

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 20 January 2021

Venue: Microsoft Teams Virtual Meeting

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: F Birkett, T M Cartwright, MBE, P J Davies, M J Ford, JP, Mrs C L A Hockley, L Keeble and R H Price, JP

Also Present: Councillor S Dugan (Item 7 (5))



1. APOLOGIES FOR ABSENCE

There were no apologies of absence at this meeting. However, Councillor Mrs C L A Hockley was in attendance at this meeting as a deputy due to the loss of Councillor K D Evans.

2. CHAIRMAN'S ANNOUNCEMENTS

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

3. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct Councillor I Bastable declared a pecuniary interest in item 7 (2) – Land East of 246 Botley Road, Burrridge as he lives approximately 10 metres from the application site. He left the meeting for this item and took no part in the debate or vote on the application.

4. 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	Dep Type
ZONE 1 – 2.30pm					
Ms E Eldridge & Mr T Moody		356 BROOK LANE – LAND TO REAR SARISBURY GREEN SO31 7DP – ERECTION OF TWO DETACHED 3-BED DWELLINGS	Opposing	7 (1) P/18/1240/FP Pg 18	Written
Mr & Mrs Burnett		-Ditto-	-Ditto-	-Ditto-	Written
Mrs G Neile		LAND TO EAST OF 246 BOTLEY ROAD BURRIDGE – OUTLINE APPLICATION FOR SEVEN DETACHED DWELLINGS	Opposing	7 (2) P/18/1413/OA Pg 31	Written
Mr & Mrs Crossingham		-Ditto-	-Ditto-	-Ditto-	Written

Mr J Wood	Burrige and Swanwick Residents Associations	-Ditto-	-Ditto-	-Ditto-	Written
Mr A Ford (Agent)		-Ditto-	Supporting	-Ditto-	Written
Mr J Bell		-Ditto-	-Ditto-	-Ditto-	Written
Ms K Richards (Agent)		21 BURRIDGE ROAD BURRIDGE SO31 1BY – RESIDENTIAL DEVELOPMENT OF 4 SELF-BUILD DWELLINGS, AMENITY AREAS, WITH ACCESS OFF BURRIDGE ROAD (AMENDED SCHEME TO P/18/1252/FP)	Supporting	7 (3) P/20/1007/RM Pg 55	Written
Mr N Nejati		15 BROOK LANE WARSASH SO31 9FH – CHANGE OF USE FROM RESTAURANT (CLASS E) TO MIXED USE RESTAURANT (CLASS E) AND HOT-FOOD TAKEAWAY (SUI GENERIS)	Supporting	7 (4) P/20/1251/CU Pg 72	Written
ZONE 2 – 2.30pm					
ZONE 3 – 2.30pm					
Mrs A Penfold		65 OLD STREET FAREHAM PO14 3HQ – REMOVAL OF CONDITION 3 OF PLANNING PERMISSION – P/16/0301/FP FOR THE CONSTRUCTION OF A 14 STABLE BARN WITH HORSE WALKER AND 60 X 30 MANEGE, NEW TOILET/STORE	Opposing	7 (5) P/20/1228/VC Pg 80	Written

		BUILDING AND GRAVEL/TARMAC HARDSTANDING			
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5. ACTUAL REVENUE EXPENDITURE

The Committee considered a report by the Director of Planning and Regeneration on the actual revenue expenditure for 2019/20.

RESOLVED that the Committee note the content of the report.

6. SPENDING PLANS 2021/22

The Committee considered a report by the Director of Planning and Regeneration on the spending plans for 2021/22.

RESOLVED that the Committee:-

- (i) agree the revised budget for 2020/21;
- (ii) agree the base budget for 2021/22; and
- (iii) recommends the budget to Full Council for approval.

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/18/1240/FP - 356 BROOK LANE - LAND TO THE REAR SARISBURY GREEN SO31 7DP

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 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.

(2) P/18/1413/OA - LAND TO EAST OF 246 BOTLEY ROAD BURRIDGE SO31 1BL

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

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

Since the notification of the item appearing on the planning committee was issue, seven additional third party comments have been received. Five of the comments were from existing third parties, and two additional comments from new third parties. No new objections beyond those matters already raised were given.

