

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 14 October 2015

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors: B Bayford, T M Cartwright, MBE, P J Davies, K D Evans,
M J Ford, JP, R H Price, JP and D C S Swanbrow

Also Present: Councillor C J Wood (item 6(2))



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee held on 16 September 2015 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/15/0786/VC The Tithe Barn, Mill Lane, Titchfield	6 (2)
Councillor Swanbrow	-Ditto-	-Ditto-
Councillor Ford, JP	-Ditto-	-Ditto-

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
ZONE 1 – 2pm				
Mr R Tutton (Agent)		P/15/0654/FP – 30 Daisy Lane Locks Heath – Erection of a detached two-bedroom bungalow	Supporting	6(1) P/15/0654/FP Pg 11
Mr M Budny		P/15/0786/VC – The Tithe Barn Mill Lane Fareham – Remove Condition 2 allowing outside of Barn to be	Opposing	6(2) P/15/0786/VC Pg 17

		used; Vary Condition 8 to allow removable/temporary structures under 9m x 9m within the grounds of the barn to be erected for up to 72 hours; Remove Condition 13 requiring need for visibility splays; Remove Condition 16 allowing unrestricted number of weddings subject to recoded amplified music (djs) or non amplified acoustic music (bands) & installation of a noise limiter; Vary Condition 17 to allow garden benches & tables to be left in the grounds on a permanent basis		
Mr Cobban		-Ditto-	-Ditto-	-Ditto-
Mr K Fraser (Applicant)		.-Ditto-	Supporting	-Ditto-
Mr D Clarke		-Ditto_	-Ditto-	-Ditto-
ZONE 2 – 2pm				
ZONE 3 – 2pm				
Mr R Tutton (Agent)		P/15/0720/RM – 122 Mays Lane Fareham – Erection of detached dwelling & garage (reserved matters application to P/12/0965/OA for appearance, landscaping, layout & scale)	Supporting	6(7) P/15/0720/RM Pg 47

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 the development control matter applications and miscellaneous matters, including information on Planning Appeals. An Update Report was tabled at the meeting.

(1) P/15/0654/FP - 30 DAISY LANE LOCKS HEATH SOUTHAMPTON SO31 6RA

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

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

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The proposed development is contrary to Policy CS17 of the adopted Fareham Borough Core Strategy and Policies DSP3 and DSP15 of the adopted Fareham Borough Local Plan Part 2: Development Sites & Policies and is unacceptable in that:

- (i). by virtue of the proposed plots, the extensive level of site coverage and the relative size of the rear gardens to serve both the existing and proposed dwelling, and the proximity of the proposed dwelling to the existing dwelling and the neighbouring dwelling to the south, the proposal would give rise to a cramped form of development harmful to the character of the area and which would fail to respond positively to and be respectful of the key characteristics of the area including its scale, form and spaciousness;
- (ii). by virtue of its height, width, bulk and proximity to the southern site boundary, the proposed dwelling would restrict the light to the outlook from the bedroom window in the northern elevation of the neighbouring property 2 Sunnyside (Church Road) to the detriment of the living conditions of the occupants of that property;
- (iii). In the absence of a financial contribution or a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed net increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.

(2) P/15/0786/VC - THE TITHE BARN MILL LANE TITCHFIELD FAREHAM PO15 5RB

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

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

Councillor Ford, JP also declared a non-pecuniary interest as he is a member of the Warsash Theatre Club which is mentioned in the report.

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

(Voting: 9 in favour; 0 against)

RESOLVED that VARIATION of CONDITIONS be REFUSED.

Reasons for Refusal:

The proposals, involving conditions 2, 8 and 17 would be contrary to Policy CS17 of the Fareham Borough Core Strategy and Policies DSP2 and DSP5 of the Local Plan Part 2: Development Sites and Policies and is unacceptable that:

- (i). the proposed additional external activity and the resultant noise that would be generated (both outside and emitted from within the barn), additional structures/ furniture and the intensification of the wedding use would materially harm the living conditions of the occupiers of neighbouring residential properties and erode the existing rural character of the landscape and impact on immediate setting of the Grade I Listed Barn and the character of the Titchfield Abbey Conservation Area.

Note for information: The applicant is advised that no objection is raised to the relief from condition 13 but the current planning legislation does not allow a split decision to be issued by this Council.

(3) P/14/0639/FP - PETERS ROAD - LAND TO THE SOUTH OF - PARCEL C LOCKS HEATH

Upon being proposed and seconded, Officer Recommendation to agree to vary the terms of the Section 106 Planning Obligation by substituting the plot numbers as described within the Officers report, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that the Committee agrees to vary the terms of the Section 106 Planning Obligation by substituting the plot numbers as described within the Officers report. This involves amending the definition of affordable dwellings within the planning obligation to:

‘Affordable Dwellings: means six of the dwellings to be provided within the development as social rented dwellings as follows – Plot numbers 151, 152, 156, 159 and 160 as shown on plan 1s1208/HA/C’.

