

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 14 November 2018

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: F Birkett, T M Cartwright, MBE, P J Davies, K D Evans,
M J Ford, JP, Mrs K Mandry and S Cunningham (deputising for
R H Price, JP)

Also Present: Councillor Miss S M Bell (Item 6 (3)) and Councillor R H Price,
JP (Item 6 (3)).



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor R H Price, JP.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 10 October 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

In accordance with Standing Orders and the Council's Code of Conduct the following declarations of interest were made at this meeting:

Councillor N J Walker declared a non-pecuniary interest in Item 6 (3) – Land to the West of Seafield Road & Moraunt Drive, South of Tattershall Crescent in that he is the Chairman of the Parish Hall Trust Board of which 2 church wardens are also members and who are also member trustees of the Churchlands Trust which owns part of the site.

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				
Ms A Dedman		OASIS BEAUTY 1 WHITELEY LOCAL CENTRE YEW TREE DRIVE WHITELEY PO15 7LA – CHANGE OF USE FROM SUI GENERIS USE (BEAUTY CLINIC) TO A MIXED USED BEAUTY CLINIC AND A3 (USE CLASS) CAFÉ/RESTAURANT (PROPOSED TEA	Supporting	6 (2) P/18/1076/CU Pg 38

		ROOM)		
ZONE 2 – 2.30pm				
ZONE 3 – 2.30pm				
Mr R Price		LAND TO THE WEST OF SEAFIELD ROAD/MORAUNT DRIVE SOUTH OF TATERSHALL CRESCENT PORTCHESTER – RESIDENTIAL DEVELOPMENT OF 48 DWELLINGS AND PROVISION OF OPEN SPACE AND HABITAT LAND ACCESS OFF MORAUNT DRIVE	Opposing	6 (3) P/18/0654/FP Pg 46
Mr S Maharg		-Ditto-	-Ditto-	-Ditto-
Mrs P Rook		-Ditto-	-Ditto-	-Ditto-
Mrs C Wilkinson	C.H.I.P	-Ditto-	-Ditto-	-Ditto-
Mr B Jezeph (Agent)		-Ditto-	Supporting	-Ditto-
Mr P Jarman		256 WARSASH ROAD – TREE PRESERVATION ORDER NO 747	Opposing	7 TPO-747 Pg 84

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/18/0874/FP - 69 CHURCH ROAD WARSASH SO31 9GD

Upon being proposed and seconded the officer recommendation to grant planning permission subject to the conditions in the report and an additional condition requiring that no contractors or delivery vehicles to be parked on road outside site between 8.30-9.30am and 3-4pm during school times during the construction period, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and an additional condition requiring that no contractors or delivery vehicles to be parked on the road outside the site between 8.30-9.30am and 3-4pm during school times during the construction period, PLANNING PERMISSION was granted.

(2) P/18/1076/CU - OASIS BEAUTY 1 WHITELEY LOCAL CENTRE YEW TREE DRIVE PO15 7LA

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

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 be granted.

(3) P/18/0654/FP - LAND TO THE WEST OF SEAFIELD ROAD & MORAUNT DRIVE; SOUTH OF TATTERSHALL CRESCENT PORTCHESTER

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

At the Invitation of the Chairman, Councillor Miss S Bell addressed the Committee on this item.

At the Invitation of the Chairman, Councillor R H Price addressed the Committee on this item, he left the room after making his representation and was not present for the discussion or vote on the application.

Councillor N J Walker declared a non-pecuniary personal interest in this item as he is the Chairman of the Parish Hall Trust Board of which 2 church wardens are also members, and who are also member trustees of the Churchlands Trust which owns part of the site.

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

One further third party letter of objection has been received reiterating several of the issues already raised.

The Environment Agency have raised no objection in principle.

For clarity in planning condition number 21 the following words should be inserted:

- *('updated' September 2018) should be added after (Lindsay Carrington Ecological Services, May 2018).*

Officers recommend no change to the recommendation as set out in the report.

A motion was proposed and seconded to refuse the application, and was voted on and CARRIED.

(Voting: 5 in favour; 4 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development would be contrary to Policies CS17, CS18, CS20 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP13, DSP15, DSP40 of the adopted Local Plan Part 2: Development Sites and Policies Plan and Fareham Borough Design Guidance Supplementary Planning Document (Excluding Welborne) December, 2015: And is unacceptable in that:

- (a) The Council is not satisfied with the proposed future management and maintenance arrangements for the southern part of the site and is not in turn satisfied that all relevant ecological interest would be fully safeguarded;
- (b) In the absence of 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;
- (c) In the absence of a legal agreement to secure the provision of open space, the ecological enhancement area and associated management and maintenance, the recreational needs of residents and ecological enhancement of the proposed development would not be met;
- (d) In the absence of a legal agreement to secure provision of a financial contribution towards education, the educational needs of residents of the proposed development would not be met;
- (e) Had it not been for the overriding reasons for refusal the Council would have sought to secure on-site affordable housing provision at a level compliant with the adopted local plan.

Note for Information: Had it not been for the overriding reasons for refusal of the proposal, the Local Planning Authority would have sought to address points b – e above through inviting the applicant to enter into a legal agreement with Fareham Borough Council under Section 106 of the Town and Country Planning Act 1990.

(4) Planning Appeals

The Committee noted the information in the report.

(5) UPDATE REPORT

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

7. TREE PRESERVATION ORDER NO 747 2018 - 256 WARSASH ROAD

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

The Committee considered a report by the Director of Planning and Regulation on Tree Preservation Order No. 747, to which an objection has been raised.

A motion was proposed and seconded that TPO 747 be confirmed with an amendment in that only T1 be included in the order, and was voted on and LOST.

(Voting: 4 in favour; 5 against)

A motion was proposed and second that the officer recommendation to confirm TPO 747 without amendment was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that Tree Preservation Order No. 747 be confirmed without amendment.

8. TREE PRESERVATION ORDERS

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

Fareham Tree Preservation Order No. 746 2018 – 122 Locks Heath Park Road (Locks Heath Memorial Hall), Titchfield Common.

Order served on 23 July 2018 for which there were no objections.

RESOLVED that Fareham TPO 746 is confirmed as made and served.

Fareham Tree Preservation Order No 749. 2018 – 171-181 (Odds) Stubbington Lane, Hill Head.

Order served on 8 August 2018 for which there were no objections.

RESOLVED that Fareham TPO 749 is confirmed as made and served.

Fareham Tree Preservation Order No. 751 2018 – Springfield Way Open Space, Hill Head.

Order served on 23 August 2018 for which there were no objections.

RESOLVED that Fareham TPO 751 is confirmed as made and served.

(The meeting started at 2.30 pm
and ended at 5.30 pm).