM NUMBER & RECOMMENDATION
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P/23/1285/CU TITCHFIELD	LAND SOUTH OF FOUR ACRE NURSERY MEON ROAD TITCHFIELD FAREHAM PO14 4HJ  CHANGE OF USE OF LAND FOR THE EXERCISING OF DOGS AND INSTALLATION OF PERIMETER FENCING.	1
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# Agenda Item 8(1)

## OFFICER REPORT FOR COMMITTEE

DATE: 17/01/24

**P/23/1285/CU  
MISS D GALE**

**TITCHFIELD**

CHANGE OF USE OF THE LAND FOR THE EXERCISING OF DOGS AND  
INSTALLATION OF PERIMETER FENCING

LAND SOUTH OF FOUR ACRES NURSERY, MEON ROAD, TITCHFIELD,  
FAREHAM, PO14 4HJ

### ***Report By***

Hannah Goldsmith – direct dial 01329 824665

### **1.0 *Introduction***

1.1 This application is reported to the Planning Committee to be decided due to the number of third-party representations received.

### **2.0 *Site Description***

2.1 This application relates to a piece of land located on the eastern side of Meon Road measuring approximately 1.5ha. The site is currently vacant but was previously used for equestrian use. The site can be accessed via a gateway in the southwestern corner of the site leading from Meon Road. Along the southern boundary of the site is a stable block.

2.2 The application site is located within an area of countryside outside the designated urban settlement boundaries, within the Meon Strategic Gap and an Area of Special Landscape Quality.

### **3.0 *Proposal***

3.1 Planning permission is being sought for the change of use of the land for the exercising of dogs and the installation of a 1.8m high perimeter deer fencing. The proposed fencing would consist of wire fencing with timber poles.

3.2 The proposed operating hours are 08:00 until 18:00hrs Monday to Saturday.

3.3 Users of the facility would be required to pre book a 30 minute or 60 minute slot via an online booking system.

#### **4.0 Policies**

4.1 In addition to the National Planning Policy Framework (2023) (NPPF), the relevant policies within the Fareham Local Plan 2037 are:

- DS1 – Development in the Countryside
- DS2 - Development in Strategic Gaps
- DS3 – Landscape
- CC2 – Managing Flood Risk and Sustainable Drainage Systems
- NE1 – Protection of Nature Conservation, Biodiversity and the Local Ecological Network
- TIN2 – Highway Safety and Road Network
- D2 – Ensuring Good Environmental Conditions

#### **5.0 Relevant Planning History**

5.1 No planning history

#### **6.0 Representations**

6.1 Five letters of representation (including a representation from the Fareham Society) and a petition which includes five signatures from three households have been received which raise the following concerns;

- Noise disturbance;
- Insufficient information provided;
- Impact on protected species and birds;
- Proposal is not respectful of the landscape and character of the area;
- Will have a detrimental impact on the integrity of the Meon Strategic Gap;
- No evidence has been submitted in relation to impact on the landscape;
- No need for the facility;
- Would have an unacceptable impact on highway safety;
- Lack of onsite facilities;
- Proposed fencing will look out of place;
- Concerns cars would park on the road or grass verge causing highway safety issues.

#### **7.0 Consultee Responses**

EXTERNAL

##### **Highways Authority (Hampshire County Council)**

7.1 No objection

## **Ecology (Hampshire County Council)**

- 7.2 It is understood that concerns have been raised in relation to the impact of the proposed change of use of the site on the Solent Waders and Brent Goose Strategy (SW&BG) site (Core Area F55).

Having reviewed the information available, these concerns are not shared as the SW&BG site is located approximately 16m to the west of the application site, separated by a road and a wooded strip. Therefore, no impacts as a result of noise or visual disturbance are likely on overwintering birds using the arable field between October and March.

The proposed change of use is not considered to result in habitat loss as the grassland on site will be retained and used by dogs instead of being grazed by horses. It is unreasonable to provide mammal gaps along the proposed boundary fencing as this will be contrary to the proposed usage of a secure area for dogs, particularly small dogs. There is sufficient foraging and commuting habitats available in the locality to conclude that the reduction in habitat available as a result of the proposed fencing will not have any significant impacts on biodiversity.

Based on the above, the proposals are acceptable in relation to ecology and I raise no concerns.

However, some enhancements such as native tree and scrub planting and a management regime to allow some tussocky areas to develop on site are recommended, which will not only increase biodiversity on site, but provide interest for the site users. You may wish to secure this via a planning condition.

## **Lead Local Flood Authority (Hampshire County Council)**

- 7.3 As there appears to be no increase in impermeable area proposed, we have no concerns on surface water drainage. It is not clear whether a flood risk assessment was required when the application was validated, however, the site is at very low risk of flooding.

INTERNAL

## **Environmental Health**

- 7.4 No objection providing there is a maximum of 3 dogs on the whole site at any one time.

