

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 11 December 2019

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

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

Also Present: Councillor Mrs L E Clubley (Item 6 (2))



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor Birkett.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 13 November 2019 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				
ZONE 2 – 2.30pm				
Mr R Carter		90 GUDGE HEATH LANE – ERECTION OF DETACHED 2-BED DWELLING (ALTERNATIVE TO P/16/1357/OA & P/17/0707/RM TO REGULARISE ALTERATIONS TO PLOT 1)	Opposing	6(1) P/19/0759/FP Pg 10
Mr R Tutton (Agent)		-Ditto-	Supporting	-Ditto-
Mr B Jones		-Ditto-	-Ditto-	-Ditto-
Mr A Munton		LAND NORTH OF FUNTLEY ROAD – TWENTY-SEVEN	Supporting	6 (2) P/19/0864/RM Pg 23

		DWELLINGS, INTERNAL ROADS AND PARKING (LAYOUT ONLY)		
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 Regeneration on development control matters, including information regarding new appeals and decisions.

(1) P/19/0759/FP - 90 GUDGE HEATH LANE PO15 5AY

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

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

Officers have consulted with Hampshire County Council (Flood Water Management) on the suitability of the French drain. HCC FWM have responded with the following advice:

"We have reviewed the documentation provided and summarised our views below. It should be noted that we would usually request more information if assessing a major planning application but given the size of the development, it is not felt appropriate for this situation.

Soakaways are shown to be unfeasible (as per the RGP report) due to the soil characteristics in the area and failure of the existing soakaways but this implies that the French drain will be ineffective as it is essentially a linear soakaway. While it should intercept overland flows successfully there remains the question over where the water will go from there. If there is no infiltration, the French drain will fill up with water and further overland flows will continue to flow towards the boundary.

Given the rest of the drainage system being provided within the housing area, this drain should only be taking overland flows from a very small area so there shouldn't be a huge amount of water heading towards it. Water would have always flowed downhill towards the existing properties and the new development would effectively intercept a lot of the flows, particularly at the lower return period.

There does not appear to be considerable amount of water that would be routed in this direction if the permeable paving functions as designed and from the information on site topography, there appears to be only a very small section of verge between the permeable paving and existing housing.

Overland flows on this section of verge would be minimal and shouldn't lead to adverse flooding issues.

It may be that a more appropriate measure than the French drain would be a small bund along the boundary that would still allow water to escape over time with evapotranspiration effects."

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 requiring precise details of position, height and width of the bund to be agreed with the Local Planning Authority, and then constructed on site within one month of the date of the decision notice,

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against; 1 abstention)

RESOLVED that subject to:

- i) The conditions in the report; and
- ii) An additional condition requiring precise details of position, height and width of the bund to be agreed with the Local Planning Authority, and then constructed on site within one month of the date of the decision notice,

PLANNING PERMISSION be granted.

(2) P/19/0864/RM - LAND NORTH OF FUNTLEY ROAD FUNTLEY

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

At the invitation of the Chairman, Councillor Mrs Clubley addressed the Committee on this item.

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

The applicant has submitted revised plans to show minor amendments to the proposed layout including:

- *Repositioning of dwelling on Plot 4 and changes to car parking layout on that plot;*
- *Repositioning of Plots 6 – 8 and incorporation of verge on front of Plot 6.*

Final comments are awaiting from Hampshire County Council highways and as such the Officer recommendation is hereby amended to include an additional provision that it be subject to:

f) No objection being raised by the local highway authority Hampshire County Council.

