

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 25 April 2018

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor P J Davies.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 21 March 2018 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that this would be the last meeting for Councillors Bayford and Mandry as they were retiring at the end of this municipal year. He thanked them both for their services to the Committee over the years and wished them well in their retirement.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct Councillor T M Cartwright declared a non-pecuniary interest in item 6(1) – Drift House, Brook Avenue, as one of the deputies is known to him.

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 Application No/Page No
ZONE 1 – 2.30pm				
Mr R Reay (Agent)		DRIFT HOUSE BROOK AVENUE WARSASH – ERECTION OF REPLACEMENT DWELLING (ALTERNATIVE TO P/16/1415/FP) INCLUDING TEO DETACHED DOUBLE GAREGE WITH FIRST FLOOR ACCOMMODATION ABOVE, HARD & SOFT LANDSCAPING, AND RETROSPECTIVE ALTERATIONS TO GROUND LEVELS	Supporting	6 (1) P/18/0247/FP Pg 22

		AND INSTALLATION OF RAINWATER HARVESTING SYSTEM		
Mrs E Osborne	Mr & Mrs McInnes Mr & Mrs Cameron The Owner of Hambles Edge	-Ditto-	Opposing	-Ditto-
Mrs Clapperton	The Fareham Society	-Ditto-	-Ditto-	-Ditto-
ZONE 2 – 2.30pm				
ZONE 3 – 2.30pm				

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 the information on Planning Appeals.

(1) P/18/0247/FP - DRIFT HOUSE BROOK AVENUE WARSASH SO31 9HN

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

Councillor Cartwright declared a non-pecuniary interest in this item as one of the deputees is known to him.

The Committee expressed concern over issues arising from the previous permitted application at this site and as such, requested that Officers bring a report to a future meeting of the Planning Committee in respect of increases of ground level at the site beyond those previously permitted, the rainwater harvesting system and Japanese Knotweed.

Upon being proposed and seconded the officer recommendation to refuse planning permission, subject to the first reason for refusal additionally referring to the inadequacy of the proposed landscaping scheme and an additional reason for refusal as follows:

- (i) On the basis of the limited information provided in relation to the proposed rainwater harvesting system, the Local Planning Authority is not satisfied that the system will not lead to increased surface water problems on neighbouring properties, to the detriment of the enjoyment of those properties.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The proposed development is contrary to Policies CS14 and CS17 of the adopted Fareham Borough Core Strategy and Policies DSP2 and DSP6 of the Fareham Borough Local Plan Part 2: Development Sites and Policies and is unacceptable in that:

- i) By virtue of the height, design, width, resultant bulk and proximity of the proposed dwelling to the site boundaries, and the inadequate landscaping proposed within the site, the proposal would fail to respond positively to and be respectful of the key characteristics of the area including its landscape, scale, form and spaciousness. The proposal would therefore be detrimental to the character of the area when viewed from the River Hamble, the opposite side of the river, the public footpath on the eastern side of the river and Brook Avenue; and
- ii) On the basis of the limited information provided in relation to the proposed rainwater harvesting system, the Local Planning Authority is not satisfied that the system will not lead to increased surface water problems on neighbouring properties, to the detriment of the enjoyment of those properties.

(2) Q/0087/18 - IFA2 NATIONAL GRID LAND AT DAEDALUS AIRFIELD LEE-ON-THE-SOLENT PO13 9YA

Upon being proposed and seconded the officer recommendation that the National Grid enters into a Deed of Variation to the legal agreement completed under planning permission P/16/0557/OA, on terms drafted by the Solicitor to the Council, to allow:

- . National Grid to layout and deliver the western open space to the satisfaction of the Council by no later than 18 months from the completion of the new agreement.
 - . To pay a financial contribution of £110,000 for the provision of the play area.
 - . The play area financial contribution is to be paid no later than one month from the completion of the new agreement and is to be index linked back to the signing of the original agreement for the IFA2 hybrid planning permission.
- was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that the National Grid enters into a DEED OF VARIATION to the legal agreement completed under planning permission P/16/0557/OA on terms drafted by the Solicitor to the Council, to allow:

- . National Grid to layout and deliver the western open space to the satisfaction of the Council by no later than 18 months from the completion of the new agreement.
- . To pay a financial contribution of £110,000 for the provision of the play area.
- . The play area financial contribution is to be paid no later than one month from the completion of the new agreement and is to be index back to the signing of the original agreement for the IFA2 hybrid planning permission.

7. PLANNING APPEALS

The committee noted the information in the report.

(The meeting started at 2.30 pm
and ended at 3.46 pm).