## **8.0 *Planning Considerations***

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Principle of the Development
- b) Effect on the Integrity of the Meon Strategic Gap
- c) Effect on the Character and Appearance of the Area
- d) Effect on Residential Amenity
- e) Effect on Parking and Highway Safety
- f) Effect on Ecology
- g) Drainage and Flood risk

**a) Principle of the Development**

8.2 The application site is located within the countryside where policy DS1 of the Fareham Local Plan applies. Policy DS1 states:

*'Proposals for development in the countryside, which is defined as land outside the Urban Area boundary as shown on the Policies map, will be supported where the proposal:*

- a) Is for development associated with an existing lawful dwelling, or*
- b) Is proposed on previously developed land and appropriate for the proposed use, or*
- c) Is for retail, community and leisure facilities, tourism or specialist housing where it can be demonstrated that there is a local need for the facility that cannot be met by existing facilities elsewhere; or*
- d) Is for a new or replacement building, conversion and/or extension within an existing educational facility (as identified on the Policies map) and would not result in the loss of playing fields and/or sports pitches unless it can be demonstrated that these facilities are no longer required or they can be adequately replaced elsewhere on site or,*
- e) Is for housing development either allocated or compliant with one of the following policies; HP1, HP2, HP4, HP6 or HP11, or*
- f) Is for employment development compliant with one of the following policies: E1 or E5, or*
- g) Is for a new small-scale employment development to convert or extend an existing building, or replace a redundant or derelict structure, or*

*h) Provides infrastructure that meets an overriding public need.  
or*

*i) Can demonstrate a requirement for a location outside of the urban area.*

*In addition, proposals will need to demonstrate that they;*

*j) Protect and enhance landscapes, sites of biodiversity or geological value and soils, and*

*k) Recognise the intrinsic character and beauty of the countryside and, if relevant, do not significantly affect the integrity of a Strategic Gap, and*

*l) Maintain the character of the undeveloped coast, and*

*m) Demonstrate a preference for the development of poorer quality agricultural land rather than that of higher quality'.*

- 8.3 The development does not relate to housing, retail, community, leisure or tourism. Nor does it relate to a new or replacement building, conversion and/or extensions within an existing educational facility or employment site.
- 8.4 Furthermore, the development would not be located on previously developed land, nor does it provide infrastructure that meets an overriding need, meaning the proposed development does not benefit from support by virtue of parts (a), (b), (c), (d), (e), (f), (g), (h) of the above policy.
- 8.5 However, consideration has been given to part (i) of the policy which states development will be supported where the development can demonstrate a requirement for a location outside of the urban area.
- 8.6 The proposal is for a small-scale business which would utilise an existing field which was previously used for equestrian purposes. Furthermore, the applicant is unlikely to find a site of this sort within the urban area. Having regard to the type of business and use being proposed, the Local Planning Authority are satisfied the proposal can demonstrate a requirement for a location outside of the urban area, in accordance with part (i) of the above policy. Users of the facility would most likely travel to the site by car given the site's location within the countryside, some distance from the urban area. Notwithstanding, it is acknowledged that dog walkers would most likely choose to travel by car to countryside locations to exercise their dogs in any case and so it is unlikely the proposed use would generate a significant increase in vehicle movements as a result. The change of use to a dog exercising area is considered to be a suitable form of development within the countryside location in principle provided the use is of a sufficiently small scale so that it would not generate large numbers of vehicle movements.
- 8.7 Having regard to part two of the policy, while parts (l) and (m) are not relevant to this application, for the reasons set out in full later in this report, the proposal is considered to comply with parts (j) and (k) of the policy.

8.8 In summary, for the reasons given above, the development is considered to demonstrate a requirement for a countryside location, in compliance with part (i) of policy DS1 of the Council's Local Plan (2037).

**b) Effect on the Integrity of the Meon Strategic Gap**

8.9 The proposals map of the Fareham Borough Local Plan shows that the site lies within an area of countryside and is also with a designated Strategic Gap.

8.10 Policy DS2 of the Local Plan states:

*'In order to prevent the coalescence of urban areas and to maintain the separate identity of settlements, Strategic Gaps are identified as shown on the Policies map between the following areas:*

*1) Fareham / Stubbington and the Western Wards (Meon Gap)*

*2) Fareham / Bridgemary and Stubbington / Lee-on-the-Solent (Fareham-Stubbington Strategic Gap)*

*Development proposals will not be permitted where they significantly affect the integrity of the gap and the physical and visual separation of settlements or the distinctive nature of settlement characters'.*

8.11 Due to the modest scale of the proposal and limited physical development being proposed, it is considered the proposal would not significantly affect the integrity of the Meon Strategic Gap. It is therefore considered the proposal would comply with Policy DS2 of the Fareham Local Plan.

**c) Effect on the Landscape Character**

8.12 Policy D1 of the Fareham Local Plan 2037 requires development proposals and spaces to be of high-quality design based on the principles of urban design and sustainability. The policy goes on to state development proposals will be permitted where proposals appropriately respond to the positive elements of local character.

