



FAREHAM BOROUGH
COUNCIL

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Minutes of the Planning Committee

(to be confirmed at the next meeting)

*Minutes of a meeting held on 19 December 2012
at the Civic Offices, Fareham*

PRESENT:

Councillor N J Walker
(Chairman)

Councillor A Mandry
(Vice-Chairman)

Councillors B Bayford, T M Cartwright (deputising for D C S Swanbrow), P J Davies, M J Ford, JP, Mrs K K Trott (deputising for R H Price, JP), D M Whittingham and P W Whittle, JP.

Also Present: Councillor Mrs C L A Hockley (Executive Member for Leisure and Community (minute 6(1) (2) (3)) and Councillor L Keeble (Executive Member for Streetscene)

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R H Price, JP and D C S Swanbrow.

2. MINUTES

RESOLVED that the minutes of the meeting of the Planning Committee held on 21 November 2012 be confirmed and signed as a correct record ([pc-121121-m](#)).

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman reminded members that the meeting of the Planning Committee shown on the meetings schedule for 3 January 2013 had been cancelled.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

DECISIONS UNDER DELEGATED POWERS

5. DEPUTATIONS

The Committee received deputations from the following in respect of the applications indicated and the deputies were thanked accordingly:-

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No
ZONE 1A				
Mr N Collett		Hinton Hotel and The Limes, Catisfield Lane, Fareham - Erection of A 50-Bed residential care home and 32 Dwellings following demolition of the Hinton Hotel and Ancillary buildings and The Limes Public House	Opposing	6 (1) P/12/0644/FP
Mr J McDermott		"ditto"	Opposing	"ditto"
Surgeon Captain Carmichael CBE		"ditto"	Supporting	"ditto"
Mr I Donohue (Agent)		"ditto"	"ditto"	"ditto"
Mr H Groucott (Agent)		"ditto"	"ditto"	"ditto"
Mrs J Ekins Catisfield Village Association		"ditto"	"ditto"	"ditto"

Surgeon Captain Carmichael CBE		Land to rear Hinton Hotel, Catisfield Lane, Fareham - change of use of part of paddock to a woodland walk	Supporting	6(2) P/12/0641/CU
Mr I Donohue (Agent)		"ditto"	"ditto"	"ditto"
Mr H Groucott (Agent)		"ditto"	"ditto"	"ditto"
Mrs J Ekins Catisfield Village Association			"ditto"	
Surgeon Captain Carmichael CBE		Hinton Hotel and The Limes, Catisfield Lane - Demolition of The Limes Public House situated within Catisfield conservation area	Supporting	6(3) P/12/0645/CA
Mr I Donohue (Agent)		"ditto"	"ditto"	"ditto"
Mr H Groucott (Agent)		"ditto"	"ditto"	"ditto"
Mrs J Ekins Catisfield Village Association		"ditto"	"ditto"	"ditto"
ZONE 1				
Mr P Brandl		8 St Cuthberts Close, Locks Heath - Change of use from residential to mixed use (Residential/Beauty salon)	Opposing	6(5) P/12/0825/CU
Mrs H Gregory		"ditto"	Supporting	"ditto"

Mr G Lees (Agent)	Dr & Mrs Khoury Mr & Mrs Watson	95 The Avenue, Fareham - Provision of first floor rear balcony with side screens	Opposing	6(8) P/12/0882/FP
Mr R Redmond		"ditto"	Supporting	"ditto"
Mr C Leroy- Smith (Agent)		"ditto"	"ditto"	"ditto"
ZONE 2				
Mr M Drewery		Boundary adjacent to Jonathan Road, Blackbrook Business Park, Blackbrook Road, Fareham - Reduce Leylandii trees, covered by FTPO 252 to 6 metres in height	Opposing	6 (11) P/12/0653/TO
Mr M Murray	Mr H Jupe Mr M Johnson	67 The Avenue, Fareham - Change of use to mixed use comprising nursery (D1) at ground floor level and three bedroom residential unit (C3) at first floor level, erection of single storey extension to South Eastern corner of building and entrance ramp	Opposing	6(12) P/12/0804/FP
ZONE 3				
Mrs J Butcher		25 Linden Lea, Portchester - erection of two storey extension to rear and provision of dormer window in front roof slope	Opposing	6(17) P/12/0865/FP
Mr R Tutton		"ditto"	Supporting	"ditto"

Mr M Hannah		18 Portobello Grove, Portchester - Erection of front and rear dormers, side gable end and rear single storey extension	Opposing	6(21) P/12/0930/FP
Mr R Tutton		"ditto"	Supporting	"ditto"
Mr E Ganly		58 Hill Head Road, Hill Head - Erection of two and single storey front extensions with balcony, two storey rear extension and new roof with side and rear dormers	Supporting	6(22) P/12/0963/FP

At the request of the Chairman and with consent of the Committee, it was agreed that Agenda Item 6 be considered later in the meeting

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

The Committee noted a report by the Director of Planning and Environment on development control applications and miscellaneous matters, including the current situation regarding planning appeals (copy of report [pc-121219-r04-lsm](#) circulated with agenda). An Update Report was tabled at the meeting.