(4) P/15/0716/FP - PORTSMOUTH MARINE ENGINEERING LOWER QUAY FAREHAM PO16 0RJ

The Committee’s attention was drawn to the Update Report which contained the following information: - *The application for Portsmouth Marine Engineering*

has been removed from the agenda and will instead be considered at the next Committee on 18th November.

(5) P/15/0908/FP - 7 MARGARITA ROAD FAREHAM PO15 5HG

Kim Hayler, Principal Planner (Development Management) declared a non-pecuniary interest on this item as the applicant is related to her. She left the room whilst this was item was discussed and decided upon.

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.

(6) P/15/0911/PH - 7 MARGARITA ROAD FAREHAM PO15 5HG

The Committee's attention was drawn to the Update Report which contained the following information:- *Item removed from agenda as no objections were received on this application, officers have therefore issued a notice stating that Prior Approval is not required.*

(7) P/15/0720/RM - 122 MAYS LANE - LAND ADJACENT FAREHAM PO14 2ED

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

At the invitation of the Chairman, Councillor Wood addressed the Committee on this item.

The Committee's attention was drawn to the Update Report which provided the following information: - *For the reasons set out in the main report Officers considered the scheme to be acceptable. In light of the design and scale of the new dwelling at this prominent location on the entrance to Stubbington Village, Officers consulted with Ward Members before granting planning permission under their delegated powers. Councillor Wood requested that Officers did not exercise their delegated powers in this instance but reported the matter to the Planning Committee for decision. Councillor Wood was concerned over the effect of the dwelling's modern design on the character of the surrounding area.*

Several members raised concern over the trees on the application site, which do not have Tree Preservation Orders on them, and requested that the Principal Tree Officer assess the trees as soon as possible and consider whether an order should be made.

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) Planning Appeals

The Committee noted the information in the report.

(9) UPDATE REPORT

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

7. TREE PRESERVATION ORDER NO 706 (2105) - 1 HIGHFIELD AVENUE AND LAND TO THE WEST OF 7 HIGHFIELD AVENUE

The Committee considered a report by the Director of Planning and Development regarding confirmation of Tree Preservation Order No 706 to which objection an objection had been received.

Upon being proposed and seconded, the officer recommendation to confirm TPO 706 was voted on and CARRIED:
(Voting: 9 in favour; 0 against)

RESOLVED that Tree Preservation Order No 706 be confirmed as made and served.

8. TREE PRESERVATION ORDERS

The Committee considered the confirmation of the following Fareham Tree Preservation Order(s), which had been made under delegated powers and to which no formal objections had been received.

(a) Fareham Tree Preservation Order No 711 (2015) – 4 Church Road, Warsash

Order served on the 28 July 2015 for which there were no objections.

RESOLVED that Fareham Tree Preservation Order No 711 be confirmed and made and served.

(b) Fareham Tree Preservation Order No 712 (2015) – Lowlands Wallington Shore Road

Order served on 21 August 2015 for which there no objections.

RESOLVED that Fareham Tree Preservation Order No 712 be confirmed and made and served.

(c) Fareham Tree Preservation Order No 713 (2015) – The Navigator, and Land Adjacent to, Bridge Road, Swanwick

Order served on 21 August 2015 for which there were no objections.

RESOLVED that Fareham Tree Preservation Order No 713 be confirmed and made and served.

(d) Revocation of Fareham Tree Preservation Order No 209 (1991) – 79 Bridge Road, Swanwick

This Order was made on 22 March 1991 and following consent for planning application P/14/0519/TO the single Monterey pine was felled. The subsequent replacement and the adjacent existing trees were protected under TPO 707.

RESOLVED that Fareham Tree Preservation Order No 209 is revoked.

(e) Revocation of Fareham Tree Preservation Order No 262 (1993) – Land off Swanwick Lane, Lower Swanwick

This Order was Made on the 15 July 1993 and following a recent review it has been found that there are no trees remaining that are worthy of TPO status.

RESOLVED that Fareham Tree Preservation Order No 262 is revoked.

(f) Tree Preservation Orders Served

The Following Tree Preservation Orders have been made this month:

Fareham Tree Preservation Order No 714 (2015) – Land to the Front of 19 Dingle Way, Locks Heath. The Order was served on the 10 September 2015.

RESOLVED that Fareham Tree Preservation Order No 714 be noted.

Fareham Tree Preservation Order No 716 (2015) – Land at 24 Newtown Road, Warsash. The Order was served on the 17 September 2015.

RESOLVED that Fareham Tree Preservation Order No 714 be noted.

(The meeting started at 2.30 pm
and ended at 3.53 pm).