8.13 Policy DS3 states;

*'Areas of Special Landscape Quality have been identified in the Borough and are shown on the Policies map. Development proposals shall only be permitted in these areas where the landscape will be protected and enhanced.*

*Development in the countryside shall recognise the intrinsic character and beauty of the countryside, paying particular regard to:*

*a) Intrinsic landscape character, quality and important features;*

*b) Visual setting, including to/from key views;*

- c) The landscape as a setting for settlements, including important views to, across, within and out of settlements;*
- d) The landscape's role as part of the existing Local Ecological network;*
- e) The local character and setting of buildings and settlements, including their historic significance;*
- f) Natural landscape features, such as trees, ancient woodland, hedgerows, water features and their function as ecological networks; and*
- g) The character of the Borough's rivers and coastline, which should be safeguarded'.*

- 8.14 Physical alterations to the site would be limited to the erection of deer stock fencing around the perimeter of the site. The site is already enclosed by a combination of post and rail fencing and deer fencing. Having regard to the existing fencing around the site, the design of the fencing is considered to be an acceptable addition for a countryside location and would have minimal visual impact on the intrinsic character and beauty of the countryside and Area of Special Landscape Quality. Officers are mindful also of the fact that any fencing under 2m high which does not lie adjacent to a vehicular highway could be erected under permitted development rights without the need for planning permission from the Council.
- 8.15 The proposed physical alterations to the site are considered to be minimal and are considered to protect and enhance the Area of Special Landscape Quality, in accordance with policy DS3 of the Fareham Local Plan.
- 8.16 The proposal is considered to accord with policies D1 and DS3 of the Fareham Local Plan.

**d) Effect on Residential Amenity**

- 8.17 Policy D2 of the Fareham Local Plan states development proposals including changes of use will be permitted where they do not have an unacceptable adverse impact on the environmental conditions of future occupiers and users or on adjacent/nearby occupants and users.
- 8.18 Four Acres Nursery adjoins the northern boundary of the application site with the residential dwelling located approximately 70m from the application site. To the south of the application site is Sundown, situated approximately 60m from the southern boundary of the site.
- 8.19 Careful consideration has been given to the potential impact the proposed use may have on the amenity of neighbouring properties. Given the separation distance and existing screening along the northern and southern boundaries of the site, it is considered unlikely the proposal would amount to significant

noise and disturbance to neighbouring properties. However, following discussions with the Council's environmental health officer, it is recommended a condition is imposed restricting the hours of operation to 08:00hrs until 18:00 Monday to Sundays and a further condition limiting the number of bookings which can be made at one time and the number of dogs to no more than 3 at any one time. This condition would prevent multiple bookings being made at the same time which could lead to increased noise levels as a result of multiple dogs from different families interacting.

- 8.20 With the recommended conditions, it is considered that the proposal would not have an unacceptable adverse impact on the environmental conditions of adjacent and nearby occupants, in compliance with policy D2 of the Fareham Local Plan.

#### **e) Effect on Parking and Highway Safety**

- 8.21 Policy TIN2 of the Fareham Local Plan states:

*'Development will be permitted where:*

*a) There is no unacceptable impact on highway safety, and the residual cumulative impact on the road networks is not severe; and*

*b) The impacts on the local and strategic highway network arising from the development itself or the cumulative effects of development on the network are mitigated through a sequential approach consisting of measures that would avoid/reduce the need to travel, active travel, public transport, and provision of improvements and enhancements to the local network or contributions towards necessary or relevant off-site transport improvement schemes'.*

- 8.22 There is an area of hardstanding in the southwestern corner of the site which can accommodate approximately 3-4 vehicles. Having regard to the proposed booking system which would control the number of visitors at one time, this is considered to be adequate for the proposed facility.
- 8.23 Access to the site is via Meon Road which passes north to south to the west of the site, this is the only point of entry into the site. The Highway Authority, Hampshire County Council, have been consulted on the application and they consider the access and visibility to be acceptable. Furthermore, the Highway Authority are of the view the trip generation likely to be produced by the facility is deemed to be acceptable and would not be of detriment to the safety and operation of the local highway network, in compliance with policy TIN2 of the Fareham Local Plan.

#### **f) Effect on Ecology**



8.24 Policy NE1 of the Fareham Local Plan states development will be permitted where;

*'a) Designated international, national sites and local sites of nature conservation value are protected and enhanced, reflecting their status in the hierarchy of nature conservation designations; and*

*b) Protected and priority habitats and species, including breeding and foraging areas are protected and enhanced; and*

*c) Proposals do not prejudice the Ecological Network or result in its fragmentation'.*

8.25 Concerns have been raised in the representations received from interested third parties regarding the impact the proposal may have on local wildlife, in particular Brent Geese and Waders due to the supporting habitat site located approximately 16m west of the application site. The Hampshire County Council Ecologist has been consulted on the application and has confirmed the application site is separated from the Solent Wader and Brent Geese site by Meon Road and a wooded area and therefore the proposal is unlikely to result in noise or visual disturbance for the overwintering birds.

8.26 The County ecologist has also explained gaps in the fencing to allow wildlife to pass through the site would not be suitable as this would be contrary to the proposed use as a secure dog exercising field. There is considered to be sufficient foraging and commuting habitats available in the locality.

8.27 The County ecologist considers the proposed change of use would not result in habitat loss as the grassland on site will be retained and used by dogs instead of being grazed by horses. However, the County ecologist has suggested enhancements such as native tree and scrub planting which would not only increase biodiversity on the site but provide visual interest for future users of the facility.

#### **g) Drainage and Flood Risk**

8.28 The application site is located within flood zone 1 and is not located within a critical drainage area. Having regard to the nature of the proposal and the limited physical changes being made to the site in the form of fencing being installed, a Flood Risk Assessment was not considered necessary to support the planning application. The Lead Local Flood Authority Hampshire County Council have been consulted on the application and have raised no objection.