In addition, paragraph 8.39 is incorrect as the applicant has already purchased the necessary credits from the Hampshire and Isle of Wight Wildlife Trust, and therefore no condition is required to secure the necessary nitrate mitigation.

Councillor I Bastable declared a pecuniary interest in this item as he lives approximately 10 metres away from the application site. He left the meeting for the remainder of this item and took no part in the debate or vote on the application.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure:

- Financial contributions to provide for satisfactory mitigation of the ‘in combination’ effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent and Southampton Water, Solent and Dorset Coast Special Protection Area and Portsmouth Harbour Special Protection Areas;
- Financial contribution toward the provision of off-site affordable housing; and,
- The provision and transfer of land to the northeast and east of the site as part of the Burrbridge/Whiteley Buffer and 5 metre width reptile habitat corridor to the Council, including financial contributions for its maintenance;

and the conditions in the report, was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the applicant/owner first entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure:

- Financial contributions to provide for satisfactory mitigation of the ‘in combination’ effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent and Southampton Water, Solent and Dorset Coast Special Protection Area and Portsmouth Harbour Special Protection Areas;
- Financial contribution toward the provision of off-site affordable housing; and,
- The provision and transfer of land to the northeast and east of the site as part of the Burrbridge/Whiteley Buffer and 5 metre width reptile habitat

corridor to the Council, including financial contributions for its maintenance;

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

(3) P/20/1007/FP - 21 BURRIDGE ROAD SO31 1BY

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

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

There are two typographic errors in the Committee Report:

Paragraph 8.21 (last sentence) should state "would not be sustainably..."

In Section 9.0, Policy CS4 is missing from the recommendation for refusal.

Upon being proposed and seconded, the officer recommendation that had Members had the opportunity to determine the application they would have refused it, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that had Members had the opportunity to determine the application they would have REFUSED it for the following reasons:

Reasons for Refusal

The development would be contrary to Policies CS2, CS4, CS6, CS14 and CS17 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP1, DSP2, DSP3, DSP6, DSP13, DSP15 and DSP40 of the Adopted Local Plan Part 2: Development Sites and Policies Plan, and is unacceptable in that:

- i) The provision of dwellings in this location would be contrary to adopted local plan policies which seeks to prevent residential development in the countryside. Further, the development would not be sustainably located adjacent to or well integrated with the neighbouring settlement area;
- ii) The introduction of dwellings in this location would fail to respond positively to and be respectful of the key characteristics of the area, particularly its predominantly undeveloped, backland location, which would be out of character with the prevailing pattern of development in the area;
- iii) As a result of the poor layout design, the proposal would result in an excessive distance for refuse/recycling bins to be taken to and from the proposed properties, to the detriment of future residents;
- iv) Insufficient information has been provided to adequately demonstrate that no harm would be caused to features of ecological importance on and surrounding the site and protected species;
- v) 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 secured mitigation; and

- vi) 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 and Southampton Waters Special Protection Area and the Portsmouth Harbour Protection Area.

(4) P/20/1251/CU - 15 BROOK LANE WARSASH SO31 9FH

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

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

There are two typographic errors in the Committee Report:

The description of the proposal should state: "CHANGE OF USE FROM RESTAURANT (CLASS E) TO HOT-FOOD TAKEAWAY (SUI GENERIS)".

In paragraph 2.1, the second sentence should state "The premises are currently vacant and were formerly occupied by an Italian Restaurant..."

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and an additional condition requiring car parking spaces to be marked out, 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 car parking spaces to be marked out, PLANNING PERMISSION be granted.

(5) P/20/1228/VC - 65 OLD STREET FAREHAM PO14 3HQ

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

At the invitation of the Chairman, Councillor S Dugan addressed the Committee on this item.

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 proposal is contrary to policies CS5 and CS17 of the adopted Fareham Borough Core Strategy; Policy DSP2 of the adopted Fareham Borough Local

Plan Part 2: Development Sites and Policies, in that it fails to demonstrate that the removal of Condition 3 would not result in a significant impact on the neighbouring occupiers by reason of increased noise, light and air pollution, and highway safety, by reason of insufficient information to adequately assess whether the unfettered use of the site would adversely affect the safety and operation of the local road network.

(6) UPDATE REPORT

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

8. PLANNING APPEALS

The Committee noted the information in the report.

(The meeting started at 2.30 pm
and ended at 5.34 pm).