

# FAREHAM

## BOROUGH COUNCIL

### Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Wednesday, 24 April 2013

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

N J Walker (Chairman)

**Councillors:** B Bayford, P J Davies, M J Ford, JP, R H Price, JP,  
D C S Swanbrow, D M Whittingham, T M Cartwright (deputising  
for A Mandry) and Mrs K K Trott (deputising for P W Whittle, JP)

**Also Present:** Councillor Mrs S Pankhurst (Minute 6(4))



**1. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors A Mandry, (Vice-Chairman), and P W Whittle, JP.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the meeting of the Planning Committee held on 27 March 2013 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no announcements made at this meeting..

**4. DECLARATIONS OF INTEREST**

There were no declarations of interest made at the meeting.

**5. DEPUTATIONS**

The Committee received deputations from the following in respect of the applications indicated and the deputies were thanked accordingly:-

| <b>Name</b>   | <b>Spokesperson representing the persons listed</b> | <b>Subject</b>   | <b>Supporting or Opposing Application</b> | <b>Minute No/ Application No</b> |
|---------------|---|--|---|----------------------------------|
| <b>ZONE 1</b> |   |  |   |                                  |
| Mr W Phair    |   | Land to south of Peters Road, Locks Heath - Residential development, erection of 207 no. dwellings (including affordable housing) with new vehicle and pedestrian access, associated parking, landscaping and open space | <b>Supporting</b>                         | 6(1)<br>P/12/0717/FP             |
| Mr J Willis   |   | 87 Locks Heath Park Road, Locks Heath - First floor rear extension (over existing ground floor single storey extension)  | <b>Opposing</b>                           | 6 (4)<br>P/13/0154/FP            |

|  |  |   |                   |                            |
|--|--|---|-------------------|----------------------------|
|  |  | and new entrance porch and roof to existing dormer window on front elevation  |                   |                            |
| Mrs S Walker<br>(speaking on behalf of Mrs B Holt) |  | 11 East Lodge, Fareham - erection of rear conservatory and detached garage  | <b>Opposing</b>   | 6(7)<br>P/13/0189/FP       |
| Mr S Carrington                                    |  | Land at Monterey Drive, Locks Heath, - Variation of condition 2 (plans in accordance), condition 6 (parking), condition 7 (block up car ports) and condition 8 (minor alteration to boundary plot 10) of P/10/0290/FP | <b>Supporting</b> | 6 (12)<br>P/13/0274/V<br>C |
| <b>Agenda Item 7</b>                               |  |   |                   |                            |
| Mr D Hendry  |  | Fareham Tree Preservation Order No 681 - 113, Kiln Road, Timbers Red Barn Lane and 32 Holly Grove, Fareham  | <b>Opposing</b>   | 7(i)                       |
| <b>ZONE 2</b>                                      |  |   |                   |                            |
| Mr R Olley   |  | 17 Bentley Crescent, Fareham - Erection of single storey front extension  | <b>Opposing</b>   | 6 (13)<br>P/13/0266/FP     |
| Mrs J Morrell                                      |  | -ditto-   | <b>Supporting</b> | -ditto-                    |

|  |  |  |                   |                           |
|--|--|--|-------------------|---------------------------|
| <b>ZONE 3</b>  |  |  |                   |                           |
| Mr W<br>Hutchison<br>(on behalf of<br>Hill Head<br>Residents<br>Association) |  | Land opposite No.4<br>Cliff Road, Hill<br>Head - Proposed<br>erection of a<br>recreational beach<br>hut with decking<br>area and<br>replacement<br>stairway  | <b>Opposing</b>   | 6(14)<br>P/12/1038/FP     |
| Mrs<br>Simmons   |  | 18 Hill Head Road,<br>Fareham - Relief of<br>condition 4 of<br>P/09/0927/FP to<br>allow high level<br>roof light in western<br>elevation with cill<br>height of 1.8<br>metres to be clear<br>glazed and opening  | <b>Opposing</b>   | 6(15)<br>P/13/0251/V<br>C |
| Mr P Hind  |  | -ditto-  | <b>Supporting</b> | -ditto-                   |
| Ms K<br>Mendes<br>(Agent)  |  | 24 The Ridgeway,<br>Fareham -<br>Erection of two<br>storey rear<br>extension with<br>additional<br>accommodation in<br>roof space  | <b>Supporting</b> | 6 (17)<br>P/13/0230/FP    |
| Ms E Burt<br>(Agent)   |  | Land adjacent to<br>the Wicor Mill,<br>White Hart Lane,<br>Portchester -<br>Erection of<br>convenience retail<br>store and<br>associated access<br>and delivery area,<br>vehicle and cycle<br>parking, bin<br>storage and<br>landscaping<br>(revised<br>application) | <b>Supporting</b> | 6(18)<br>P/13/0297/FP     |

DECISIONS UNDER DELEGATED POWERS**6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS.**

The Committee noted a report by the Director of Planning and Environment on development control applications and miscellaneous matters, including the current situation regarding planning appeals. An Update Report was tabled at the meeting.