#### **Conclusion**

8.29 The proposal would provide a dog exercising facility outside of the urban settlement boundary. Having regard to policy DS1 of the Fareham Local Plan 2037, the development is considered to demonstrate a requirement for a

location outside of the urban area in compliance with part (i) of the policy. Furthermore, the proposal is considered to protect the landscape, biodiversity and recognise the intrinsic character and beauty of the countryside, in compliance with the second part of policy DS1.

- 8.30 Having regard to the minimal physical alterations to the site, the proposal is considered to protect and enhance the Area of Special Landscape Quality, in accordance with policy DS3 of the Fareham Local Plan.
- 8.31 In addition, with the recommended conditions, it is considered the proposal would not have an unacceptable adverse impact on the environmental conditions of neighbouring properties, in accordance with policy D2 of the Local Plan.
- 8.32 Finally, there is considered to be sufficient parking facilities on the site to accommodate users of the facility. It is considered the proposal would not result in a significant increase in vehicle movements along Meon Road and therefore would not have a harmful impact on highway safety.
- 8.33 In light of this assessment, and taking into account all other material planning considerations, Officers recommend that planning permission should be granted subject to conditions. A recommendation is set out below.

## **9.0 Recommendation**

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

- 1. The development hereby permitted shall begin within 3 years of the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

- 2. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
  - i) Location Plan;
  - ii) Site Plan; and
  - iii) Planning Statement

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

- 3. The site shall not be used for the exercising of dogs other than between the hours of 0800 -1800 on any day.

REASON: To protect the occupiers of the nearby residential properties from possible disturbance from permitted

4. When the site is being used for the exercising of dogs, dogs from no more than one household, and no more than 3 dogs, shall be present at the site at any one time.

REASON: In order to protect the living conditions of occupiers of nearby residential properties.

5. Prior to the site first being brought into use for the exercising of dogs as hereby approved, a scheme of biodiversity enhancements shall be submitted to and agreed in writing by the Local Planning Authority. The scheme may include, for example, details of native tree and scrub planting and proposals for some tussocky areas to be established along with a suitable management plan. The approved scheme of biodiversity enhancements shall be carried out in accordance with the approved details before the site is first brought into use for the exercising of dogs as hereby approved. The enhancements shall be maintained in accordance with the management plan at all times thereafter.

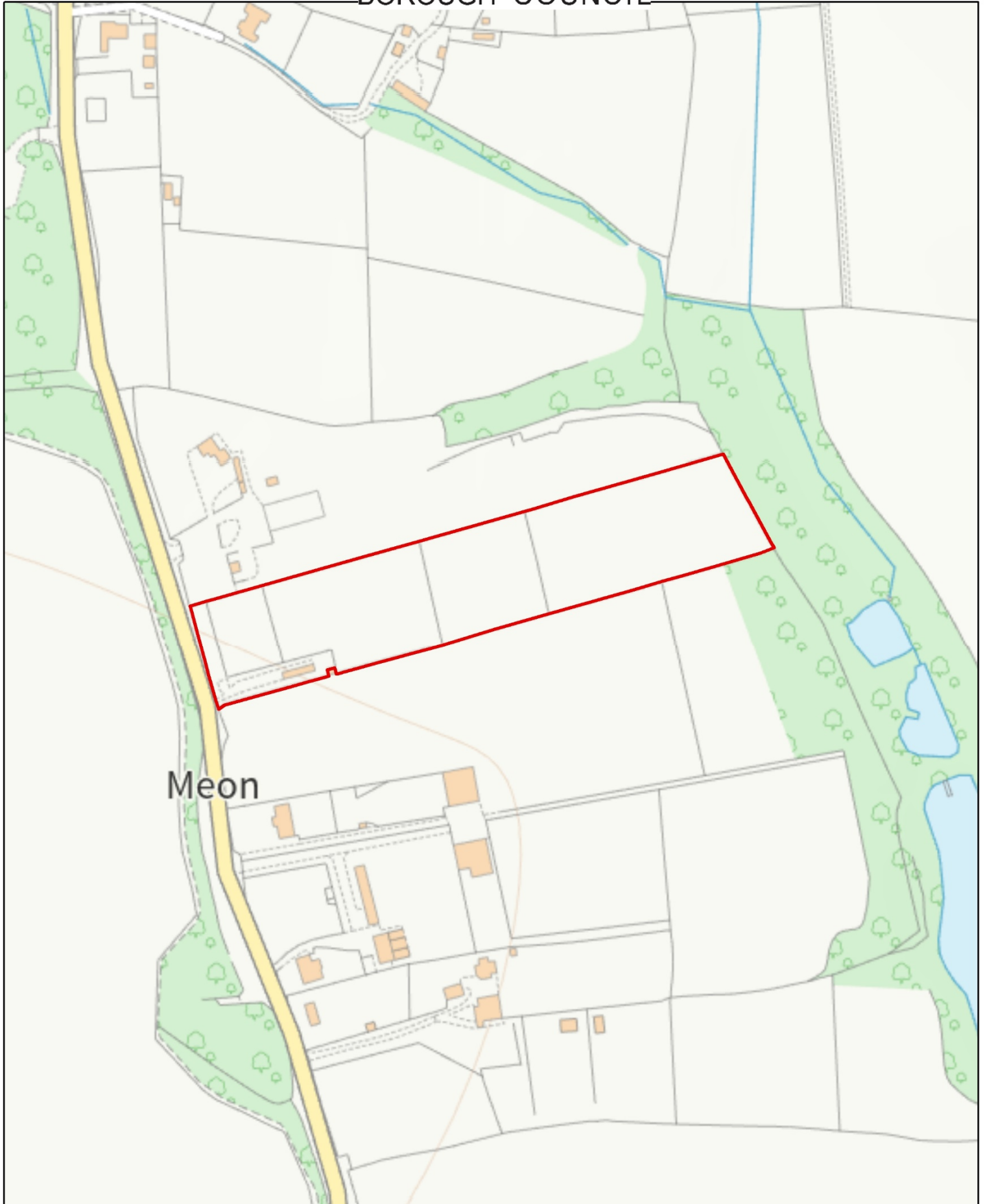
REASON: In order to increase biodiversity on site and improve the visual interests of the site.

