

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 19 July 2017

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor C J Wood (Vice-Chairman)

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

Also Present: Councillor Mrs C L A Hockley (Item 6 (3))



1. APOLOGIES FOR ABSENCE

There were no apologies of absence made at this meeting.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 21 June 2017 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 S Browning	Mr J Nolan Mr A Dinsdale Mr D Holland	274 BOTLEY ROAD, BURRIDGE, SOUTHAMPTON – ERECTION OF ONE CHALET BUNGALOW TOGETHER WITH ASSOCIATED CAR PARKING AND LANDSCAPING	Opposing	6 (1) P/17/0257/OA Pg 9
Mr J Gardiner (Agent)		-Ditto-	Supporting	-Ditto-
Mr C Freeman		BURRIDGE VILLAGE HALL, BOTLEY ROAD, BURRIDGE, SO31 1BS – SCOUT HUT, RE-SITED STORAGE CONTAINER, NEW ACCESS FROM A3051 AND PROVISION FOR 12NO. CAR PARKING SPACES	Opposing	6 (3) P/17/0648/FP Pg 29

Mr T King		-Ditto-	Supporting	-Ditto-
Mr J Wood	Burrige & Swanwick Resident's Association	-Ditto-	-Ditto-	-Ditto-
ZONE 2 – 2.30pm				
ZONE 3 – 2.30pm				
Ms P Wayman		54 CORNAWAY LANE, FAREHAM, PO16 9DD – CONSTRUCTION OF TWO PAIRS OF 2- STOREY SEMI- DETACHED HOUSES WITH ASSOCIATED CAR PARKING, CYCLE STORAGE, MEANS OF ENCLOSURE AND LANDSCAPING AFTER DEMOLITION OF EXISTING BUILDINGS	Opposing	6 (5) P/17/0519/FP Pg 41

6. 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/17/0257/OA - 274 BRIDGE ROAD BURRIDGE SOUTHAMPTON

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

The Committee's attention was drawn to the Update Report which contained the following information: - *The applicant has made a financial contribution towards to the Solent Recreational Mitigation Strategy (SRMS) and this has been secured through an agreement under section 111 of the Local Government Act 1972.*

Officers have sought clarification from the applicant's agent concerning the provision of services to the site. The agent has confirmed that the plot benefits from water and electricity supplies which were laid under the access track over 20 years ago and which extend from Botley Road. It is the applicant's intention for the proposed dwelling to be served by a private foul drainage system. A gas supply is said not be required. Given that clarification it is not considered that it will be necessary for a service trench to be dug along the route of the access within close proximity to protected trees. A suitable planning condition is recommended to be imposed in relation to this matter.

PERMISSION, subject to the following conditions:

1. *Application for approval of details of the appearance and scale of the dwelling hereby permitted (all referred to as the ‘reserved matters’) shall be made to the local planning authority before the expiration of three years from the date of this permission either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.*

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. *The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:*
 - a) *Revised location plan – dwg no. 1131-01 received on 26th April 2017;*
 - b) *Layout Analysis Plan – drawing no. 1131-05*
 - c) *Illustrative Site Layout Plan – drawing no. 1131-04*
 - d) *Revised block plan – dwg no. 113-02 – received on 26th April 2017*
 - e) *Drawing no. C075Drg11C – Available Visibility Splay including proposed access improvements – received 10th May 2017*
 - f) *Extended Phase 1 Habitat Survey September 2014 – Part 1 of 3*
 - g) *Extended Phase 1 Habitat Survey September 2014 – Part 2 of 3*
 - h) *Extended Phase 1 Habitat Survey September 2014 – Part 3 of 3*
 - i) *Tree Report by Mark Hinsley Arboricultural Consultants Ltd – January 2012*

REASON: To avoid any doubt over what has been permitted.

3. *None of the development hereby permitted shall commence until the improvements shown on the approved drawing no. C075Drg11C and approved drawing no. 1131/02 to widen the access to 5 metres over its first 10 metres back from the edge of the carriageway have been carried out and completed in full and until the visibility splays at the junction of the access to the existing highway have been provided in accordance with the approved details. The access and visibility splays shall thereafter be retained in the approved conditions at all times and the visibility splays kept clear of obstruction (nothing over 0.6m in height) at all times.*

REASON: In the interest of highway safety.

4. *None of the development hereby permitted shall commence until details of the construction of and materials to be used in the improvement and resurfacing of the access track from Botley Road to the dwelling itself have been submitted to and approved by the local planning authority in writing. The dwelling hereby permitted shall not be occupied until the resurfacing of the access track from Botley Road to the dwelling itself has been carried out in full and in accordance with the approved details and the approved drawing no. C075Drg11C and approved drawing no. 1131/02. The access thereafter be retained in that condition at all times.*

REASON: In the interests of highway safety.

