FAREHAM
BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 24 May 2017

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

(Vice-Chairman)

Councillors: B Bayford, T M Cartwright, MBE, P J Davies, K D Evans, M J Ford, JP, A Mandry, R H Price, JP and L Keeble (deputising for C J Wood)

Also Present:

1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor C J Wood.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee held on 26 April 2017 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 Councillors declared interests at this meeting:

Councillor's Bayford, Cartwright, Evans, Ford and Keeble declared a non-pecuniary interest in item 6 (1) – 58 Newtown Road, Warsash as the applicant is known to them.

Councillor Davies declared a non-pecuniary interest in item 6 (2) – 2 The Timbers as he had visited and discussed this application with one of the objectors to this application.

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 C Westbury (Agent)		2 THE TIMBERS, FAREHAM PO15 5NB – DETACHED, TWO-STOREY, 4-BED DWELLING WITH DETACHED CAR PORT	**Supporting**	6 (2) P/17/0398/FP Pg 15
ZONE 2 – 2.30pm				
Mr J Howell		122 GOSPORT ROAD FAREHAM PO16 0QN	**Opposing**	6 (4) P/16/1269/FP

		– SINGLE STOREY REAR EXTENSION AND CHANGE OF USE FROM C3 DWELLING HOUSE TO 1 X BEDROOM AND 1 X TWO BEDROOM FLAT.		Pg 28
Mr S Ho (Agent)		-Ditto-	**Supporting**	-Ditto-
ZONE 3 – 2.30pm				

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

(1) P/17/0396/FP - 58 NEWTOWN ROAD WARSASH SOUTHAMPTON SO31 9GB

Councillor's Bayford, Cartwright, Evans, Ford and Keeble all 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 was granted.

(2) P/17/0398/FP - 2 THE TIMBERS FAREHAM PO15 5NB

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

Councillor P J Davies declared a non-pecuniary interest in this item as he had visited and discussed this application with one of the objectors to this application.

The Committee requested an additional condition, stating that the car port was to be retained and could not be converted to a garage in the future.

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 added to state that the car port was to be retained to prevent it from being converted to a garage,

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

RESOLVED that, subject to:

(i) The conditions in the report; and

(ii) An additional condition added to state that the car port was to be retained to prevent it from being converted to a garage.

PLANNING PERMISSION be granted.

(3) P/17/0454/FP - 19 CLARENDON CRESCENT FAREHAM PO14 4RE

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.

(4) P/16/1269/FP - 122 GOSPORT ROAD FAREHAM PO16 0QN

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

The Committees attention was drawn to the Update Report which contained the following information: - *Amended wording to conditions 2 & 3 (to reflect submission of details regarding the drive, parking areas and cycle storage):*

2. The development shall be carried out in accordance with the following approved documents:
- Site plan
- Floor plans, section and elevations drawing no. PG 1069.16.1
- Elevations drawing no. PG 1069.16.2
-Email dated 23rd May 2017 confirming cycle storage details and use of block paving
REASON: To avoid any doubt over what has been permitted.

3. None of the development hereby permitted shall be brought into use until the drive and car parking spaces have been laid out and provided for use in accordance with the details on the site layout plan and the email dated 23rd May 2017. The designated areas shall thereafter be kept available and retained at all times for the purpose of parking vehicles.
REASON: In the interests of highway safety.

Ecology:

A neighbour has raised concerns about the potential for the garden to provide habitat for slow worms. The Council's ecologist has been consulted and has confirmed that it is unlikely that the garden contains significant numbers of slow worms, but has recommended that the following information is included if Planning Permission is granted:

Slow worms receive strict legal protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). All work must stop immediately if slow worms

are encountered at any point during this development. Should this occur, further advice should be sought from a professional ecologist.

The Committee requested that an additional condition be added requiring that details of materials and drainage system of the driveway be agreed prior to construction of the driveway.

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

(i) The conditions in the report;
(ii) The amended conditions in the Update Report; and
(iii) An additional condition requiring details of materials and drainage system for the proposed driveway to be submitted to and agreed in writing with the local planning authority.

Was voted on and CARRIED.
(Voting: 7 in favour; 2 against)

RESOLVED that, subject to:-

(i) The conditions in the report;
(ii) The amended conditions in the Update Report; and
(iii) An additional condition requiring details of materials and drainage system for the proposed driveway to be submitted to and agreed in writing with the local planning authority.

PLANNING PERMISSION be granted.

(5) P/16/1424/OA - CARAVAN STORAGE HOPE LODGE 84 FAREHAM PARK ROAD PO15 6LW

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, CS6, CS14, CS17, CS18 & CS22 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP1, DSP6, DSP13 & 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 and would adversely affect its landscape character, appearance and function;

(b) the proposal would extend residential development into the Meon Strategic Gap significantly affecting the integrity of the Gap;

(c) the application is made on a site which is clearly capable of providing a level of development which would require the provision of affordable housing and is also demonstrably part of a potentially larger

development site. The application fails to provide affordable housing either in the form of on-site units or the equivalent financial contribution towards off-site provision;

(d) due to the site's proximity to the M27 motorway, external garden areas on the site will be subjected to noise levels which would unacceptably affect the living conditions of those residing there. The application therefore fails to provide adequate external amenity space to meet the requirements of future occupiers;

(e) the applicant has failed to demonstrate that the development would protect and would not harm bats and their habitat or the adjacent ancient woodland/Site of Importance for Nature Conservation (SINC); and

(f) 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.

Notes for information
Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address point (f) of the above by the applicant entering into a Planning Obligation pursuant to Section 106 of The Town and County Planning Act 1990 with Fareham Borough Council.

(6) P/17/0045/OA - LAND TO NORTH OF FUNTLEY ROAD FAEHAM PO15 6DN

The Committee's attention was drawn to the Update Report which contained the following information:- *This planning application has been withdrawn.*

(7) Planning Appeals

The Committee noted the information in the report.

(8) UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 3.45 pm).