6. No floodlighting, security lighting or other means of external illumination shall be used at the site at any time unless details of that lighting, including their proposed hours of use, have first been submitted to and approved by the local planning authority in writing. Thereafter only the lighting approved by the local planning authority shall be used, in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

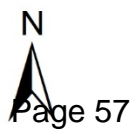
REASON: In order to prevent light disturbance to occupiers of nearby residential properties and control light pollution in the interests of the amenities of the area and wider landscape.

# FAREHAM

BOROUGH COUNCIL



Land South of Four Acre Nursery  
Meon Road, Titchfield  
Scale 1:2,500



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# Agenda Annex

## **ZONE 2 – FAREHAM**

**Fareham North-West**

**Fareham West**

**Fareham North**

**Fareham East**

**Fareham South**

REFERENCE    SITE ADDRESS & PROPOSAL  
NUMBER &  
WARD

ITEM NUMBER &  
RECOMMENDATION

No items in this Zone

## **ZONE 3 – EASTERN WARDS**

**Portchester West**

**Hill Head**

**Stubbington**

**Portchester East**

REFERENCE NUMBER & WARD	SITE ADDRESS & PROPOSAL	ITEM NUMBER & RECOMMENDATION
P/23/1533/FP PORTCHESTER WEST	84 ROMSEY AVENUE FAREHAM PO16 9TA EXTENSION TO EXISTING GARDEN BUILDING & NEW REAR BOUNDARY FENCE	2

# Agenda Item 8(2)

## OFFICER REPORT FOR COMMITTEE

DATE: 17/01/2024

P/23/1533/FP  
MR AND MRS B WHITAKER

PORTCHESTER WEST  
AGENT: MARTIN MOYSE

EXTENSION TO EXISTING GARDEN BUILDING AND REAR BOUNDARY FENCE

84 ROMSEY AVENUE, FAREHAM, PO16 9TA

### **Report By**

Charlotte Fleming – direct dial 01329 824702

### **1.0 Introduction**

1.1 The application is reported to the Planning Committee as it has been submitted by an employee of Fareham Borough Council.

### **2.0 Site Description**

2.1 This application relates to a detached two storey detached dwelling on the southern side of Romsey Avenue.

2.2 The property is within the urban settlement boundary, and backs onto the recently allowed development of 225 houses development at Land South of Romsey Avenue.

### **3.0 Description of Proposal**

3.1 Planning permission is sought for two different forms of development consisting of:

a) A gable extension to the existing garden room to provide a gym room and shower

Existing 6.22m by 5.23m, eaves 2.05m ridge 3.65m

Additional 5m by 6.7m, new eaves 2.05m, ridge 4m

The total structure will therefore increase in length to 11.22m along the rear part of the site.

b) 2.4m high (17.9m long) stained timber sleeper boundary fence on the rear (south) elevation.

### **4.0 Policies**

4.1 The following policies apply to this application:

### **Adopted Fareham Local Plan 2037**

- D1: High Quality Design and Placemaking  
D2: Ensuring Good Environmental Conditions

**Other Documents:**

- a) National Planning Policy Framework (NPPF) 2023
- b) Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015
- c) Residential Car Parking Standards 2009

**5.0 Relevant Planning History**

5.1 The following planning history is relevant:

P/14/0351/FP	ERECTION OF DETACHED SUMMER HOUSE WITHIN REAR GARDEN (RETROSPECTIVE IN PART)
<b>Approve</b>	05/06/2014

**6.0 Representations**

6.1 Two comments received, one supportive, the other one raising concerns about the unit being used as an independent dwelling.

**7.0 Consultations**

7.1 No consultations were undertaken as part of this planning application.

**8.0 Planning Considerations**

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Design of the proposal
- b) Effect upon living conditions of nearby properties

**a) Design of the proposal**

8.2 Policy D1 (High Quality Design and Place Making) states that all new development should be of high quality, based on the principles of urban design and sustainability to ensure the creation of well designed, beautiful and safe quality places.