5. *None of the development hereby permitted shall commence until details have been submitted to and approved in writing by the local planning authority of how vegetation on either side of the access track will be removed, trimmed and maintained to provide adequate visibility for drivers and pedestrians using the access track from Botley Road to the curtilage of the dwelling hereby permitted. The works to remove and trim existing vegetation shall be carried out in accordance with the approved details prior to development commencing on site. The vegetation shall be maintained in accordance with the approved details at all times thereafter.*

REASON: In the interests of safety of users of the public footpath.

6. *None of the development hereby permitted shall commence until a Construction Management Plan (CMP) setting out how provision is to be made on site for the parking and turning of operatives vehicles, wheel cleaning, the areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development, has been submitted to and approved in writing by the local planning authority (LPA). The development shall be carried out in accordance with the CMP and areas identified in the CMP for specified purposes shall thereafter be kept available for those uses at all times during the construction period, unless otherwise agreed in writing the LPA.*

REASON: in the interests of highway safety and in order to secure the health and wellbeing of the trees and vegetation which are to be retained at the site and/or to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period.

7. *No development shall proceed beyond damp proof course level until details of all proposed external materials have been submitted to and approved by the LPA in writing. The development shall be carried out in accordance with the approved details.*

REASON: To secure the satisfactory appearance of the development.

8. *None of the development hereby approved shall be occupied until details of the proposed bin storage areas, including bin collection points, have been submitted to and approved by the local planning authority and the approved areas fully implemented. The details shall include the siting, design and the materials to be used in construction. The areas shall be subsequently retained for bin storage or collection at all times.*

REASON: To ensure that the character and appearance of the development and the locality are not harmed.

9. *None of the development hereby approved shall be occupied until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries has been submitted to and approved in writing by the Local Planning Authority and the approved boundary treatment had*

been fully implemented. It shall thereafter be retained at all times unless otherwise agreed in writing with the local planning authority.

If boundary hedge planting is proposed details shall be provided of planting sizes, planting distances, density, and numbers and provisions for future maintenance. Any plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To protect the privacy of the occupiers of neighbouring properties; in the interests of the appearance and character of the area.

10.No development shall proceed beyond damp proof course level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the local planning authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interest of the visual amenities of the locality.

11.The landscaping scheme submitted under Condition 9 shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the local planning authority and shall be maintained in accordance with the agree schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

12. The development hereby approved shall be carried out in full in accordance with the recommendations and enhancements set out in the approved Extended Phase 1 Habitat Survey submitted as part of the application.

REASON: To ensure that protected species are not harmed and that habitat is enhanced as a result of the proposed development.

13.No development shall commence until an Arboricultural Impact Assessment and Method Statement for tree and hedgerow protection has been submitted to and approved by the local planning authority in writing. The method statements shall include details of what measures will be taken during construction of the development (in particular the formation of hardsurfaced areas such as the access track and driveway to the dwelling) to avoid harm to adjacent trees both on and off the site. The development shall be carried out in accordance with the approved details. The tree and

hedgerow protection shall be retained throughout the development period until such time as all equipment, machinery and surplus materials have been removed from the site.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability during the construction period.

14. Notwithstanding the provisions of Parts 10, 13, 15 & 16 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no development (including excavation or resurfacing) except for that expressly authorised by this permission shall take place on the part of the application site providing access to the dwelling hereby approved unless first agreed in writing with the local planning authority.

REASON: To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability; To protect the character and appearance of the locality.

15. Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no extensions, no additions or alterations to the roof (including the insertion of new openings), porches, out buildings or additional hard surfaced areas shall be constructed within the curtilage or the dwelling house hereby approved unless first agreed in writing with the local planning authority.

REASON: To protect the outlook and privacy of the adjacent residents; the proposed development would be likely to increase the number of bedrooms at the property resulting in inadequate on site car parking; To protect the character and appearance of the locality; To ensure the retention of adequate garden area; To ensure that the trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability.

16. No work on site relating to the construction of any of the development hereby permitted (including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays or recognised public holidays, unless otherwise first agreed in writing with the local planning authority.

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

17. Before the dwelling hereby approved is first occupied the approved parking and turning areas for that property shall be constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the local planning authority following the submission of a planning application for that purpose.

REASON: In the interest of highway safety.

A motion was proposed and seconded to refuse planning permission, and was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development would be contrary to Policy CS5 of the adopted Fareham Borough Core Strategy 2011 and is unacceptable in that:

The proposal fails to provide satisfactory visibility for drivers of vehicles exiting the site at the junction of the access track with Botley Road harmful to the safety of highway users.

(2) P/17/0651/OA - EGMONT NURSERIES BROOK AVENUE WARSASH SO31 9HN

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

(3) P/17/0648/FP - BURRIDGE VILLAGE HALL BOTLEY ROAD SO31 1BS

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

At the invitation of the Chairman, Councillor Mrs C L A Hockley addressed the Committee on this item.

