

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Thursday, 24 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,
R H Price, JP, D C S Swanbrow and Mrs C L A Hockley
(deputising for M J Ford, JP)

Also Present: Councillors Miss S M Bell, G Fazackarley and D J Norris (item 5)



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor M J Ford, JP.

2. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed students from Cams Hill and Wicor Primary School to the meeting.

3. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct, Councillor R H Price, JP declared a personal non-pecuniary interest in Minute 5 – Planning Application P/15/0260/OA – Land North of Cranleigh Road / West of Wicor Primary School Portchester.

4. DEPUTATIONS

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

5. DEVELOPMENT MANAGEMENT

The Committee received the deputations referred to in Minute 4 above.

At the Invitation of the Chairman Councillors; Miss Bell, Fazackarley and Norris addressed the Committee on this item.

Councillor R H Price declared a personal non-pecuniary interest in this item as he lives near to the proposed site. He remained in the room and took part in the discussion and vote.

The Committee's attention was drawn to the Update Report which contained the following information:- *One further objection received raising the same concerns as set out in the Committee report.*

For Members information below is the Council's 5 Year Land Supply table.

		2016-17	2017-18	2018-19	2019-20	2020-21	Total
Requirement	DSP Plan	155	155	154	154	154	772
	Welborne Plan	120	180	200	320	340	1160
	Total	275	335	354	474	494	1932
Supply	DSP Allocations & Permissions	346	316	287	126	79	1154
	Welborne	0	0	0	250	350	600
	Urban Supply & Windfall	0	20	24	75	85	204
	Total	346	336	311	451	514	1958
Balance against Requirement		71	1	-43	-23	20	26
Land Supply Position (Years)							5.1

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 development would be contrary to Policies CS2, CS4, CS5, CS11, CS14, CS16, CS17, CS18, CS20 and CS21 of the Adopted Fareham Borough Core Strategy 2011 and DSP6, DSP13 and DSP15 of the adopted Local Plan Part 2: Development Sites and Policies Plan and is unacceptable in that:

(a) the proposal represents development outside the defined urban settlement boundary for which there is no justification or overriding need. The erection of up to 120 dwellings and their associated infrastructure upon this site would result in the loss this open, undeveloped area of land which would be harmful to the character of area;

(b) the proposal would result in the loss of Grade 1 and Grade 2 agricultural land;

(c) 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 increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;

(d) in the absence of a legal agreement securing a 'Travel Plan', the proposed development would not make the necessary provision to ensure 'reduce and manage measures' are in place to assist in reducing the dependency on the use of the private motorcar;

(e) in the absence of a legal agreement securing provision of open space and facilities and their associated management, the recreational needs of residents of the proposed development would not be met;

(f) had it not been for the overriding reasons for refusal the Council would have sought an Ecological Construction Management Plan and Ecological Management Plan to ensure that all protected species are taken into account during and after construction. These would include alternative provision for habitats and future management and maintenance arrangements.

(g) had it not been for the overriding reasons for refusal the Council would have sought details of the SuDS strategy including the mechanism for securing its long-term maintenance.

Note for information:

Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address points c – e of the above by the applicant entering into legal agreements with Fareham Borough Council and Hampshire County Council.

6. UPDATE REPORT

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

(The meeting started at 10.00 am
and ended at 11.25 am).