

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 17 December 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors: B Bayford, T M Cartwright, MBE, K D Evans, M J Ford, JP, D C S Swanbrow, L Keeble (deputising for P J Davies) and Mrs K K Trott (deputising for R H Price, JP)

Also Present: Councillor Mrs P M Bryant (item 6 (9))



1. APOLOGIES FOR ABSENCE

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

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 19 November 2014 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no chairman's announcements.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct the following members declared an interest in the applications referred to:-

Name	Application Number/Site	Minute Number
Councillor Cartwright	P/14/1021/FP – 185 Warsash Road	6 (3)
	P/1022/FP – 185 Warsash Road	6 (4)
Councillor Ford	-Ditto-	-Ditto-
	-Ditto-	-Ditto-
Councillor Mrs Trott	P/14/1074/CU – 7 Brook Lane	6 (8)
Lee Smith – Head of Development Manager	TPO No 700 – 35 Ranvilles Lane	7

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	Subject	Supporting or Opposing the	Minute No/ Application No/Page No

	listed		Application	
ZONE 1 - 3.15				
Mr I Goodrige		Car Park, Locks Heath Shopping Centre, Fareham – Change of use of a part of a car park to a car valeting business with associated removable canopy, portacabin and fence	Supporting	Item 1 P/14/0813/CU Page 14
Mr R Appleby	Mr & Mrs Neaves Mr and Mrs Marsh Mr and Mrs Merry Mr and Mrs Norman Mr and Mrs Davis Mr and Mrs Livingstone	185 Warsash Road, Warsash – Two storey side extension, new roof and dormer windows over existing single storey structure, replacement garage/carport and elevation improvements	Opposing	Item 3 P/14/1021/FP Page 23
Mr R Tutton (Agent)		-ditto-	Supporting	-ditto-
Mr R Appleby	Mr & Mrs Neaves Mr and Mrs Marsh Mr and Mrs Merry Mr and Mrs Norman Mr and Mrs Davis	185 Warsash Road, Warsash – Erect a three bedroom detached dwelling with carport and parking	Opposing	Item 4 P/14/1022/FP Page 27
Dr H Pandya	Mr & Mrs Neaves Mr and Mrs Marsh Mr and Mrs Merry Mr and Mrs Norman Mr and Mrs Davis	-ditto-	-ditto-	-ditto-
Mr R Tutton (Agent)		-ditto-	Supporting	-ditto-
Mr L Lloyd		7 Brook Lane, Warsash – Change of use from retail to café (use class A3)	Supporting	Item 8 P/14/1074/FP Page 46
ZONE 2 - 4.30				

Mr V Thorne (Agent)		31 Funtley Hill, Fareham – Double car port (barn style) to front elevation	Supporting	Item 9 P/14/0996/FP Page 52
Mr A Willcocks		59 Miller Drive, Fareham – Two storey/first floor side extension	Opposing	Item 10 P/14/1046/FP Page 56
Mr R Tutton (Agent)		Highland Fisheries, 1C Fareham Park Road – Side extension	Supporting	Item 11 P/14/1048/FP Page 59
ZONE 3 - 4.30				

6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the Director of Planning and Development on development control matter applications and miscellaneous matters, including information on Planning Appeals. An Update Report was tabled at the meeting.

(1) P/14/0813/CU - LOCKS HEATH SHOPPING CENTRE - CAR PARK FAREHAM HANTS

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

A motion was proposed and seconded that the officer recommendation be changed to planning permission being granted for a temporary period of one year rather than 3 years. Upon being put to the vote the motion was CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to conditions in the report, TEMPORARY PLANNING PERMISSION be granted for 1 year.

(2) P/14/1010/FP - 30 EASTBROOK CLOSE PARK GATE SOUTHAMPTON SO31 7AW

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

(Voting: 9 in favour; 0 against)

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

**(3) P/14/1021/FP - 185 WARSASH ROAD WARSASH SOUTHAMPTON
SO31 9JE**

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

Councillor's Cartwright and Ford declared a non-pecuniary interest in this item as one of the deputees is known to them.

The Committee's attention was drawn to the Update Report which provided the following information: - *The applicant has commissioned a Phase 1 Ecology survey in relation to the existing bungalow; if there is no evidence found of bats found then it is recommended that the decision be delegated to officers to issue. In the event that bats are found and a Phase 2 survey is required then officers will bring the application back to Planning Committee.*

Upon being proposed and seconded, the officer's recommendation to grant planning permission, subject to the conditions in the report and the prior submission of a bat survey and its approval by Fareham Borough Council, was voted on and CARRIED.