**(1) LAND TO THE SOUTH OF PETERS ROAD LOCKS HEATH**

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

The Committee was referred to the Update Report which provided the following information:- *Since the preparation of the agenda, further discussions have taken place relating to the legal agreement; specifically levels of contributions that are to be provided and in turn, the level of affordable housing which is to be put forward. Officers have assessed the viability reports and in consultation with Housing Officers have viewed the proposed mix and types of affordable housing proposed for both the 23% and 27% offers that were made. Officers are of the view that that the amount of affordable housing which should be provided with this development is 27% and consequently a contribution of £500,000 is therefore offered.*

*Drafting of the Section 106 Legal Agreement is taking place, and a clause has been added which states that if after 48 months of signing the legal agreement the development is not completed, requesting that a revised viability report be submitted to the Council, to take into account any changes in market conditions and economic conditions which prevail at that time. If the Updated Economic Viability Assessment does not show an increase in the Development as reported profitability at that time there will not be an obligation to pay further contributions at that time. There is also a requirement that an updated viability report be submitted annually every twelve months until the completion of the development.*

A motion was proposed and seconded that the application be refused and was voted on and CARRIED.

(Voting 8 in favour of refusal; 0 against refusal). (Note: Councillor Mrs Trott was not present at the start of the discussion on this matter and did not therefore take part in the voting).

RESOLVED that planning permission be REFUSED.

Reasons for the Decision - The proposed development is contrary to Policy DG4 of the Fareham Borough Local Plan Review; Policies CS5, CS15, CS17, CS20, CS21, of the Adopted Fareham Borough Core Strategy in that:

- (i) The size, scale, close grouping and appearance of the three storey buildings fail to respond to the key characteristics of the surrounding

area and would not represent a high quality of design. In addition Flat Block 5, located on the perimeter of the application site, will have an unsympathetic and harmful relationship in terms of scale, with the modest form of existing development adjacent in Brook Lane.

- (ii) Failure to provide a planning obligation to secure the following measures:

the provision of a travel plan in order to provide sustainable transport for future residents of the site.

the provision of the required amount of on-site open space and play facilities within the development, as well as their continued maintenance and provision in perpetuity.

access from the application site to the adjoining areas of land excluded from this application site, but which are included within the allocated housing site as set out within the Adopted Local Plan to ensure that future development of these sites and the site as a whole is not prejudiced.

provision of a footpath to link the application site to land to the north to an adoptable standard to ensure that sustainable access to the surrounding area is maintained.

In the absence of such obligations the development would not accord with the principles of sustainable transportation, nor would it provide for the open space needs of future residents, ensure that the development site comes forward on a comprehensive basis nor cater for affordable housing requirements arising from this development.

- (iii) Failure to provide a suitable mechanism in order to secure on-site affordable housing which would be necessitated by this development.

NOTE: In respect to item (ii) it is acknowledged that in the absence of any other objections to this development that such measures could be provided through an appropriate Section 106 Legal Agreement.

Policies - Approved Fareham Borough Core Strategy Fareham Borough Local Plan Review: CS2 - Housing Provision; CS4 - Green Infrastructure, Biodiversity and Geological Conservation; CS5 - Transport Strategy and Infrastructure; CS6 - The Development Strategy; CS9 - Development in Western Wards and Whiteley; CS15 - Sustainable Development and Climate Change; CS17 - High Quality Design; CS18 - Provision of Affordable Housing; CS20 - Infrastructure and Development Contributions; CS21 - Protection and Provision of Open Space. Fareham Borough Local Plan Review: H1 - Housing Allocations; C18 - Protected Species; DG4 - Site Characteristics.

## **(2) SILVER FERN 19 WARSASH ROAD WARSASH**

Upon being proposed and seconded the officer recommendation to grant consent, subject to the conditions in the report, was voted on and CARRIED.