8.3 The proposed extension on the existing garden building will mostly be screened from the street by the existing dwellinghouse. The finish will be coloured cladding boards and timber roof shingles which will complement the existing property and match the finish of the existing garden building. Due to



the size and location of the extension on an existing garden building and away from the public realm, there are no design concerns raised by this part of the proposal.

8.4 The new boundary sleeper fence is only to the rear boundary and would be modest in size and with a maximum height of 2.4 metres, helping to screen the garden from the new development to the south. Due to the size and location of the fence away from the public realm, there are no design concerns raised by this part of the proposal.

8.5 Officers are of the view the development included within this submission is acceptable in design terms and would not have a detrimental impact on the character of the street scene or area.

### **9.0 Effect upon living conditions of nearby properties**

9.1 Policy D2 (Ensuring Good Environmental Conditions) states development proposals should ensure that there will be no unacceptable adverse impact upon living conditions on the site or neighbouring development, by way of the loss of sunlight, daylight, ventilation, outlook and/or privacy.

9.2 The property already benefits from an existing garden building in the rear garden. The proposal extends the garden room into the applicant's garden, not closer to the eastern neighbour's boundary. The proposal will still be set off the western boundary by 6.7m. Future neighbours to the south will also be screened by the proposed boundary treatment, with the new properties to be constructed to the rear located over 12.5m away from the party boundary.

9.3 The new rear boundary fence will be constructed on the same line as the existing boundary treatment. Whilst the fence would be 0.4m higher than could be constructed under permitted development rights, given the levels of separation, together with proposed hedgerow planting within the rear gardens of the properties to be constructed to the rear, Officers are of the view that the extension to the outbuilding would not have an adverse impact upon neighbouring properties.

### **10.0 Conclusion**

10.1 Officers are satisfied that the proposals would not harm the character or appearance of the area and would comply with the policies of the adopted Fareham Local Plan 2037.

10.2 A condition is recommended to prevent the use of the outbuilding as a separate dwellinghouse.

## **11.0 Recommendation**

11.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) PROPOSED EXTENSION TO EXISTING DETACHED GARDEN BUILDING & NEW REAR BOUNDARY FENCE (Drawing: 01)

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

3. The extension to the garden room accommodation hereby permitted shall be occupied only for ancillary residential purposes in conjunction with the use of the remainder of the property as a single dwelling and shall at no time be occupied separately as an independent unit of accommodation.

REASON: To ensure adequate internal and external space including parking provision is made.

Then:

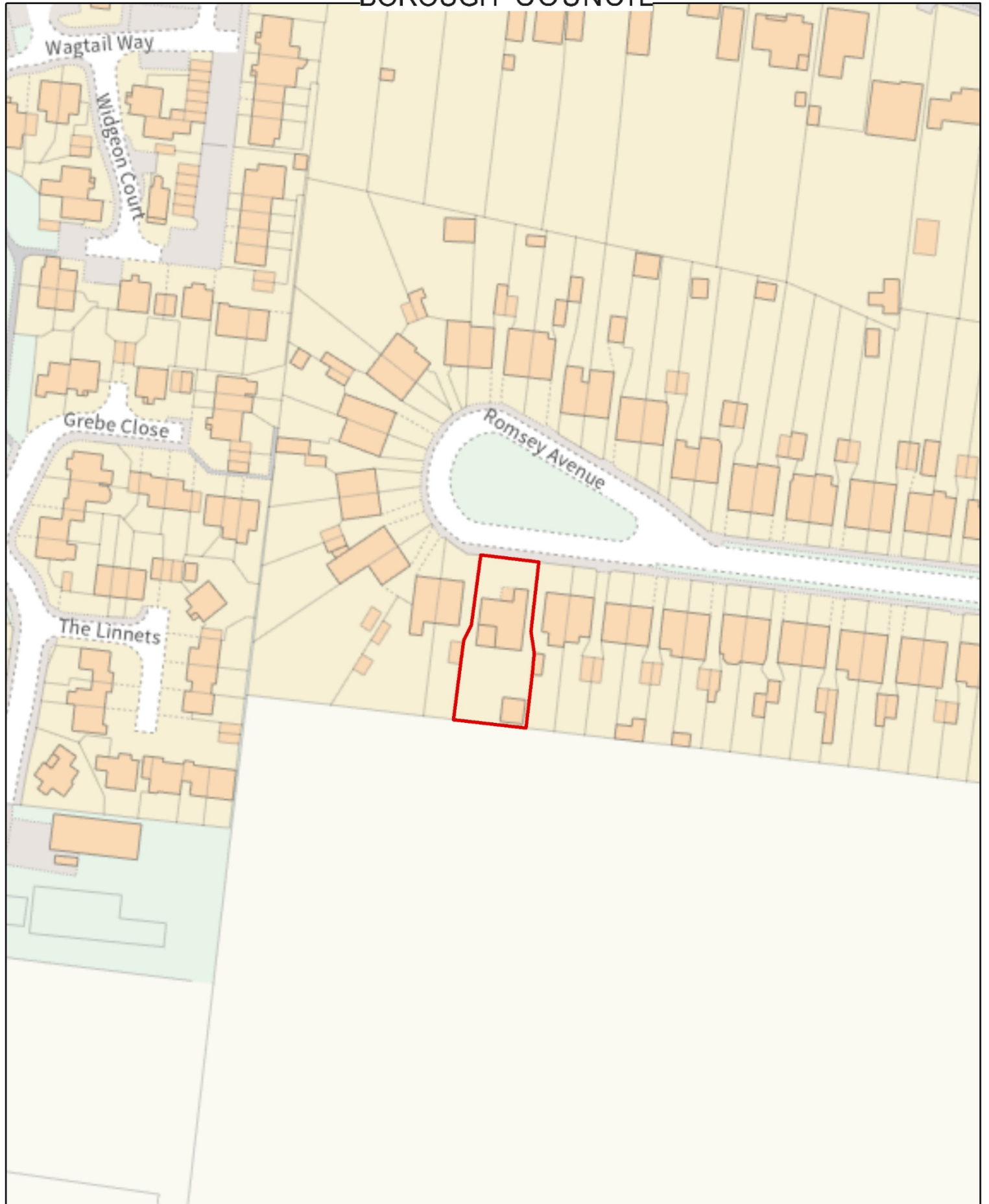
**DELEGATE** authority to the Head of Planning to make any necessary modification, deletion or addition to the proposed conditions.