Upon being proposed and seconded the Officer Recommendation to approve the reserved matter application subject to:

- a) The applicant providing a completed unilateral undertaking to the satisfaction of the solicitor to the Council pursuant to Section 106 of the Town and Country Planning Act 1990 to secure the proposed nitrogen mitigation solution;
- b) Members delegating to Officers the making of an Appropriate Assessment under the habitat regulations and that assessment concluding the development would not adversely affect the integrity of the designated sites;
- c) Officers consulting Natural England as the appropriate nature conservation body in relation to that Appropriate Assessment;
- d) Members delegating to Officers to impose any additional planning conditions including those necessary for mitigation purposes following the making of an Appropriate Assessment;
- e) No objection being raised by the lead local flood authority Hampshire County Council in response to the additional information provided by the applicant in relation to surface water drainage;
- f) The additional condition in the Update Report; and
- g) A further condition stating that the parking spaces shown on the approved plans shall be retained and kept available for parking at all times; and remove permitted development rights so that no carports or garages can be erected over the approved parking spaces unless planning permission has first been obtained for them.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:

- a) The applicant providing a completed unilateral undertaking to the satisfaction of the solicitor to the Council pursuant to Section 016 of the Town and Country Planning Act 1990 to secure the proposed nitrogen mitigation solution;
- b) Members delegating to Officers the making of an Appropriate Assessment under the habitat regulations and that assessment concluding the development would not adversely affect the integrity of the designated sites;
- c) Officers consulting Natural England as the appropriate nature conservation body in relation to that Appropriate Assessment;
- d) Members delegating to Officers to impose any additional planning conditions including those necessary for mitigation purposes following the making of an Appropriate Assessment;
- e) No objection being raised by the lead flood authority Hampshire County Council in response to the additional information provided by the applicant in relation to surface water drainage;
- f) The additional condition in the Update Report; and
- g) A further condition stating that the parking spaces shown on the approved plans shall be retained and kept available for parking at all times; and remove permitted development rights so that no carports or garages can be erected over the approved parking spaces unless planning permission has first been obtained for them.

Reserved Matter application be APPROVED.

(3) P/19/1206/FP - 52 NORTH WALLINGTON FAREHAM PO16 8TE

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/15/0260/DP/F - LAND NORTH OF CRANLEIGH ROAD AND WEST OF WICOR PRIMARY SCHOOL

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

The application lies within the Portchester West ward.

Upon being proposed and seconded the Officer recommendation to approve the variation request in respect of the Section 106 legal agreement and discharge of condition 13 of P/15/0260/OA, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that the variation request in respect of the Section 106 legal agreement and the discharge of condition 13 of P/15/0260/OA be APPROVED.

(5) P/19/1096/TO - 4 CROFTON LANE FAREHAM PO14 3LR

Councillor Dugan addressed the Committee on this item and made a representation on behalf of the applicant. He left the room after he had made his representation and did not take part in the debate or vote on this item.

Upon being proposed and seconded the Officer recommendation to refuse the felling on one Monterey Pine tree was voted on and CARRIED.
(Voting: 5 in favour; 3 against)

RESOLVED that the felling of a Monterey Pine tree be REFUSED.

Reasons for Refusal

The felling of the Monterey pine would be harmful to the amenity and character of the area. No overriding arboricultural grounds have been provided to justify the removal of this healthy mature tree.

(6) P/19/1120/FP - 44 ANSON GROVE PORTCHESTER PO16 8JQ

Upon being proposed and seconded the Officer recommendation to grant planning permission was voted on and CARRIED.
(Voting: 8 in favour; 1 against)

RESOLVED that PLANNING PERMISSION be granted.

(7) Planning Appeals

The Committee noted the information in the report.

(8) UPDATE REPORT

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

7. 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 has been received.

Fareham Tree Preservation Order No.760 2019 – 41 Glen Road, Sarisbury Green.

Order served on 9 August 2019 for which there were no objections.

RESOLVED that Fareham TPO 760 is confirmed as made and served.

Fareham Tree Preservation Order 762 2019 – 8-10 Park Lane & 1 William Price Gardens, Fareham.

Order served on 13 September 2019 for which there were no objections.

RESOLVED that Fareham TPO 762 be confirmed as made and served.

(The meeting started at 2.30 pm
and ended at 4.58 pm).