

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 3 March 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,
L Keeble, R H Price, JP and Mrs C L A Hockley

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meetings held on 27 January 2021 and 17 February 2021 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcement:

At the last Planning Committee meeting I provided an update on two judicial review claims in Warsash; one relates to a planning permission granted for eight houses at Egmont Nurseries, Brook Avenue, and one to a planning permission granted for six houses adjacent to 79 Greenaway Lane.

I advised Members that the Courts had granted permission in both cases for the claimants to proceed with a judicial review of these planning permissions. Hearings will take place for both claims, and the claims will be heard consecutively by the same judge. Originally the hearings were due to be held from 8th-10th June 2021. The Courts have subsequently advised us that the hearings for the two claims will now be held from 11th-13th May, 2021.

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	Item No/ Application No/Page No	Dep Type
ZONE 1					
Mr M Knappett (Agent)		14 BEACON BOTTOM PARK GATE SO31 7GQ – ERECTION OF NINE DWELLINGS WITH ASSOCIATED PARKING AND ACCESS FOLLOWING	Supporting	6 (1) P/19/1061/FP Pg 25	Written

		DEMOLITION OF OUTBUILDINGS			
Mr R Marshall	The Fareham Society	-Ditto-	-Ditto-	-Ditto-	Written
Ms D Wray		YALE COTTAGE DUNCAN ROAD PARK GATE – DETACHED GAMES ROOM WITHIN REAR GARDEN	Opposing	6 (2) P/20/1399/FP Pg 53	Written
Mr D Brown		-Ditto-	-Ditto-	-Ditto-	Written
Mr N Girdler	Titchfield Village Trust	ST PETERS PARISH ROOM HIGH STREET TITCHFIELD PO14 4AQ – REPLACEMENT TILES; INSTALL 3 ROWS OF SOLAR PANELS; REPLACEMENT PAVING SLABS TO IMPROVE DRAINAGE AND CREATE A LEVEL HARDSTANDING	Supporting	6 (4) P/21/0019/FP Pg 64	Written
ZONE 2					
ZONE 3					

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 the development control matters, including information regarding new appeals and decisions.

(1) P/19/1061/FP - 14 BEACON BOTTOM PARK GATE SO31 7GQ

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:-

It has been confirmed that the proposal would satisfy the Nationally Described Space Standards and amended plans have been submitted accordingly with minor alternations to internal layout and/or footprints of dwellings.

Amend Condition 2 as follows to correct plan reference numbers;

The development shall be carried out in accordance with the following approved documents:

- a) Site Location Plan (drwg No. 18-1020-101-1ST)*
- b) Site Plan (drwg No. 18-1020-105-B)*
- c) Site Plan Colour (drwg No. 18-1020-106-B)*
- d) Constraint & Opportunities Plan (drwg No. 18-1020-002-1st)*
- e) Streetscene & Site Section (drwg No. 18-1020-125-B)*
- f) Site Plan Massing Active Frontage and Refuse Strategy (drwg No. 18-1020-107-B)*
- g) Site Plan Parking Strategy (drwg No. 18-1020-108-B)*
- h) Plot 1 Plans & Elevations (drwg No. 18-1020-110-C)*
- i) Plot 2 Plans & Elevations (drwg No. 18-1020-111-A)*
- j) Plot 3 & 4 Plans & Elevations (drwg No. 18-1020-112-A)*
- k) Plot 5 Plans & Elevations (drwg No. 18-1020-115-A)*
- l) Plots 6,7,8 Plans & Elevations (drwg No. 18-1020-114-A)*
- m) Plot 9 Plans & Elevations (drwg No. 18-1020-116-A)*
- n) Ancillary Buildings (drwg No. 18-1020-120-A)*
- o) Ecological Appraisal (Lindsay Carrington Ecological Services dated Sept 2018, Updated Sept 2019)*
- p) Arboricultural Report (Harper Tree Consulting dated 2 June 2020)*
- q) Assessment of Shading for Beacon Bottom Site (Harper Tree Consulting dated 2 April 2020)*
- r) Transport Statement & Addendum Reports (Bellamy Roberts dated Sept 2019, 16 December 2019 & 2 June 2020)*

REASON: To avoid any doubt over what has been permitted.

Additional planning condition proposed;

No development shall proceed beyond damp proof course (dpc) level until details of how electric vehicle charging points will be provided at the following level:

- a) One EV charging point installation per residential dwelling with off-street parking.*

The development shall be carried out in accordance with the approved details.

REASON: To promote sustainable modes of transport, to reduce impacts on air quality arising from the use of motorcars and in the interests of addressing climate change.