## **12.0 Background Papers**

- 12.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

# FAREHAM

BOROUGH COUNCIL



84 Romsey Avenue  
Fareham

Scale 1:1,250



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**Report to  
Planning Committee**

**Date** 05/01/2024  
**Report of** Director of Planning and Regeneration  
**Subject** PLANNING APPEALS

**SUMMARY**

The following report provides details of all current planning appeals, in particular the procedures under which the appeal will be considered and details of any planning appeal decisions received since the previous Planning Committee meeting.

**RECOMMENDATION**

That the Committee note the content of the report.

## CURRENT PLANNING APPEALS

The following details set out all current planning related appeals and the procedures under which they will be dealt with

### WRITTEN REPRESENTATIONS & HOUSEHOLDER

Fareham Borough Council Reference: [P/21/1317/FP](#)

**Appeal site address:** Andark 256 Bridge Road Swanwick Southampton SO31 7FL  
**Ward:** Sarisbury  
**The appellant:** Mr & Mrs Andrew Goddard  
**Description of proposal:** Change of Use of Land adjacent to Diving Lake to a Motorhome and Camping site for up to 7 Motorhomes and 6 Tents (Excluding Caravans) & Construction of Toilet/Shower Facilities  
**Council decision:** REFUSE  
**Decision maker:** Committee  
**Date appeal lodged:** 19/09/2023  
**Reason for Appeal:** Appeal against refusal of planning permission

Fareham Borough Council Reference: [P/22/0295/OA](#)

**Appeal site address:** 50 Paxton Road Fareham PO14 1AD  
**Ward:** Fareham South  
**The appellant:** Mr George Bell  
**Description of proposal:** Outline application for 1 x 3 bedroom dwelling (with all matters reserved)  
**Council decision:** REFUSE  
**Decision maker:** Officer Delegated Powers  
**Date appeal lodged:** 21/02/2023  
**Reason for Appeal:** Appeal against refusal of planning permission

Fareham Borough Council Reference: [P/22/0337/OA](#)

**Appeal site address:** Land to South of 16/17 Glenthorne Close Fareham PO14 2NP  
**Ward:** Stubbington  
**The appellant:** Mr Peter Day  
**Description of proposal:** Outline planning application for proposed erection of nine live/work (research/development/industrial/residential - Class E and C3) hangar buildings for aviation sector and public open space, with matters relating to access, layout and scale sought (appearance and landscaping reserved).  
**Council decision:** REFUSE  
**Decision maker:** Committee  
**Date appeal lodged:** 03/11/2023  
**Reason for Appeal:** Appeal against refusal of planning permission

Fareham Borough Council Reference: [P/22/0338/FP](#)

**Appeal site address:** Turret House Hospital Lane Portchester Fareham PO16 9LT  
**Ward:** Portchester East  
**The appellant:** Mr Anthony Lawrence  
**Description of proposal:** New detached dwelling (self build)  
**Council decision:** REFUSE

**Decision maker:** Committee  
**Date appeal lodged:** 27/02/2023  
**Reason for Appeal:** Appeal against refusal of planning permission

Fareham Borough Council Reference: [P/22/1409/FP](#)

**Appeal site address:** Hunters Lodge Care Home 39 Kiln Road Fareham PO16 7UQ  
**Ward:** Fareham North  
**The appellant:** Mr Stephen Geach  
**Description of proposal:** Construction of a detached single-storey four-bedroomed lodge (containing five beds) in rear garden and retention of two internal single bedrooms to achieve 48 rooms (with 49 beds); retention of patio doors to the southwest elevation of dayspace room (Resubmission of application P/21/1163/FP).  
**Council decision:** REFUSE  
**Decision maker:** Officer Delegated Powers  
**Date appeal lodged:** 12/10/2023  
**Reason for Appeal:** Appeal against refusal of planning permission

Fareham Borough Council Reference: [P/22/1582/FP](#)