The Committee's attention was drawn to the Update Report which contained the following information:- *The following Conditions are proposed to be imposed should planning permission be granted:*

1. *The development hereby permitted shall begin before three years following the date of this permission.*

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. *The development shall be carried out in accordance with the following approved documents:*

- a) *Location Plan (Drawing: L01);*
- b) *Site and Block Plan (Drawing: S02);*
- c) *Proposed Floor Plan (Drawing: V4);*
- d) *North Elevation (Drawing: 003);*
- e) *West Elevation (Drawing: 004);*
- f) *South Elevation (Drawing: 005);*
- g) *East Elevation (Drawing: 006);*

h) *Foul Drainage Plan (Drawings: 007/1 & 007/2); and,*

i) *Access Gate Details (Drawing: 008).*

REASON: To avoid any doubt over what has been permitted.

3. *The development hereby permitted shall be constructed using external materials and finished as stated on the application forms, unless otherwise agreed in writing with the Local Planning Authority.*

REASON: In the interests of visual amenity.

4. *The scout hut hereby permitted shall be brought into use, until the parking spaces marked on the approved plan, have been provided on site and these spaces shall be subsequently retained at all times.*

REASON: The car parking provision on site has been assessed in the light of the provision of parking spaces so that the lack of these spaces may give rise to on street parking problems in the future.

5. *The development hereby permitted shall not be brought into use until such time that a scheme of landscaping relating to additional planting along the eastern (road side) elevation of the re-sited storage container has been submitted to and approved in writing by the Local Planning Authority.*

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality.

6. *The landscaping scheme, submitted under Condition 5, shall be implemented and completed within the first planting season following the positioning of the container on site or as otherwise agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the local planning authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.*

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

7. *The development hereby permitted shall not be brought into use until the visibility splays at the junction with the existing highway (Botley Road) have been provided. The splays shall conform to 2.4m by 180m to the north and 2.4m by 60m to the south. The visibility splays shall thereafter be retained and kept clear of obstruction at all times.*

REASON: In the interest of highway safety.

8. *The initial 10 metres of the access track to serve the development hereby permitted shall be laid to a new metalled surface and suitably drained away from the Botley Road. The re-surfaced access track shall be undertaken prior to the first occupation of the development hereby permitted, and shall be retained in that condition for the lifetime of the use of the development.*

REASON: In the interests of highway safety.

9. *The development hereby permitted shall not be brought into use until a suitable sign has been erected at the entrance to the car park stating 'Strictly no parking on this road. Use Village Hall Car Park in the event that this car park is full'. The sign shall thereafter be retained for the lifetime of the use of the site.*

REASON: In the interests of highway safety.

10. *No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc) which is audible at the site boundary shall be installed or operated at any time on the site without prior written consent of the Local Planning Authority.*

REASON: To protect residential amenity.

11. *No external lighting shall be installed either on the eastern, southern or western elevation of the building hereby permitted. This exclusion shall not prohibit the installation of sensor-controlled security lighting which shall be designed and shielded to minimise light spillage beyond the site boundary.*

REASON: in the interest of the amenities of the locality.

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

(Voting: 9 in favour; 0 against)

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

(4) P/17/0613/FP - 126 OAK ROAD FAREHAM PO15 5HP

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.

(5) P/17/0519/FP - 54 CORNAWAY LANE FAREHAM PO16 9DD

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

The Committee's attention was drawn to the Update Report which contained the following information:- *Community Consultation*

14 representations have been received of which one is in support of the application and 14 object.

The objections raise the following issues:

- *Encroachment onto access to garages*
- *Loss of light to 52 and 52a Cornaway Lane*
- *Intrusive impact on 52A Cornaway Lane*
- *Loss of privacy to 52 and 52A Cornaway Lane*
- *Overdevelopment*
- *Contamination from leaking underground oil tank*
- *Parking for plots 3 & 4 would block access for emergency vehicles*
- *Poor access to plots 3 & 4*
- *Lack of lighting on access to garages*
- *Narrow access to plots 3 and 4*
- *Impact on access to garages*

- *How will delivery vehicles access plots 3 and 4?*
- *Plot 4 is too close to the boundary wall*
- *Increased likelihood of cars parking on highway*
- *Clearance of the site has commenced*
- *Disturbance during construction works*
- *Additional sewage generation*
- *Loss of outlook from light to no. 8 Kenya Road*
- *Proposed tandem parking is impractical*
- *Lack of natural surveillance of plots 3 and 4*

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 Policies CS17, DSp2 and DSP3 of the Local Plan, the advice in the National Planning Policy Framework and the Fareham Residential Design Guidance Supplementary Planning Document and is unacceptable in that:

- By virtue of the height, depth and bulk of the dwelling on plot o. 3 and it's proximity to the rear gardens of no's 52 and 52a Cornaway lane, would represent an overbearing and unneighbourly form of development detrimental to the amenities of these properties.
- The sitting of the bin collection point serving plot no's 3 and 4 to the garden of the dwelling in plot 1 would represent an unneighbourly form of development detrimental to the amenities of this property.
- The proximity of the car parking space to the living room window of the dwelling within plot 4 would not constitute high quality design to the detriment of the occupant in plot 4.

(6) Planning Appeals

The Committee noted the information in the report.

(7) 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 4.20 pm).