

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 28 January 2015

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, R H Price, JP,
D C S Swanbrow, P J Davies and Mrs C L A Hockley
(deputising for M J Ford, JP)

Also Present: Councillors Miss S Bell and L Keeble.



1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor M J Ford.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 17 December 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's Cartwright, Swanbrow, Bayford, Price and Mrs Hockley	P/14/1094/RM – Barnes Lane, Land to the East of	8 (4)
All Members	P/14/1179/FP – 232 Botley Road, Burr ridge	8 (8)
Councillor Mrs Hockley	P/14/1158/FP – 134 Blackbrook Road, Fareham	8 (11)

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	Minutes No/ Application No

ZONE 1 - 3.30				
Ms S Kimman (Agent)		22-24 Bridge Road, Park Gate – Proposed installation of ATM, shop front alterations, installation of air condition and condenser units and alteration to car parking layout	Supporting	Item 1 P/14/1052/FP
Ms S Kimman (Agent)		22-24 Bridge Road, Park Gate – Proposed new fascia signs, a totem sign, disabled parking sign and other signs associated with new supermarket	Supporting	Item 2 P/14/1053/AD
Mr T Quinlan		Brooklands Quay, Swanwick Shore Road, Swanwick – Demolition of sheds and surrounding compound fencing and proposed modifications to boundary wall and erection of garage block	Opposing	Item 9 P/14/1202/FP
Mr D Van Gelder		-ditto-	Supporting	-ditto-
ZONE 2 – 5.00				
Ms S Marsh		177 Gosport Road, Fareham – Change of use of existing 2- storey dwelling into two 1-bedroomed flats	Opposing	Item 10 P/14/1065/CU
Mr A Prescott		134 Blackbrook Road, Fareham – Replacement of existing felt roof covering with aluminium trapezoidal sheets	Supporting	Item 11 P/14/1158/FP
ZONE 3 – 5.00				

6. SPENDING PLANS 2015-16

The Committee considered a report by the Director of Finance and Resources on the spending plans 2015-16.

The report was presented by the Management and Finance Accounting Manager who explained that the report is the same report that came to Committee in November 2014, with the change of the base budget for 2015/16, which takes into account the increase in pay award agreed at Council on 11 December 2014.

RESOLVED that the Committee:-

- (a) agreed the amended base budget for 2015/16; and
- (b) recommends the budget to Council for approval.

7. PROPOSED CHANGES TO THE WORK OF MEMBERS OF THE PLANNING COMMITTEE

The Committee considered a report by the Director of Planning and Development on proposed changes to the work of members of the Planning Committee.

The report was presented by the Head of Development Management, who highlighted the key changes in the report to members, and then took questions from members.

Members enquired about the proposed change to the Scheme of Delegation to Officers which related to the number of representations that needed to be received before an application would automatically be reported to Committee.

Councillor Price enquired as to what would happen if 5 letters were received raising material planning issues but were split between supporting and opposing the officer recommendation. The Head of Development Management confirmed that if 5 letters of representation were received on an application raising material planning issues regardless as to whether they were all against the officer's recommendation or not that application would be reported to the Committee for decision.

Councillor Swanbrow also enquired as to how petitions raising material planning issues would be treated under the proposed changes. He asked if a petition would be counted as one representation or if it had 5 or more signatures it would then require the application to be reported to the Committee. The Head of Development Management confirmed that if a petition was received raising material planning issues which contained 5 or more signatures from different households then that application would be reported to the Committee. Clarification on these two points would be included into the report.

Members requested that paragraph 44 of the report be expanded to state that any member who calls in an application must attend the Committee when that item is considered.

Councillor Cartwright requested that further clarification be added into the report regarding the proposals for informal Member briefings in advance of the formal Planning Committee meeting. He felt that the report could be misinterpreted to read that planning applications will be presented at the informal Member briefing immediately before the application is heard at the formal Committee meeting.

The Head of Development Management explained that the report is referring to the informal Member briefings that will take place for members prior to the Planning Committee meeting, but made it clear that no planning applications would be presented to the informal Member briefing and then decided on the same day in the formal Planning Committee.

All members agreed that the changes set out in the report are positive changes and all expressed their support for them.

RESOLVED that the Planning Committee recommends to the Audit and Governance Committee the proposed changes to the Scheme of Delegation to Officers in respect of the Planning Committee and the Planning Committee Deputation Scheme, subject to the amendments above, as set out in paragraphs 38 and 48 of the report, are supported.

8. 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/14/1052/FP - 22 - 24 BRIDGE ROAD PARK GATE SOUTHAMPTON SO31 7GE

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

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

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

RESOLVED that PLANNING PERMISSION be granted.

(2) P/14/1053/AD - 22 - 24 BRIDGE ROAD PARK GATE SOUTHAMPTON SO31 7GE

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

Upon being proposed and seconded, the officer recommendation to grant advertising consent for 5 years, was voted on and CARRIED.

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

RESOLVED that ADVERTISEMENT CONSENT be granted for 5 years, subject to standard conditions.

(3) P/14/1062/FP - 24 LAMBOURNE DRIVE LOCKS HEATH SOUTHAMPTON SO31 6TY

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

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to standard conditions, PLANNING PERMISSION be granted.

