

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 14 October 2020

Venue: Microsoft 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,
L Keeble, R H Price, JP and Mrs K Mandry (deputising for F
Birkett)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor F Birkett.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that subject to the following amendments:

Item 4 reworded to:

'In accordance with Standing Orders and the Council's Code of Conduct the following Councillors declared the following interests on the items identified:-

Councillor N J Walker declared a Personal Interest in items 6 (4) and 6 (5) – 84 Merton Avenue, as the applicant is known to him.

Councillor R H Price, JP declared a Personal Interest in Items 6 (4) and 6 (5) – 84 Merton Avenue, as he had previously employed the applicant to undertake some work on his property.'

Item 6 (3) to have the following wording removed:

'Councillor Walker declared a Personal Interest in this item as the applicant is known to him.

Councillor R H Price, JP declared a Personal Interest in this item as he had previously employed the applicant to undertake some work on his property.'

Items 6 (4) and 6 (5) to have the following wording added:

'Councillor Walker declared a Personal Interest in this item as the applicant is known to him.

Councillor R H Price, JP declared a Personal Interest in this item as he had previously employed the applicant to undertake some work on his property.'

the minutes of the Planning Committee held on 16 September 2020 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman used the Chairman's announcements to inform the Committee how he intended to run the Virtual Planning Committee 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	Subject	Supporting or	Minute No/ Application	Dep Format
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	representing the persons listed		Opposing the Application	No/Page No	
ZONE 1 – 2.30pm					
Mr I Johnson (Agent)		EYERSDOWN FARM QUARANTINE KENNELS 285 BOTLEY ROAD SO31 1ZJ – DEMOLITION OF AGRICULTURAL BUILDINGS AND ERECTION OF UP TO 38 DWELLINGS WITH ASSOCIATED LANDSCAPING AND ACCESS	Supporting	7 (1) P/20/0506/OA Pg 40	Written
Mr & Mrs Holt		-Ditto-	Opposing	-Ditto-	Video
ZONE 2 – 2.30pm					
ZONE 3 – 2.30pm					

6. LOCAL INFORMATION REQUIREMENTS

The Committee received a report by the Director of Planning and Regeneration on the proposed changes to the Fareham Borough Council Local Information Requirements.

RESOLVED that the Committee AGREES the proposed changes to the Fareham Borough Council's Local Information Requirements for public consultation.

7. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the Director of Planning and Regeneration on the development control matters, including information regarding new appeals and decisions.

(1) P/20/0506/OA - LAND AT EYERSDOWN FARM QUARANTINE KENNELS 285 BOTLEY ROAD SO31 1ZJ

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

Upon being proposed and seconded, the officer recommendation to refuse planning permission, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development is contrary to Policies CS2, CS4, CS6, CS14, CS16, CS17 & CS18 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP6, DSP13, DSP15 & DSP40 of the Adopted Local Plan Part 2: Development Sites and Policies Plan,

And Paragraphs 170 & 175 of the National Planning Policy Framework (NPPF), and is unacceptable in that:

- a) The provision of residential development this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;
- b) The application site is not sustainably located adjacent to, well related to or well integrated with the existing urban settlement boundaries;
- c) The proposal fails to demonstrate that the development could be accommodated on the site in a way that minimises the impact of the development and without adversely affecting the landscape character and appearance of the countryside;
- d) The proposal would have likely adverse effects on the integrity of European Protected Sites in combination with other developments due to the additional generation of nutrients entering the water environment and the lack of appropriate and appropriately secure mitigation;
- e) In the absence of sufficient information, the proposal fails to provide satisfactory mitigation for the impact of the development on reptiles known to be present on the site;
- f) In the absence of sufficient information, it is considered that the proposal will result in a net loss in biodiversity contrary to national planning policy which requires a net gain in biodiversity;
- g) In the absence of a legal agreement to secure such, the proposal fails to make on-site provision of affordable housing at a level in accordance with the requirements of the local plan; and
- h) 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.

Notes for Information:

Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address points g) – h) above by inviting the applicant to enter into a legal agreement with Fareham Borough Council under Section 106 of the Town & Country Planning Act 1990.

8. PLANNING APPEALS

The Committee noted the information in the report.

(The meeting started at 2.30 pm
and ended at 3.32 pm).