

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 20 June 2018

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: F Birkett, P J Davies, Mrs K Mandry, S Dugan (deputising for M J Ford, JP), Mrs C L A Hockley (deputising for T M Cartwright, MBE) and Mrs K K Trott (deputising for R H Price, JP)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors; T M Cartwright, MBE, K D Evans, M J Ford, JP and R H Price, JP.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 23 May 2018 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at this meeting.

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				
Mrs H Megginson (Lead Petitioner)		LAND TO THE EAST & WEST OF 79 GREENAWAY LANE WARSASH – OUTLINE APPLICATION FOR THE ERECTION OF UP TO 30 RESIDENTIAL UNITS AND ASSOCIATED DETACHED GARAGES, REVISED SCHEME INCORPORATING ACCESS TO THE SOUTH	Opposing	7 (1) P/18/0107/OA Pg 29
Mr R Megginson		-Ditto-	-Ditto-	-Ditto-
Mr P Airey (Agent)		-Ditto-	Supporting	-Ditto-
Mr R Tutton (agent)		TIDEMARK SWANWICK SHORE	Supporting	7 (2) P/18/0432/FP

		ROAD SWANWICK SO31 7EF – RETENTION OF WINDOWS IN THE FRONT ELEVATION; REPLACEMENT OF WINDOWS AND DOORS IN THE FRONT AND SIDE ELEVATIONS		Pg 49
ZONE 2 – 2.30pm				
ZONE 3 – 2.30pm				

6. 5 YEAR HOUSING LAND SUPPLY POSITION

The Committee considered a report by the Director of Planning and Regulation which sets out the Council’s current 5 Year Housing Land Supply position.

RESOLVED that the Committee noted:-

- (i) the content of the report and the current 5 Year Housing Land Supply position; and
- (ii) that the 5 Year Housing Land Supply position, as set out in the attached report (which will be updated regularly as appropriate) is a material planning consideration in the determination of planning applications for residential development.

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 the information on Planning Appeals.

(1) P/18/0107/OA - LAND TO EAST & WEST OF 79 GREENAWAY LANE WARSASH

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:-

Four further letters of representation have been received (three of these persons have previously written in). The following additional concerns have been raised.

The vehicle access off Greenaway Lane is against the draft local plan. With the piecemeal sites at various stages of planning it would not be possible to stop other sites from using Greenaway Lane.

Officer response: The draft Local Plan carries limited weight at this stage. However, the draft does say that "Primary highway access shall be focussed on Brook Lane and Lockswood Road with Greenaway Lane only used to provide access for dwellings directly fronting onto Greenaway Lane". The dwellings to be served off Greenaway Lane would front it. A planning condition is recommended to limit the number of dwellings to be served off Greenaway Lane.

At the reserved matters stage, details of the internal road layout would be considered further including bollards if appropriate to limit the use of the track.

Concern has been raised that the Hampshire School Places Plan 2017-2019 assumes that the bulk of houses to be built will be in the new Welborne Estate and makes no provision for an increase in school places in any of the schools which will serve the new developments in Warsash, Titchfield, Locks Heath or Sarisbury. This would mean an increase in car journeys and require a review of associated environmental and traffic impact assessments.

With reference to current Department for Education Guidelines relating to disposal or change of use of playing fields, if more classrooms are sought on current playing fields or sports grounds, this will take time beyond the current education plan.

Officers response: The School Places Plan is a snapshot in time and details the identified school place planning strategies existing at that time. Others will emerge during the life of the document as more details are obtained on housing developments and pupil forecasts are updated.

The Education authority is aware of the legislation about building on school land and takes account of this when planning any school expansions.

The Fareham and Gosport and South East Hampshire Clinical Commission Group "5 year Strategy for local health services" does not reference the impact of building 3,000 new dwellings on the provision of health care services. There is no evidence of consultation or how this will be addressed this with limited budgets.

Officer response: There is no statutory requirement to consult the Clinical Commission Group. As referenced in the officer report it is for the health providers to decide how they deliver health services.

There is no evidence that FBC has consulted other Local Transport Authorities (LTA). Increase in traffic would limit economic benefits or growth.

Officer response: There is no requirement to consult neighbouring LTA. FB did consult with HCC who did not comment due to the number of dwellings proposed. However, the Council's Transport Officer has commented and officers have discussed the implication of the 30 dwellings within the wider context of the outline applications that have resolution to grant permission.

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

(i) the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure:

- Financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.
- Vehicular, Pedestrian and cycle access connectivity to adjoining land.
- The delivery of 40% of the permitted dwellings as affordable housing; and

(ii) The conditions in the report.

Was voted on and CARRIED.