(4) P/14/1094/RM - BARNES LANE - LAND TO THE EAST OF - (PART OF COLDEAST SITE) SARISBURY GREEN SO31 7BJ

Councillor Cartwright declared a non-pecuniary interest in this item as he is the Chairman of the Members working group for this project.

Councillors Swanbrow, Bayford and Price declared a non-pecuniary in this item as they are all members of the working group for this project.

Councillor Mrs Hockley declared a non-pecuniary interest in this item as she is the Executive member for this portfolio.

Upon being proposed and seconded, the officer recommendation to approve the reserve matters, 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, the reserve matters be APPROVED.

(5) P/14/1121/TO - 14 ST EDMUND CLOSE FAREHAM HAMPSHIRE PO14 4RQ

The Committee were informed that the applicant had logged an appeal that morning. The planning inspectorate confirmed that an appeal had been received but at the time of the meeting it had not been validated and therefore the officers considered that Fareham Borough Council were still able to determine the application.

Upon being proposed and seconded, the officer recommendation to refuse consent to fell one oak tree, was voted on and CARRIED.

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

RESOLVED that consent to fell one oak tree be REFUSED.

Reasons for Refusal:

There is insufficient arboricultural evidence, harmful to visual amenities and character of the area.

(6) P/14/1124/FP - 41 BROOK LANE WARSASH HANTS SO31 9FF

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.

(7) P/14/1164/FP - 123 LOCKS ROAD LOCKS HEATH SOUTHAMPTON HANTS SO31 6LJ

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.

(8) P/14/1179/FP - 232 BOTLEY ROAD BURRIDGE SOUTHAMPTON SO31 1BL

All members of the Planning Committee declared a non-pecuniary interest in this item as the applicant is known to them.

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/14/1202/FP - BROOKLANDS QUAY SWANWICK SHORE ROAD SWANWICK SOUTHAMPTON SO31 7EF

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

The Committee's attention was drawn to the Update Report which provided the following information:- *The ecologist has assessed the proposal and given the site's proximity to the Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar site has recommended that conditions are incorporated to minimize disturbance.*

- 1. the submission of a construction environmental management plan to ensure no contaminants are released into the surrounding habitat during the construction works;*
- 2. demolition and construction to commence in March and stopped before September to avoid overwintering birds; and*
- 3. further checks for bat occupancy to be undertaken prior to demolition.*

It is also recommended that a condition is incorporated which states that the use of the proposed garage is for purposes incidental to the dwelling.

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.

(10) P/14/1065/CU - 177 GOSPORT ROAD FAREHAM PO16 0QD

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

The Committee was informed that there was an error with the recommendation which should read 'Permission to commence within 3 years'.

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

(Voting: 8 in favour; 1 against)

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

(11) P/14/1158/FP - 134 BLACKBROOK ROAD FAREHAM HAMPSHIRE PO15 5BY

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

Councillor Mrs Hockley declared a non-pecuniary interest in this item as the applicant and Management Company are known to her.

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.

(12) P/14/1206/FP - 20 DAVIS WAY - BUILDING C - FAREHAM HAMPSHIRE PO14 1AR

The Committee's attention was drawn to the update report which provided the following information:- *One further letter has been received raising the following additional concerns;*

- *the window looks straight into our house*
- *the glass could be changed to clear at any time*
- *the windows on the east elevation are also of concern*
- *there is a lot of night time activity with fork lifts and lorries making noise and lights going on and off causing disturbance*

Further details of the window restrictor that has been fitted to the window have been received. These confirm that the restrictor allows the window to be opened up to 100mm. The retention of the restrictor will be secured by condition.

Additional windows have been inserted into the east elevation of the building however it was previously determined that these would not require planning permission.

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/14/1211/TO - 7, 8 & 9 THE GLADE FAREHAM HAMPSHIRE PO15 6EQ

Upon being proposed and seconded, the officer recommendations to:

- (a) consent to fell 11 oak trees to ground level and crown raise 3 oaks to 5 metres above ground level by removing small diameter branches; and
- (b) refuse to trim and reduce all trees by up to 20%

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that:

- (a) CONSENT be granted to fell 11 oak trees to ground level and crown raise 3 oaks to 5 metres above ground level by removing small diameter branches; and
- (b) Trim and reduce trees by up to 20% be REFUSED.

Reason for Refusal:

Insufficient arboricultural evidence, harmful to visual amenities and character of the area.

(14) P/14/1134/FP - 47 NURSERY LANE STUBBINGTON PO14 2PY

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.

(15) Planning Appeals

The Committee noted the information in the report.

(16) UPDATE REPORT

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

9. TREE PRESERVATION ORDER NUMBER 701 - THE OUTBUILDING, NORTH WEST OF THE NOOK, HOOK LANE, WARSASH

The Committee considered a report by the Director of Planning and Development regarding not confirming Tree Preservation Order 701 to which an objection (in respect of a provisional order made in October 2014) had been received.

Members of the Planning Committee were advised that no evidence had been submitted to Fareham Borough Council to date demonstrating that this Oak Tree was causing any structural damage to the adjacent dwelling.

A motion was proposed and seconded that Tree Preservation Order 701 be confirmed and 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 701 be confirmed as made and served.

(The meeting started at 2.30 pm
and ended at 5.29 pm).