**Appeal site address:** Land adj to Meadow Brook Oslands Lane Swanwick Southampton SO31 7EG  
**Ward:** Sarisbury  
**The appellant:** C R Aquisitions Ltd  
**Description of proposal:** Construction of detached dwelling with associated parking and access from Oslands Lane  
**Council decision:** REFUSE  
**Decision maker:** Officer Delegated Powers  
**Date appeal lodged:** 01/11/2023  
**Reason for Appeal:** Appeal against refusal of planning permission

Fareham Borough Council Reference: [P/23/1439/DA](#)

**Appeal site address:** Land at Titchfield Road Titchfield Fareham Hampshire PO14 3EW  
**Ward:** Titchfield  
**The appellant:** Mr Stuart Banks  
**Description of proposal:** Change of Use of Land to Haulage Yard  
**Date appeal lodged:** 30/10/2023  
**Reason for Appeal:** Against serving of planning enforcement notice

## PUBLIC LOCAL INQUIRY

Fareham Borough Council Reference: [P/23/0954/DA](#)

**Appeal site address:** Meon View Farm 57 Old Street Fareham PO14 3HQ  
**Ward:** Hill Head  
**The appellant:** Mr Nicholas Chappell  
**Description of proposal:** Change of Use of land & laying hard surface  
**Date appeal lodged:** 10/07/2023  
**Reason for Appeal:** Against serving of planning enforcement notice

## WITHDRAWN PLANNING APPEALS

Fareham Borough Council Reference: [P/22/0363/OA](#)

**Appeal site address:** Land at Pinks Hill, Fareham

**Ward:** Fareham East

**The appellant:** Mr Stephen Clark

**Description of proposal:** Outline Planning Application With All Matters Reserved (Except For Access) For The Development Of Up To 109 Residential Dwellings (C3 Use) With Access From Pinks Hill, Informal And Formal Open Space And Associated Landscaping, Drainage Infrastructure, Acoustic Bund And Fence And Other Associated Works Including Demolition Of Existing Buildings & Associated Highway/Pedestrian Improvement Works to Pinks Hill Road and Military Road

**Council decision:** REFUSE

**Decision maker:** Committee

**Reason for Appeal:** Appeal against refusal of planning permission

**Appeal decision:** WITHDRAWN

**Appeal decision date:** 15/12/2023

## Further information about Planning Appeals

### Introduction

Under the English planning system, only the applicant has a right of appeal. There is currently no right of appeal for third parties. Planning decisions can only be challenged by third parties through the Courts. The Courts can examine whether the decision was lawfully made- the Courts' role is not to consider whether they agree with the decision itself.

### When are planning appeals lodged?

A very small proportion of all planning decisions made by this Council end up being considered through the planning appeal system. When planning applications are refused, Government advice is that applicants should firstly contact the Council to see if their proposal can be modified to address the Council's concerns.

The most common type of planning appeal is against the refusal of a planning application. Planning appeals can also be made against specific conditions that have been imposed on a planning permission or where a Council has not made a decision within prescribed time periods.

### Who decides planning appeals?

Planning appeals are handled and decided by the Planning Inspectorate. The Planning Inspectorate is an executive agency of the Ministry of Housing, Communities and Local Government.

Nearly all appeals are decided by Planning Inspectors from the Planning Inspectorate and in each case the Inspectors are solely responsible for their decisions. A very small percentage are decided by the Secretary of State - these tend to be the very largest or most contentious schemes.

### The different types of appeal procedures

There are different types of procedures for different types of planning appeals, often depending on the complexity of the issues. The Planning Inspectorate decide which type of procedure will be used for any given appeal.

There is an 'expedited procedure' for Householder appeals, with most other appeals being determined through the written representations' procedure. Larger scale and/ or more controversial planning appeals may be dealt with by way of an Informal Hearing or by a Public Local Inquiry.

With all planning appeals, the Planning Inspector will visit the site and will notify the outcome of the planning appeal by way of a written decision. A summary of the three main procedures are set out below:

### Appeal by Written Representations

Under this procedure, the Planning Inspector will decide the appeal on the basis of the written material provided by all interested parties and following a visit to the appeal site.



The key aspect of this procedure is that submissions made by the Council, the applicant or interested parties, can only be made in writing for the Planning Inspector to consider.

### Appeal by Informal Hearing

The hearing is an inquisitorial process led by the Planning Inspector who identifies the issues for discussion based on the evidence received and any representations made. The hearing may include a discussion at the site.

Interested parties including residents, amenity groups and councillors can normally attend and take part in the discussion. Most hearings last a day, but more complex cases may continue over several days.

### Appeal by Public Local Inquiry

Public Local inquiries are the most formal procedure and are used for complex cases where legal issues may need to be considered, or evidence needs to be taken under oath.

An Inquiry is open to the public and provides for the investigation into, and formal testing of, evidence, usually through the questioning ("cross examination") of expert witnesses and other witnesses. Parties may be formally represented by advocates.

Interested parties including residents, amenity groups and councillors can normally attend and speak if they would like to do so.

The length of an inquiry depends on the complexity of the case and can range between a day and several weeks.

### Further reading

You can find out more details about the planning appeal process on the [Planning Portal](#)

A [detailed procedural guide on planning appeals](#) can be viewed on the Government website.

You can look at planning appeal decisions made by the Planning Inspectorate across England [via their website](#)