NOTE: The following applications Item numbers (1) (2) and (3) were heard together.

Item (1) P/12/0644/FP - Hinton Hotel & The Limes, Catisfield Lane, Fareham
The Committee received the deputations referred to in Minute 5 above.

The Committee was referred to the Update Report which provided the following information:- *Further representations received as a result of publishing the amended plans: Eight letters of support.*

Catisfield Memorial Hall - Catisfield Memorial Hall welcome and support the plans but raise the following issues: Land behind the FOG unit should be conditioned to give rights of access to occupiers of the unit; Is the first floor laundry window facing the Memorial Hall required? Can the second floor day room windows facing the Hall be removed? Concerned about traffic -rat-run etc; A proportion of the contributions should be allocated to extend the Memorial Hall.

The Catisfield Village Association - The Catisfield Village Association support the proposed development and amendments, however there are a number of remaining concerns: Details of planting and future maintenance of the

Woodland Walk and land adjacent to Plot 25-31 are needed; There needs to be a proper consultation on any parking restrictions; There is no mention of a pedestrian crossing on Highlands Road; Traffic uses Fisher Hill as a short cut - speeds should be reduced; A substantial part of the community facilities contribution should be made available to improve facilities at the Memorial Hall.

The Fareham Society - The Society has continued to monitor the planning application for the site. The latest plans show changes to meet objections raised including refinement to the design of the care home. Two issues that the Society seek assurances on are that the Council will keep the urban area boundary as presently denoted and that watertight arrangements are put in place for the future long term maintenance of the planting belts and communal areas. On street parking should be dealt with in order not to disadvantage the current owners of properties in the village conservation area.

*One letter of concern relating to: Increase in traffic and highway safety;
No facilities for children to play and not safe for them to cross Highlands Road.*

*Two letters of support but with the following concerns: On street parking;
Do not understand changes to Plot 13 which now overlooks 35 Catisfield Lane.*

One letter of objection raising the following points: Object to the amendments to plots 13, 15 and 16; as a result two properties directly overlook Catisfield Lane; The previous proportions of Plot 13 were much more in keeping with 35 Catisfield Lane; Complete lack of sensitivity in relation to 35 Catisfield Lane. Two letters received objecting to the demolition of the Limes Public House and the loss of the petanque facility.

Additional condition: salvage materials.

At the invitation of the Chairman, Councillor Mrs Hockley addressed the Committee during consideration of this item.

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

- (i) the applicant/owner entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure:
 - (a) an off site open space contribution;
 - (b) £5,000 to fund a Traffic regulation order for yellow lines in Catisfield Lane;
 - (c) £12,500 to fund residents parking scheme in Catisfield Lane;
 - (d) £10,000 towards improvements to the Highlands Road/Catisfield Lane junction
 - (e) a financial bond of £8,500 in relation to the monitoring of the Travel Plan.
- (ii) the conditions in the report; and

(ii) an additional condition: salvage materials,

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

RESOLVED that subject to:-

(i) the applicant/owner entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure:

- (a) an off site open space contribution;
- (b) £5,000 to fund a Traffic regulation order for yellow lines in Catisfield Lane;
- (d) £12,500 to fund residents parking scheme in Catisfield Lane;
- (d) £10,000 towards improvements to the Highlands Road/Catisfield Lane junction
- (e) a financial bond of £8,500 in relation to the monitoring of the Travel Plan.

(ii) the conditions in the report; and

(iii) an additional condition: salvage materials

PLANNING PERMISSION be granted.

Reasons for the Decision - The proposal would preserve and enhance the character and appearance of the Catisfield Conservation Area and Titchfield Abbey Conservation Area. The setting of the nearby listed building would be preserved.

The visual appearance of the site would be greatly enhanced by the proposals to the benefits of the wider amenities of the area and nearby residents. There would not be unacceptable impacts upon the amenities of properties near to the site which outweigh benefits arising.

The proposals enables the delivery of 12 affordable housing units.