(Voting 5 in favour; 0 against; 3 abstentions).

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

Reasons for the Decision - The sign is acceptable taking into account the policies of the Development Plan as set out below. The proposal is not considered likely to result in any significant impact on the amenity or the character of the area or on highway safety in accordance with Section 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Where applicable conditions have been applied in order to satisfy the above considerations to limit or restrict the subject matter, content or design of what is to be displayed. In accordance therefore with Section 14(1) of those regulations express consent should be granted.

Policies - Fareham Borough Local Plan Review - DG7 - Signs and Advertisements.

### **(3) 45 FLEET END ROAD WARSASH**

The Committee were informed that sufficient additional information has now been submitted to satisfy the Council's Ecologist that the development would not have an adverse impact on ecology. As a result the ecology reason for refusal in the officers recommendation was removed.

Upon being proposed and seconded the officer recommendation to refuse the planning application was voted on and CARRIED.

(Voting 8 in favour of refusal; 0 against). (Note: Councillor Cartwright had left the meeting when this application was considered).

RESOLVED that planning permission be REFUSED

Reasons for the Decision - The development is unacceptable taking into account the policies and proposals of the Development Plan as set out below, in particular Policies CS5, CS16, CS18, CS20 & CS21 of the Fareham Borough Core Strategy and Policies DG4 and C18 of the Fareham Borough Local Plan Review. The proposed access is of insufficient width and quality, there is insufficient off-street car-parking, no financial contributions in respect of highway infrastructure, open space provision and affordable housing. Furthermore, insufficient information has been provided in respect of how the development will seek to retain existing preserved trees adjacent to the application site. There are no other material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

Policies - Approved Fareham Borough Core Strategy - CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design, CS18 - Provision of Affordable Housing, CS20 - Infrastructure and Development Contributions, CS21 - Protection and Provision of Open Space, CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy and

CS9 - Development in Western Wards and Whiteley. Fareham Borough Local Plan Review: DG4 - Site Characteristics; C18 - Protected Species.

**(4) 87 LOCKS HEATH PARK ROAD LOCKS HEATH**

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

At the invitation of the Chairman Councillor Mrs Pankhurst addressed the Committee on this application.

Upon being proposed and seconded, the officer recommendation to refuse the application was voted on and CARRIED.  
(Voting 7 in favour of refusal; 2 against refusal).

RESOLVED that planning permission be REFUSED.

Reasons for the Decision - The development is unacceptable taking into account the policies and proposals of the Development Plan as set out below, in particular Policy CS17 of the adopted Fareham Borough Core Strategy. The proposed rear first floor extension would, by virtue of its height, width, bulk, design (particularly in respect of the height of the roof eaves in comparison the remainder of the dwelling) and appearance, represent an unsympathetic comparison the remainder of the dwelling) and appearance, represent an unsympathetic addition to the dwelling harmful to its appearance and the character of the surrounding area. Notwithstanding the acceptable design of the proposed front porch and pitched roof to the front dormer window, there are no material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD: EXT DG - Extension Design Guide (1993). RCCPS- Residential Car and Cycle Parking Standards Supplementary Planning Document.

**(5) 222 HUNTS POND ROAD FAREHAM**

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

(Voting 8 in favour; 0 against). (Note: Councillor Cartwright had left the meeting when this application was considered).

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

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out below. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The



scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD: EXTDG - Extension Design Guide (1993)

#### **(6) 117 FLEET END ROAD WARSASH**

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). (Note: Councillor Cartwright had left the meeting when this application was considered).

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

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out below. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS14 - Development Outside Settlements and CS17 - High Quality Design. Approved SPG/SPD: EXTDG - Extension Design Guide (1993). Fareham Borough Local Plan Review: DG4 - Site Characteristics; H13 - Extensions to Dwellings and Ancillary Buildings in the countryside.

#### **(7) 11 EAST LODGE FAREHAM**

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 a condition that the use of the detached garage hereby permitted shall be limited to purposes incidental to the enjoyment of the dwelling house and shall not be used for any business, industrial or commercial purposes whatsoever. was voted on and CARRIED.

(Voting 9 in favour; 0 against).

RESOLVED that, subject to a condition stating that the use of the detached garage hereby permitted shall be limited to purposes incidental to the enjoyment of the dwelling house and shall not be used for any business, industrial or commercial purposes whatsoever. PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out below. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD: EXT DG - Extension Design Guide (1993).

