

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 13 May 2020

Venue: Teams Virtual Meeting

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 Mrs C L A Hockley (deputising
for F Birkett)

Also Present: Councillor Mrs T L Ellis (Item 6 (2))



1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor F Birkett.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 18 March 2020 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman used the Chairman's announcements to inform the Committee on how he intended to run the Virtual Planning Committee.

4. DECLARATIONS OF INTEREST

Prior to any Member declaring an Interest the Head of Democratic Services addressed the Committee and made the following statement:

Some members of the Planning Committee have been involved in the formulation and approval of the design of the proposed remodelled Ferneham Hall on behalf of the Council in its capacity as landowner, either as members of the Ferneham Hall Member Working Group or as Members of the Executive. Those Members have been carrying out their functions as appointed by the Council and its Executive and therefore do not need to declare this work as a personal or pecuniary interest. However, those Members are reminded that they must consider the application before them today with an open mind, as Member of the Council in its capacity as the local planning authority, and must arrive at their decision based only on material planning considerations.

In accordance with Standing Orders and the Council's Code of Conduct the following Councillors declared the following interest on the items identified.

Councillor Mrs C L A Hockley declared a personal interest in item 6 (2) – 68 The Avenue, Fareham as she is a resident of Heath Lawns and many of the deputies are known to her. She addressed the Committee to make a representation as a Councillor and She took no part in the discussion or vote on this item.

Councillor Mrs Mandry declared a personal interest in Item 6 (3) – 7 Cottles Way, Fareham as the owner of one of the neighbouring properties and one of the deputies are known to her. She took no part in the debate or vote on this item.

5. DEPUTATIONS

The Committee received a written deputation read out by the committee officer from the following in respect of the applications indicated.

Name	Spokesperson representing the	Subject	Supporting or Opposing the
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	persons listed		Application
ZONE 1 - 2.30pm			
ZONE 2 - 2.30pm			
Mr K Fraser		FERNEHAM HALL OSBORN ROAD PO16 7DB – REMODELLING OF EXISTING MULTI-PURPOSE VENUE FORMERLY KNOW AS FERNEHAM HALL, INCORPORATING PARTIAL DEMOLITION AND EXTENSIONS TO EXISTING BUILDING AND INCLUDING PROVISION OF NEW FLYTOWER	Opposing
Mr R Marshall	The Fareham Society	-Ditto-	-Ditto-
Ms M Howell		68 THE AVENUE FAREHAM PO15 1PB – GARDEN TERRACED AREA (PART COVERED) AND A COVERED STORE (ALTERNATIVE TO PLANNING APPLICATION P/19/0150/FP)	Opposing
Mr & Mrs Coombe		-Ditto-	-Ditto-
Mr and Mrs Cheer		-Ditto-	-Ditto-
Mr & Mrs Clark		-Ditto-	-Ditto-
Mr R Ahmed		-Ditto-	-Ditto-
Mrs J Southwick		-Ditto-	Supporting
Mr I Tindale		-Ditto-	-Ditto-
ZONE 3 - 2.30pm			
Mr R Tutton	Mr & Mrs Hardman	7 COTTES WAY FAREHAM PO14 3NB – TWO STOREY FRONT AND REAR EXTENSION AND REMODEL AND RAISE ROOF HEIGHT	Opposing
Mr P Russ		-Ditto-	-Ditto-
Mrs S Wardale		-Ditto-	Supporting

Mr & Mrs Allen		-Ditto-	-Ditto-
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6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

To consider a report by the Director of Planning and Regeneration on development control matters, including information regarding new planning appeals and decisions.

(1) P/20/0055/FP - FERNEHAM HALL OSBORN ROAD PO16 7DB

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

The Committee Officer also read out a representation from Ward Councillor Mrs K Trott.