Whilst there would be an impact upon protected species mitigation measures are secured through planning conditions. Highway safety would not be materially harmed and measures are secured through planning conditions and section 106 planning obligations to address concerns relating to parking for present and future residents.

In granting this planning permission the local planning authority acknowledges that the creation of residential development within an area designated as countryside is contrary to its adopted planning policy. The local planning authority have however concluded that the significant benefits brought about by the comprehensive development at the site on balance outweigh the harm caused by a limited incursion of residential development into the countryside.

Other material consideration are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied and a planning obligation secured in order to satisfy these matters.

The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS2 - Housing provision, CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy, CS14 - Development Outside Settlements, CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design, CS18 - Provision for Affordable Housing, CS20 - Infrastructure and Development Contributions, CS21 - Protection and Provision of Open Space and CS22 - Development in Strategic Gaps. Fareham Borough Local Plan Review: H1 Housing Allocations; DG4 - Site Characteristics; C18 - Protected Species. Residential Car Parking Standards SPD November 2009; Planning and Design Brief for the Hinton Hotel February 2004; Catisfield Conservation Area Character Assessment; Titchfield Abbey Conservation Area Character Assessment

Item (2) P/12/0641/CU - Land to rear Hinton Hotel, Catisfield Lane, Fareham
The Committee received the deputations referred to in Minute 5 above.

At the invitation of the Chairman, Councillor Mrs Hockley addressed the Committee during consideration of this item.

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.

Reasons for the Decision – Whilst the development incorporates an area of countryside that is to be used as a woodland walk in connection with the nursing home use the development will result in enhanced planting to the benefit of the environment and will not result in any harmful impacts and therefore the breach of the policy CS14 is considered to be acceptable. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS14 - Development Outside Settlements, CS17 - High Quality Design, CS21 - Protection and Provision of Open Space, CS22 - Development in Strategic Gaps and CS4 - Green Infrastructure, Biodiversity and Geological Conservation. Fareham Borough Local Plan Review: DG4 - Site Characteristics;

Item (3) P/12/0645/CA - Hinton Hotel and The Limes, Catisfield Lane, Fareham

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

At the invitation of the Chairman, Councillor Mrs Hockley addressed the Committee during consideration of this item.

Upon being proposed and seconded, the officer recommendation to grant Conservation Area Consent subject to the condition in the report, was voted on and CARRIED.

(Voting 9 in favour; 0 against).

RESOLVED that, subject to the condition in the report, CONSERVATION AREA CONSENT be granted.

Reasons for the Decision - The demolition is acceptable taking into account the above policies and proposals of the Development Plan. The proposal is not considered to result in unacceptable impacts upon the character and appearance of the area or the Catisfield and Titchfield Abbey Conservation Areas, other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. Consent should therefore be granted under section 74 Listed Building Act 1990

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Fareham Borough Local Plan Review: DG4 - Site Characteristics;; HE9- Buildings of local, architectural or historic interest.

Item (4) P/12/0648/FP - 64 Botley Road, Park Gate

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

- (i) the applicant entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure developer contributions in respect of public open space and transport infrastructure by 31st January 2013; and
- (ii) the conditions in the report;

was voted on and CARRIED.
(Voting 9 in favour, 0 against).

RESOLVED that subject to :-

- (i) the applicant entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure developer contributions in respect of public open space and transport infrastructure by 31st January 2013; and
- (ii) the conditions in the report;

PLANNING PERMISSION be granted

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposal is acceptable in respect of its design, layout, impact on the character of the area and is in line with national and local economic aims. It would have no adverse impact upon highway safety, wildlife interests, adjoining amenity or on the amenity of future occupiers of the development. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS1 - Employment Provision, CS2 - Housing Provision, CS3 - Vitality and Viability of Centres, CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy, CS9 - Development in Western Wards and Whiteley, CS15 - Sustainable Development and Climate Change, CS16 - Natural Resources and Renewable Energy, CS17 - High Quality Design, CS20 - Infrastructure and Development Contribution and CS21 - Protection and Provision of Open Space. Fareham Borough Local Plan Review - DG4 - Site Characteristics; S7 - Non-Retail Uses in the District and local Centes.

Item (5) P/12/0825/CU - 8 St Cuthberts Close, Locks Heath

The Committee received the deputations 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, with an additional condition that beauty salon use is personal to the applicant, was voted on and CARRIED.

(Voting 9 in favour; 0 against).