#### **(8) 45 BURRIDGE ROAD BURRIDGE**

The Committee was referred to the Update Report which provided the following information:- *Director of Planning & Environment (Arborist) - No objection*

*Director of Planning and Environment (Ecologist) - The report addresses previously raised points. Dormice are not reasonably likely to be present and impacted by the proposals. The outbuildings have been found to be unsuitable for use by bats, but some reptile potential (for low numbers of animals) has been identified within the habitats to be impacted by the proposals. The report suggests various measures relating to clearance of the site including scrub habitat, and it is recommended that these, along with the proposed enhancement measures, are secured through condition of any consent.*

*Additional condition: Works shall be carried out in accordance with the ecological mitigation and enhancement measures set out within the recommendations and enhancements sections of the Updated Phase 1 Survey (Ecosupport, April 2013) unless otherwise approved in writing by the LPA. Reason: in order to secure adequate ecological mitigation and enhancements.*

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

- (i) comments from the Director of Planning and Environment (Arborist);
- (ii) a condition requiring works to be carried out in accordance with the ecological mitigation and enhancement measures set out within the recommendations and enhancements sections of the Updated Phase

1 Survey (Ecosupport, April 2013) unless otherwise approved in writing by the LPA; and

(iii) the conditions in the report

was voted on and CARRIED

(Voting 8 in favour; 0 against). (Note: Councillor Cartwright had left the meeting when this application was considered).

RESOLVED that subject to:-

- (i) comments from the Director of Planning and Environment (Arborist);
- (ii) a condition requiring works to be carried out in accordance with the ecological mitigation and enhancement measures set out within the recommendations and enhancements sections of the Updated Phase 1 Survey (Ecosupport, April 2013) unless otherwise approved in writing by the LPA; and
- (iii) the conditions in the report

PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out below. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers, the character of the area, highway safety or ecology. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy the matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS5 - Transport Strategy and Infrastructure, CS14 - Development Outside Settlements, CS15 - Sustainable Development and Climate Change, CS16 - Natural Resources and Renewable Energy and CS17 - High Quality Design. Fareham Borough Local Plan Review: DG4 - Site Characteristics.

#### **(9) LLOYDS TSB BANK PLC MIDDLE ROAD PARK GATE**

It was proposed and seconded, that authority be delegated to the Head of Development Management and Trees to grant consent subject to:-

- (i) the condition in the report, and
- (ii) negotiating with the applicant for the internally illuminated fascia sign to be switched off at an appropriate time each evening

was voted on and CARRIED.

(Voting 8 in favour; 0 against). (Note: Councillor Cartwright had left the meeting when this application was considered).

RESOLVED that the Head of Development Management and Trees be delegated authority to grant advertisement consent subject to:-

- (i) the condition in the report, and
- (ii) negotiating with the applicant for the internally illuminated fascia sign to be switched off at an appropriate time each evening

Reasons for the Decision - The advertisement is acceptable taking into account the policies and proposals of the development plan and having regards to other relevant factors such as amenity and public safety in accordance with Section 3 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Where applicable conditions have been applied in order to satisfy the above considerations to limit or restrict the subject matter, content or design of what is to be displayed. In accordance therefore with Section 14(1) of those regulations express consent should be granted.

Policies - Approved Fareham Borough Core Strategy -

#### **(10) 186 HUNTS POND ROAD TITCHFIELD COMMON**

Upon being proposed and seconded the officer recommendation to grant planning permission subject to the condition in the report was voted on and CARRIED.

(Voting 8 in favour; 0 against). (Note: Councillor Cartwright had left the meeting when this application was considered).

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

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out below. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy -S17 - High Quality Design.

Approved SPG/SPD: EXT DG - Extension Design Guide (1993)

#### **(11) 31 DOWNLAND CLOSE LOCKS HEATH**

Upon being proposed and seconded the officer recommendation to grant planning permission subject to the condition in the report was voted on and CARRIED.

(Voting 8 in favour; 0 against). (Note: Councillor Cartwright had left the meeting when this application was considered).

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

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out below. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers, highway safety and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

## **(12) LAND AT MONTEREY DRIVE, LOCKS HEATH**

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:-

- (i) the conditions in the report; and
- (ii) an additional condition requiring the garages hereby approved to be kept available for the parking of cars at all times was voted on and CARRIED.

(Voting 8 in favour; 0 against). (Note: Councillor Cartwright had left the meeting when this application was considered).

RESOLVED that subject to :-

- (i) the conditions in the report; and
- (ii) an additional condition requiring the garages hereby approved to be kept available for the parking of cars at all times

PLANNING PERMISSION be granted.