(Voting: 7 in favour; 1 against)

RESOLVED that, subject to:-

(iii) the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure:

- Financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas.
- Vehicular, Pedestrian and cycle access connectivity to adjoining land.
- The delivery of 40% of the permitted dwellings as affordable housing; and

(iv) The conditions in the report.

PLANNING PERMISSION be granted.

(2) P/18/0432/FP - TIDEMARK SWANWICK SHORE ROAD SWANWICK SO31 7EF

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

A motion was proposed and seconded that Members, having undertaken the statutory test under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, concluded that the proposal would preserve the character and appearance of the Swanwick Shore Conservation Area, and therefore the Committee should grant planning permission, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be granted.

(3) P/18/0260/FP - 67 THE AVENUE FAREHAM PO14 1PE

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

17 PEAK DRIVE

The Officer report to the Planning Committee refers to the site as bordering the front garden and driveway of the adjacent property at 17 Peak Drive rather than the private amenity space which extends to the rear. To clarify, Officers understand that although private garden space is located to the rear of that house the occupiers also use the south-facing 'front garden' as amenity space in a similar way owing to its southerly aspect and separation from the noise of the A27 to the north.

ECOLOGY

An amended ecology report which identifies a suitable off-site receptor site for the translocation of reptiles has been received.

It is recommended that Condition 8 as shown in the Officer report to the Planning Committee be amended as follows;

8. Development shall proceed in accordance with the measures set out in the section 4.0 'Recommendations' of the approved Ecological Assessment (Ecosupport March 2018) and section 5.0 'Enhancements' of the approved Bat Survey (Ecosupport May 2018) unless otherwise agreed in writing by the Local Planning Authority. Thereafter, the enhancement measures shall be permanently maintained and retained in accordance with the approved details. REASON: To ensure the protection of wildlife and enhance biodiversity in accordance with NPPF and the Natural Environment and Rural Communities Act 2006.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and amended condition 8 in the Update Report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and the amended condition 8 in the Update Report, PLANNING PERMISSION be granted.

(4) P/18/0492/TC - 74 CASTLE STREET PORTCHESTER PO16 9QG

The Committee attention was drawn to the Update Report which contained the following information:-

Representations

No comments were received from the public in relation to this application.

Comments

Tree owners must give this Council six weeks' notice before carrying out work on trees which are located in a Conservation Area but are not yet the subject of a tree preservation order. This allows the Council an opportunity to consider whether a tree preservation order should be made to protect the trees. If the Council considers the trees are not worthy of an order, or that the works are acceptable in any event, it can allow the works to proceed.

In this particular case, works are proposed to three limes trees. The lime trees are growing adjacent to the dwelling at 74 Castle Street, on the south side of Cow Lane and have been subject to regular cutting as pollarded trees. In the opinion of Officers the trees are not worthy of a tree preservation order. The re-cutting of two trees and the removal of one tree nearest the dwelling will have no significant negative impact on the character of the Conservation Area or on local public amenity.

*Therefore no objection is raised to the proposed tree works.
RECOMMEND: RAISE NO OBJECTION.*

Upon being proposed and seconded, the officer recommendation to raise no objection, was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that the Committee RAISE NO OBJECTION.

(5) UPDATE REPORT

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

8. PLANNING APPEALS

The Committee noted the information in the report.

9. TREE PRESERVATION ORDERS

The Committee considered the confirmation of the following Fareham Tree Preservation Order(s) which had been made under delegated powers and to which no formal objection had been received.

Tree Preservation Order (No. 742) 2018 – Land Opposite 64, 64A, 66 & 68 Old Street, Hill Head.

Order served on 22 February 2018 for which there were no objections.

RESOLVED that Fareham TPO 742 is confirmed as made and served.

Tree Preservation Order (No. 743) 2018 – 270 & 274 Botley Road, Sarisbury

Order served on 9 February 2018 for which there were no objections.

RESOLVED that Fareham TPO 743 is confirmed as made and served.

10. NEIGHBOUR NOTIFICATION POLICY

The Committee considered a report by the Director of Planning and Regulation on the proposed revisions to the Council's policy on the publicity of planning applications.

RESOLVED that the Committee:-

- (i) notes the proposals the Director of Planning and Regulation is making to the Executive in respect of publicity for planning and similar applications; and
- (ii) recommends to the Executive that the proposed Community Notification Scheme (CNS) be endorsed, when it considers this item at its meeting on 9 July 2018.

11. LOCAL INFORMATION REQUIREMENTS

The Committee considered a report by the Director of Planning and Regulation on the proposed changes to the Local Information Requirements following the public consultation.

RESOLVED that the Committee agree the proposed changes to the Local Information Requirements which have been carefully considered in the context of the consultation responses received. The proposed changes to the Local Information Requirements should take effect on 1 July 2018, and will be applied to all applications received on or after that date.

(The meeting started at 2.30 pm
and ended at 4.20 pm).