RESOLVED that, subject to the conditions in the report, with an additional condition that beauty salon use is personal to the applicant, PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposed change of use would not harm the amenities of residents living nearby nor would it be detrimental to highway safety or parking provision in the locality. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

Item (6) P/12/0841/FP - 4 Edenbridge Way, Sarisbury Green

The Committee was referred to the Update Report which provided the following information: - *Further comments have been received from Natural England in relation to the updated bat and mitigation strategy report: Natural England is satisfied with the mitigation proposals outlined in this report, which are acceptable. This is subject to the mitigation proposed being made a condition of any planning permission. We would highlight that, as stated in the report, further summer surveys are likely to be required in support of an EPS licence application. Additional condition: salvage materials.*

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

- (i) the receipt of a bat mitigation strategy to the satisfaction of Natural England;
- (iii) the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site public open space facilities and highway infrastructure by 28 February 2013;
- (iv) the conditions in the report; and
- (v) an additional condition: salvage materials

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

RESOLVED that subject to:-

- (i) the receipt of a bat mitigation strategy to the satisfaction of Natural England;
- (ii) the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site public open space facilities and highway infrastructure by 28 February 2013;
- (iii) the conditions in the report; and
- (iv) an additional condition: salvage materials

PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, highway safety or ecology. There are no

other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy, CS9 - Development in Western Wards and Whiteley, CS15 - Sustainable Development and Climate Change, CS16 - Natural Resources and Renewable Energy, CS17 - High Quality Design, CS20 - Infrastructure and Development Contributions and CS21 - Protection and Provision of Open Space. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - C18 - Protected Species

Item (7) P/12/0852/FP - 83 Peters Road, Locks Heath

The Committee was referred to the Update Report which provided the following information:- *This application has been withdrawn.*

Item (8) P/12/0882/FP - 95 The Avenue, Fareham

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

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

(Voting 9 in favour; 0 against).

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

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

Item (9) P/12/0894/FP - 345 Hunts Pond Road, Fareham

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.

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on highway safety. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

Item (10) P/12/0932/FP - 196 Swanwick Lane, Swanwick

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.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposal is not considered to result in unacceptable impacts upon the streetscene or character of the area, or upon the amenities of neighbouring properties, or on the local highway network, other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD - EXT DG - Extension Design Guide (1993).

Item (11) P/12/0653/TO - Boundary Adjacent Jonathan Road, Blackbrook Business Park, Blackbrook Road, Fareham

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

Upon being proposed and seconded, the officer recommendation to grant consent, subject to the conditions in the report, was voted on and CARRIED.
(Voting 9 in favour; 0 against).

RESOLVED that, subject to the condition in the report, CONSENT be granted.

Reasons for the Decision - The proposed tree works will not be detrimental to the health and condition of the leylandii and will have no adverse impact on local public amenity.

Policies - Fareham Borough Local Plan Review - DG4 - Site Characteristics

Item (12) P/12/0804/FP - 67 The Avenue, Fareham

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:-

- (i) the conditions in the report; and
- (ii) an additional condition requiring details of the precise location of a 1.8 metre high close boarded fence to be erected along the western boundary of the site, to be agreed in writing. The 1.8 metre high close boarded fence to be erected in the approved location before the extension hereby approved is first brought into use.

was voted on and CARRIED.
(Voting 6 in favour; 2 against; 1 abstention).

RESOLVED that subject to:-

- (i) the conditions in the report; and
- (ii) an additional condition requiring details of the precise location of a 1.8 metre high close boarded fence to be erected along the western boundary of the site, to be agreed in writing. The 1.8 metre high close boarded fence to be erected in the approved location before the extension hereby approved is first brought into use.

PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the above policies and proposals of the Development Plan. The proposal is not considered to result in unacceptable impacts upon the streetscene or character of the area, or upon the amenities of neighbouring properties, other material considerations being judged not to have sufficient weight to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design, CS2 - Housing

Provision, CS5 - Transport Strategy and Infrastructure and CS7 - Development in Fareham. Fareham borough Local Plan Review: DG4 - Site Characteristics.

Item (13) P/12/0875/VC - St Christophers Hospital - Plots 10, 21 and 22 Wickham Road, Fareham

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: 7 in favour; 1 against; 1 abstention).

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

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposal is not considered to result in unacceptable impacts upon parking provision within a wider development site or highway safety. Other material considerations are judged not to have sufficient weight or direction to justify a refusal of the application, and, where, applicable, conditions having been applied in order to safety these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD -RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document.

Item (14) P/12/0892/FP - 2 Harlequin Grove, Fareham

The Committee was referred to the Update Report which provided the following information:- *The letter of objection has been withdrawn following discussions between the parties concerned.*

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

(Voting 9 in favour; 0 against).