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out below. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS5 - Transport Strategy and Infrastructure and CS17 - High Quality Design. Fareham borough local plan Review: DG4 - Site Characteristics; Residential Car and Cycle parking Supplementary Planning Document.

**(13) 17 BENTLEY CRESCENT FAREHAM**

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

Upon being proposed and seconded the officer recommendation to grant planning permission subject to the condition in the report was voted on and CARRIED.

(Voting 6 in favour; 1 against; 1 abstention). (Note: Councillor Cartwright had left the meeting when this application was considered).

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

Reasons for the Decision - The development is acceptable taking into account the policies of the Local Plan as set out below. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design. Approved SPG/SPD: EXT DG - Extension Design Guide (1993)

**(14) LAND OPPOSITE NO.4 CLIFF ROAD HILL HEAD**

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

Upon being proposed and seconded the officer recommendation to refuse planning permission was voted on and CARRIED.

(Voting 8 in favour of refusal; 0 against refusal). (Note: Councillor Cartwright had left the meeting when this application was considered).

RESOLVED that planning permission be REFUSED

Reasons for the Decision - The development is unacceptable taking into account the policies and proposals of the Development Plan as set out above, in particular Policies CS14 and CS17 of the Fareham Borough Core Strategy and Saved Policies C14 and DG4 of the Fareham Borough Local Plan Review. The proposal represents inappropriate development which is outside of a defined development boundary in a highly sensitive coastal landscape. The proposed beach hut will be highly visually intrusive by reason of its size, scale and position. Furthermore, the application is accompanied by insufficient information in respect of the impact on badgers. There are no other material considerations judged to have sufficient weight to outweigh this harmful impact. In accordance therefore

with Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning permission should be refused.

Policies - Approved Fareham Borough Core Strategy - CS4 - Green Infrastructure, Biodiversity and Geological Conservation, CS14 - Development Outside Settlements, CS5 - Transport Strategy and Infrastructure, CS15 - Sustainable Development and Climate Change, CS16 - Natural Resources and Renewable Energy and CS17 - High Quality Design. Fareham Borough Local Plan Review: DG4 - Site Characteristics; C18 - Protected Species.

#### **(15) 18 HILL HEAD ROAD FAREHAM**

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

Upon being proposed and seconded the officer recommendation to grant permission for relief of condition 4 of P/09/0927/FP (to allow high level roof light in western elevation with cill height of 1.8 metres to be clear glazed and opening) was voted on and CARRIED.

(Voting 8 in favour; 0 against). (Note: Councillor Cartwright had left the meeting when this application was considered).

RESOLVED that PERMISSION for relief of condition 4 of P/09/0927/FP (to allow high level roof light in western elevation with cill height of 1.8 metres to be clear glazed and opening), be granted.

Reasons for the Decision - The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The proposed variation of this condition would not be harmful to the privacy of neighbours living nearby. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy - CS17 - High Quality Design.

#### **(16) 53 THE RIDGEWAY FAREHAM**

The Committee was referred to the Update Report which provided the following information:- *This application has been withdrawn by email dated 18 April 2013.*

#### **(17) 24 THE RIDGEWAY FAREHAM**

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 8 in favour; 0 against). (Note: Councillor Cartwright had left the meeting when this application was considered).

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

Reasons for the Decision - The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Policies - Approved Fareham Borough Core Strategy -CS17 - High Quality Design. Fareham Borough Local Plan Review: DG4 - Site Characteristics;

### **(18) LAND ADJACENT TO THE WICOR MILL WHITE HART LANE PORTCHESTER**

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

The Committee was referred to the Update Report which provided the following information:- *An amended plan has been amended to show pedestrian access to the site to the satisfaction of the Council's Highways Engineer*

*Five further letters (six in total) have been received raising the following additional concerns; We are not aware that there has been consultation with local people as is suggested within the submission; . Vehicles will be parked on Foxbury Grove for convenience rather than using the car park; . The area is primarily residential; . Deliveries early and late in the day will cause problems to neighbours;. The driveway is almost opposite the drive of 1 Foxbury Grove but not neighbour notified; . Which store is applying for planning permission?*

*Object most strongly; . Yellow line will cause inconvenience to neighbours; Location of bin store would impact on amenity of 1 Foxbury Grove; Acoustic fence along southern boundary would impact on amenity of 1 Foxbury Grove and would limit highway visibility; . There has not been enough publicity.*