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

There is an error at paragraph 8.21 of the Officer report. The report states that:

"The proposed remodeling of the venue would not bring the built form any closer to Osborn Road and there would be no change in the spaciousness afforded on the southern side of the road (the venue is set back from the road by approximately 30 metres at its nearest point)."

The proposed building would in actual fact be extended approximately 2.5 metres further northwards and would be approximately 29 metres from Osborn Road at its nearest point.

One further objection has been received from a resident living in Osborn Road raising the following material planning matters:

- *Impact on Osborn Road Conservation Area;*
- *Visual Impact;*
- *Noise;*
- *Sustainable design;*
- *Pedestrian safety.*

In relation to the potential for loss of light to properties on the northern side of Osborn Road, consideration must be given to the distance between the remodeled venue and these properties, as well as the mature planted southern boundaries of most of those gardens. Officers do not consider that there would be any material harm to the light to or outlook from those properties.

It is not considered that there would be any harmful effect to the safety of pedestrians arising from the proposed development.

Other matters raised in the objection are already addressed in the Officer report to the Planning Committee.

(During the debate on this item Councillor M J Ford lost his connection to the meeting, and, as he was unable to take part in the full debate on this item he took no further part in this item and did not vote on the application.)

A motion was proposed and seconded to accept the Officer recommendation and conditions as set out in the report, with the provision that the details pursuant to Conditions 4 and 5 are reported to the Committee for approval, was voted on and CARRIED.

(Voting: 6 in favour; 2 against)

RESOLVED that, subject to the conditions in the report, and that the details pursuant to Conditions 4 and 5 are reported to Committee for approval, PLANNING PERMISSION be granted.

(2) P/20/0215/FP - 68 THE AVENUE FAREHAM PO14 1PB

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

At the Invitation of the Chairman, Councillor Mrs T Ellis addressed the Committee on this item.

Councillor Mrs C L A Hockley declared a personal interest in this item as she is a resident of Heath Lawns and many of the deputees are known to her. She addressed the Committee to make a representation as a Councillor and then took no part in the discussion or vote on this item.

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

The reference at paragraph 1.1 of the Officer Report is incorrect. Councillor Mrs Hockley is a Fareham Borough Council Councillor rather than as the described, Local Ward Councillor.

Members were keen to advise the applicant that they had concerns over the issue of smoke affecting the neighbouring properties and were keen to highlight the officer's comments from paragraphs 7.4 and 8.15 of the report.

Upon being proposed and seconded the officer recommendation to grant planning permission subject to the conditions in the report and the addition of a note to applicant stating:

The applicant's attention is drawn to the Environmental Health consultation response to this application. The applicant is encouraged to use smokeless fuels in the approved chimney. The applicant should be aware that if smoke was to continue to be a nuisance and is witnessed by Environmental Health, even after the grant of this planning permission, that the Council has the power to serve a smoke abatement notice under the Environmental Protection Act 1990 limiting or prohibiting the use of chimney.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that subject to the conditions in the report, and the additional note to the applicant stating:

The applicant's attention is drawn to the Environmental Health consultation response to this application. The applicant is encouraged to use smokeless fuels in the approved chimney. The applicant should be aware that if smoke was to continue to be a nuisance and is witnessed by Environmental Health, even after the grant of this planning permission, that the Council has the power to serve a smoke abatement notice under the Environmental Protection Act 1990 limiting or prohibiting the use of chimney.

PLANNING PERMISSION be granted.

(3) P/20/0282/FP - 7 COTTES WAY FAREHAM PO14 3NB

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

Councillor Mrs K Mandry declared a personal interest in this item as the owner of one of the neighbouring properties and one of the deputies are known to her. She took no part in the debate or vote on this item.

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: 8 in favour; 0 against)

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

(4) UPDATE REPORT

The Update Report was circulated prior to the meeting and considered along with the relevant agenda item.

7. PLANNING APPEALS

The Committee noted the information in the report.

(The meeting started at 2.30 pm
and ended at 6.01 pm).