

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 23 March 2016

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 T G Knight (Item 7 (3))



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 24 February 2016 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

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 – 2.30pm				
Mr M Wallace		RIVENDELL HOOK PARK ROAD WARSASH SO31 9HA – TWO STOREY FRONT EXTENSION, TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, REAR CAR PORT, TWO STOREY ANNEXE TO REAR INCORPORATING AN INTEGRAL GARAGE AND CAR PORT AND NEW VEHICULAR ACCESS FROM SOLENT DRIVE	Supporting	7 (1) P/15/1273/FP Pg 36
ZONE 2 – 2.30pm				

ZONE 3 – 2.30pm				
Mrs S Fielder		OSBORNE VIEW HOTEL 67 HILL HEAD ROAD FAREHAM PO14 3JP – BASEMENT EXTENSION, NEW EXTERNAL CLADDING, REPLACEMENT WINDOWS, ALTERATIONS TO REAR GARDEN INCLUDING NEW FENCING AND ENLARGEMENT OF BIN STORE	Opposing	7 (3) P/15/1256/FP Pg 47
Mrs L Sproson		-Ditto-	-Ditto-	-Ditto-

6. REVIEW OF LOCAL INFORMATION REQUIREMENTS

The Committee considered a report by the Director of Planning and Regulation on a review of Local Information Requirements.

RESOLVED that the Committee agreed the proposed changes to Local Information Requirements which have been carefully considered in the context of the consultation responses received. The proposed changes to the Local Information Requirements will take effect on the 1st April 2016, and will be applied to all applications received on or after that date.

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

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

(1) P/15/1273/FP - RIVENDELL HOOK PARK ROAD WARSASH FAREHAM SO31 9HA

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

Upon being proposed and seconded the officer recommendation to refuse planning permission 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 is unacceptable in that the size, bulk, height and location of the proposed annex forward of the building line established by properties along Solent Drive, would fail to respond positively to and be respectful of the key characteristics of the area and would as a result appear incongruous in the street scene to the detriment of its spatial character.

(2) Q/0005/16 - 22 SUFFOLK DRIVE WHITELEY FAREHAM PO17 7DE

Upon being proposed and seconded the officer recommendation that officers do not consider it expedient to instigate enforcement action in respect of the use of the former garage as a hairdressing salon on the basis of the scale of the current use, was voted on and CARRIED.

(Voting: 6 in favour; 2 against; 1 abstention)

RESOLVED that based on the present scale of the use, the Committee do not consider it expedient to instigate enforcement action in respect of the use of the former garage as a hairdressing salon.

(3) P/15/1256/FP - OSBORNE VIEW HOTEL 67 HILL HEAD ROAD FAREHAM PO14 3JP

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

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

The Committee's attention was drawn to the Update Report which contained the following information:- *Ecology Report: Bat Report received from The Ecology Consultancy, dated 16th March 2016. The report concluded that the site would have moderate to low potential for bats with no bats being found in the building at the time of the survey, and its coastal location further reducing the risk to roosting bats. There were however a number of potentially suitable areas for bat access on the elevations and roof.*

Third Parties: A further comment received from the immediate adjoining neighbour to the west reiterating their concern regarding the potential impact from users for the raised terrace on their amenity as a result of increased activity and noise. Additionally, a further comment has been received from another near neighbour raising several queries regarding the content of the Committee Report.

Conditions: The word 'maintained' in Conditions 4, 5 and 6 has been replaced by the word 'retained'.

A motion was proposed and seconded that the application be refused on the grounds that the proposed raised terrace would have a detrimental impact on the neighbouring properties in regards to noise and overlooking, and that the proposed application would increase pressure on car parking in the locality without providing additional car parking spaces as set out in policy CS17 and the SPD, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposed development, by reason of the provision of the raised decked area to the rear of the property would result in an unacceptable level of overlooking and loss of privacy for the occupiers of the adjoining residential properties. The terrace would increase noise disturbance and place additional pressure on car parking resulting in a significant adverse impact on the residential amenities of the surrounding area. The proposal is therefore contrary to policy CS17 of the Fareham Core Strategy 2011, policies DSP2 and DSP3 of the Local Plan Part 2: Development Sites and Policies 2015, and Fareham Borough Non-Residential Parking Standards Supplementary Planning Document 2015.

(4) Planning Appeals

The Committee noted the information in the report.

(5) UPDATE REPORT

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

8. TREE PRESERVATION ORDER NO.720 (2015) - LAND SOUTH OF WARSASH COMMON, EAST OF CHURCH ROAD AND WEST OF FLEET END ROAD WARSASH

The Committee considered a report by the Director of Planning and Regulation regarding Tree Preservation Order No. 720 (2015) to which two objections have been received.

A motion was proposed and seconded that Tree Preservation Order No. 720 (2015) be confirmed, was voted on and CARRIED.
(Voting: 8 in favour; 1 against)

RESOLVED that the Tree Preservation 720 is confirmed.

(The meeting started at 2.30 pm
and ended at 4.00 pm).