(Voting: 7 in favour; 2 against)

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

**(4) P/14/1022/FP - 185 WARSASH ROAD WARSASH SOUTHAMPTON
SO31 9JE**

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

Councillors Ford and Cartwright declared a non-pecuniary interest in this item as one of the deputees is known to them.

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

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

RESOLVED that PLANNING PERMISSION be REFUSED.

Reason for Refusal:

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and is unacceptable in that:

i). by virtue of the plot size, the size and siting of the proposed house and the narrow driveway providing a tandem parking arrangement along the southern side of the property, the development would give rise to a form of development which is cramped in appearance, detrimental to the character and visual amenities of the area.

**(5) P/14/1028/FP - 14 DANEHURST PLACE LOCKS HEATH
SOUTHAMPTON SO31 6PP**

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

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(6) P/14/1045/OA - WARSASH ROAD - LAND TO REAR OF 66 & 66A - WARSASH SO31 9JA

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

(Voting: 8 in favour; 0 against)

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

(7) P/14/1047/TO - 33 HAZEL GROVE LOCKS HEATH SOUTHAMPTON SO31 6SH

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

(Voting: 9 in favour; 0 against)

RESOLVED that CONSENT be granted to reduce overhanging branches on 1 Monterey Cypress protected by Tree Preservation Order 693.

(8) P/14/1074/CU - 7 BROOK LANE WARSASH SOUTHAMPTON SO31 9FH

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

Councillor Mrs K K Trott declared a non-pecuniary interest in this item, as the depute is known to her.

The Committee's attention was drawn to the Update Report which provided the following information: - *One further comment has been received objecting to the application on the grounds that:*

-The proposal will cause more people to park in the bus stop and cause disruption.

- It would reduce the percentage of A1 uses in the area.

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

(Voting: 9 in favour; 0 against)

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

(9) P/14/0996/FP - 31 FUNTLEY HILL FAREHAM HAMPSHIRE PO16 7EP

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

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

Upon being proposed and seconded, the officer recommendation to grant permission, subject to the additional condition that there is no infilling permitted on the car port, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to an additional condition that prevents the sides of the permitted car from being infilled, PLANNING PERMISSION be granted.

(10) P/14/1046/FP - 59 MILLER DRIVE FAREHAM HAMPSHIRE PO16 7LY

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

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

(Voting: 9 in favour; 0 against)

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

(11) P/14/1048/FP - HIGHLAND FISHERIES 1C FAREHAM PARK ROAD FAREHAM HAMPSHIRE PO15 6LA

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

The Committee's attention was drawn to the Update Report which provided the following information:- *The applicant has submitted revised drawings showing the whole frontage of the unit, including both the proposed extension and the existing shop front, set back approximately 300mm. this set back would leave enough room for a parking space 4.8 metres in length on the hardsurfaced forecourt in front of the extension to be retained with access via the existing dropped kerb.*

Following these revisions the Director of Planning & Development (Highways) has made the following comments:

With the retention of a car parking space at the front of this unit, no highway objection is raised.

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

(Voting: 9 in favour; 0 against)

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

(12) P/14/1030/FP - 27 COTTES WAY HILL HEAD

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

(Voting: 9 in favour; 0 against)

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

(13) P/14/1089/TC - 74 CASTLE STREET, PORTCHESTER

Upon being proposed and seconded, the officer recommendation to grant consent to fell one lime tree in Castle Street Conservation Area, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that CONSENT be granted to fell one lime tree in the Castle Street Conservation Area.

(14) Planning Appeals

The Committee were informed of several errors in the planning appeals report, page 72 P/14/0341/FP the recommendation should read 'permission', and page 72 P/13/1045/FP the recommendation should also read 'permission'.

The Committee noted to the information contained in the report.

(15) UPDATE REPORT

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

7. TREE PRESERVATION ORDER NO 700 - 35 RANVILLES LANE, TITCHFIELD

The Head of Development Management declared a non-pecuniary interest in this item on the grounds of proximity as 35 Ranvilles Lane is located very close to his own property and he left the room for the remainder of this item.

The Committee considered a report by the Director of Planning and Development regarding not confirming Tree Preservation Order 700 to which an objection (in respect of a provisional order made in October 2014) had been received.

A motion was proposed and seconded that Tree Preservation Order No 700 not be confirmed as made as served. Upon being put to the vote the motion was CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that Tree Preservation Order No 700 not be confirmed as made and served.

(The meeting started at 3.15 pm
and ended at 5.44 pm).