*Director of Planning and Environment (Planning Policy) - The proposal accords with the relevant local plan policies and national guidance contained in the National Planning Policy Framework 2012 and the emerging Local Plan Part 2: Development Sites and Policies. There is no planning strategy objection.*

*Director of Planning and Environment (Urban Design) - Subject to a condition requiring the submission of materials and sections, the proposed building form and scale are broadly appropriate to the character of the locality. It is predominantly brick with a hipped tiled roof, which is typical of*



*this area. It would have benefitted from additional height or a two storey construction but it is understood that there were value and operational constraints to implementation.*

*The elevational treatment therefore is the where the design can lift quality and create a visually interesting and expressive impact. The design is brick with some projecting piers and a coloured 'Trespa' cladding band under the eaves. It is important that there is a good depth of detailing so that it is not a flat facade, and quality materials are used. It is unfortunate that greater levels of glazing has not been provided to help create a lighter structure and visual interest to the blank elevations and bring better natural daylight to the interior, though the internal operational requirements and safety concerns of supermarkets is recognised. There is glazing to White Hart Lane and Foxbury Grove which should be sufficient to create natural surveillance and an active frontage.*

*It is pleasing to see the retention of the hedgerow and additional complimentary soft planting to Foxbury Grove which will help to visually soften the car parking*

*Additional Condition: Sections of Elevations to be provided; no deliveries outside of store opening hours*

A motion was proposed and seconded that the application for planning permission be deferred. On being put to the vote the motion was CARRIED. (Voting 8 in favour; 0 against). (Note: Councillor Cartwright had left the meeting when this application was considered).

RESOLVED that the application for planning permission be deferred.

Reasons for the Decision - To allow for receipt of any further representations as the neighbour notification period does not expire until 26 April 2013 and to extend the neighbour notification to a wider area. Officers to also obtain a delivery management plan including further information on the delivery vehicles, timing and frequency of deliveries. Further clarification to be sought on the intended use of the shop to be vacated and whether it would be viable to introduce residential accommodation above the proposed retail unit.

Policies - Approved Fareham Borough Core Strategy - CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy, CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design and CS20 - Infrastructure and Development Contributions. Fareham Borough Local Plan Review: s9 - New Local Shops

## **(19) Planning Appeals**

The Committee noted the information in the report.

## **(20) UPDATE REPORT**

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

## **7. TREE PRESERVATION ORDERS**

**(1) Fareham Tree Preservation Order No 681 - 113, Kiln Road, Timbers Red Barn Lane and 32 Holly Grove, Fareham**

The Committee considered a report by the Director of Planning and Environment regarding confirmation of Fareham Tree Preservation Order No 681 to which an objection (in respect of a provisional order made on 8 February 2013) had been received.

RESOLVED that Fareham Tree Preservation Order No 681 be confirmed as originally made and served.

**(2) Revocation of old Fareham Tree Preservation Orders**

The Committee was requested to approve the revocation of the following old Tree Preservation Orders which, had been reviewed in accordance with Policy TP8 of the Fareham Borough Council Tree Strategy 2012 - 2017, and which are either outdated or fall under Fareham Borough Council land ownership.

1. **Fareham Tree Preservation Order 075** - Cross Haven 278 Bridge Road, Sarisbury.
2. **Fareham Tree Preservation Order 076** - Land south of Dibbles Road and Warsash Common Nature Reserve.
3. **Fareham Tree Preservation Order 098** - 4-8 Brabant Close; 10-16, 14a Connemara Crescent; 11&14 Breton Close; 24-26 Caspian Close; 10-12 Shetland Rise, Sarisbury.
4. **Fareham Tree Preservation Order 105** - 193 Castle Street Portchester.
5. **Fareham Tree Preservation Order 235** - Tips Copse and land rear Oakdown Road, Stubbington.
6. **Fareham Tree Preservation Order 288** - Land at Salterns, Fareham.
7. **Fareham Tree Preservation Order 356** - Land adjacent 17 Church Path, Titchfield.
8. **Fareham Tree Preservation Order 474** - Rear of 2 Knotgrass Road, Park Gate.
9. **Hampshire Tree Preservation Order 469** - Locks Heath House Park St John's Road, Locks Heath

RESOLVED that the above Fareham Tree Preservation Orders Nos. 075,076,098,105,235,288,356,474 and 469 be revoked.

(The meeting started at 2.30 pm  
and ended at 6.35 pm).