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

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

Item (15) P/12/0911/FP - Plot 35 The Nightingales, Wickham Road, Fareham

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

(Voting 9 in favour; 0 against).

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

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers or the visual amenity of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD - EXT DG - Extension Design Guide (1993).

Item (16) P/12/0771/FP - 130 Newgate Lane, Hambrook Lodge, Fareham

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.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The development would not detract from the site's rural character and setting within the countryside and strategic gap, is considered to be acceptable in terms of its scale, design and appearance and would have no material implications for highway safety. Other material considerations including the potential for land contamination or protected species on the site are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS2 - Housing Provision, CS4 - Green Infrastructure, Biodiversity and Geological Conservation, CS5 -

Transport Strategy and Infrastructure, CS6 - The Development Strategy, CS14 - Development Outside Settlements, CS17 - High Quality Design, CS20 - Infrastructure and Development Contributions and CS22 - Development in Strategic Gaps. Approved SPG/SPD - RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document. Fareham Borough Local Plan Review - DG4 - Site Characteristics; C18 - Protected Species.

Item (17) P/12/0865/FP - 25 Linden Lea, Portchester

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

The Committee was referred to the Update Report which provided the following information:- *A further letter has been received from the same neighbour raising additional issues in light of amended drawings submitted by the applicant to clarify the proposal. The issues raised in the letter are: The layout of my conservatory is different to that shown on the drawings. The view facing west from my patio would be totally obstructed and this is unacceptable. The patio at no. 25 should be at almost ground level which would maintain privacy, prevent overlooking and remove the need for a high level of inclusive fencing.*

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.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposed development would not harm the amenities of neighbours, the appearance of the dwelling or character of the streetscene and there would be sufficient space to provide the required level of off-street parking on the site. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD - EXT DG - Extension Design Guide (1993); RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document.

Item (18) P/12/0866/FP - 25 Seamead, Fareham

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.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD - EXT DG - Extension Design Guide (1993); RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document.

Item (19) P/12/0893/FP - 15, Eric Road, Stubbington, Fareham

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

(Voting 9 in favour; 0 against).

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

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD - EXT DG - Extension Design Guide (1993).

Item (20) P/12/0913/FP - 6 Glyn Drive, Stubbington

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.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The proposal is not considered to result in unacceptable impacts upon the streetscene or character of the area, or upon the amenities of neighbouring properties, or on the local highway network, other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD - EXTDG - Extension Design Guide (1993); RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document.

Item (21) P/12/0930/FP - 18 Portobello Grove, Portchester

The Committee received the deputations 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 8 in favour; 1 against).

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

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out above, the proposal being considered/assessed by Officers for example as not likely to result in unacceptable impacts upon key planning issues (such as on the streetscene or character of the area, or upon the amenities of neighbouring properties, or on the local highway network), other material considerations being judged not to have sufficient weight or direction to justify a refusal of the application, and, where applicable, conditions having been applied in order to satisfy these matters. Further to Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD - EXTDG - Extension Design Guide (1993); RCCPS - Residential Car and Cycle Parking Standards Supplementary Planning Document.

Item (22) P/12/0963/FP - 58 Hill Head Road, Hill Head

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

The Committee was referred to the Update Report which provided the following information:- *One letter has been received objecting on the following grounds:-*

The roof design has been amended however all other design concerns and considerations have be ignored. Over-bearing influence on the neighbouring property including loss of light to the garden especially in the morning. The front façade is not in keeping with other surrounding properties creating an overbearing feature to the streetscene and overlooking neighbouring properties. Overlooking from proposed rear dormer. Planning permission was refused for a front balcony to the neighbouring property. The lack of a D&A statement and detailed site plans showing neighbouring properties and streetscenes show a lack of respect and does not help determine the exact proposals. Apart from the roof design the amendment is more intruding to the surrounding area. Amended plan received 12 December 2012 showing revised sections.

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

(Voting 9 in favour; 0 against).

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

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD - EXT DG - Extension Design Guide (1993).

7. EXTENDING PERMITTED DEVELOPMENT RIGHTS TO HOUSEHOLDERS AND BUSINESSES

The Committee considered a report by the Director of Planning and Environment on the Council's response to a technical consultation regarding extending permitted development rights for residential dwellings and some business premises (copy of report [pc-121219-r01-ase](#) circulated with agenda).

RESOLVED that the response set out in the form attached as Appendix B to the report be agreed and submitted to the Department of Communities and Local Government as the views of Fareham Borough Council.

(The meeting started at 2:30pm
and ended at 6.12pm).