The Planning Officer also provided the Committee with the following Verbal Update:-

Amend Condition 2 as follows;

The development shall be carried out in accordance with the following approved documents:

- a) Site Location Plan (drwg No. 18-020-1020-1ST)*
- b) Site Plan (drwg No. 18-1020-105-C)*
- c) Site Plan Color (drwg No. 18-1020-106-C)*
- d) Constraint & Opportunities Plan (drwg No. 18-1020-002-1st)*

- e) *Streetscene & Site Section (drwg No. 18-1020-125-B)*
- f) *Site Plan Massing Active Frontage and Refuse Strategy (drwg No. 18-1020-107-C)*
- g) *Site Plan Parking Strategy (drwg No. 18-1020-108-C)*
- h) *Plot 1 Plans & Elevations (drwg No. 18-1020-110-D)*
- i) *Plot 2 Plans & Elevations (drwg No. 18-1020-111-A)*
- j) *Plot 3 & 4 Plans & Elevations (drwg No. 18-1020-112-A)*
- k) *Plot 5 Plan & Elevations (drwg No. 18-1020-115-A)*
- l) *Plots 6,7,8 Plans & Elevations (drwg No. 18-1020-114-A)*
- m) *Plot 9 Plans & Elevations (drwg No. 18-1020-116-A)*
- n) *Ancillary Buildings (drwg No. 18-1020-120-A)*
- o) *Ecological Appraisal (Lindsay Carrington Ecological Services dated Sept 2018, Updated Sept 2019)*
- p) *Arboricultural Report (Harper Tree Consulting dated 2 June 2020)*
- q) *Assessment of Shading for Beacon Bottom Site (Harper Tree Consulting dated 12 April 2020)*
- r) *Transport Statement & Addendum Reports (Bellamy Roberts dated Sept 2019, 16 December 2019 & 2 June 2020)*

Amended Recommendation

GRANT PLANNING PERMISSION

Subject to;

- i) *Re-notification of No.24 Beacon Bottom for 14 day period;*
- ii) *Following receipt of any further representations from No.24 Beacon Bottom, consideration of those comments being delegated to the Head of Development Management.*

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

- i) The conditions in the report;
- ii) The conditions in the update report;
- iii) The updated conditions in the Officer's Verbal Update; and
- iv) An additional condition removing Permitted Development Rights from the roof space to prevent the use of these as habitable rooms.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to: -

- i) The conditions in the report;
- ii) The conditions in the Update Report;
- iii) The amended conditions in the Officer's Verbal Update; and
- iv) The additional condition removing Permitted Development Rights from the roof space to prevent the use of these as habitable rooms.

PLANNING PERMISSION be granted.

(2) P/20/1399/FP - YALE COTTAGE DUNCAN ROAD PARK GATE SO31 1BD

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

A motion was proposed and seconded that the application be deferred for the submission of additional information regarding materials, and was voted on and declared LOST.

(Voting: 2 in favour; 7 against)

A further motion was proposed and seconded to refuse the application and was voted on and CARRIED.

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

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development would be contrary to Policy CS17 of the Adopted Fareham Borough Core Strategy 2011 and Policy DSP3 of the Adopted Fareham Local Plan Part 2: Development Sites and Policies 2015, and is unacceptable in that:

- a) by reason of its height, size, bulk and close proximity to the site boundaries and neighbouring properties, the outbuilding would represent an unneighbourly form of development which would have an unacceptable adverse impact on the living conditions of neighbouring occupiers, and would furthermore be harmful to the character of the area.

(3) P/20/1510/FP - 105 WARSASH ROAD WARSASH SO31 9HU

Upon being proposed and seconded the Officer recommendation to grant planning permission, subject to the conditions in the report and an additional condition requiring staining treatment of the wood panels in a dark oak colour within three months of the date of the decision,, was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that, subject to the conditions in the report, and an additional condition requiring staining treatment of the wood panels in a dark oak colour within three months of the date of the decision, PLANNING PERMISSION be granted.

(4) P/21/0019/FP - ST PETERS PARISH ROOM HIGH STREET TITCHFIELD

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: -

Representations

In addition to the Twenty-three letters from the consultation process considered in the Committee Report, four additional letters have been received. The four letters are all in support of the development as it is seen to

support the combat of climate change for a carbon neutral future. No substantive new issues were raised.

Members of the Planning Committee considered that the sustainability benefits of installing the panels on the southern elevation of the roof would outweigh any harm to the character and appearance of the Titchfield Conversation Area and the non-designated heritage asset, contrary to the Officer's recommendation.

A motion was proposed and seconded to grant planning permission, subject to the following conditions, securing:

- i) Implementation time limit;
- ii) Approved plans and drawings;
- iii) Submission of materials details for roofing and paving; and
- iv) Schedule of works.

Was voted on and CARRIED.

(Voting: 9 in favor; 0 against)

RESOLVED that, subject to conditions securing the following: -

- i) Implementation time limit;
- ii) Approved plans and drawings;
- iii) Submission of materials details for roofing and paving; and
- iv) Schedule of works.

PLANNING PERMISSION be granted.

7. PLANNING APPEALS

The Committee noted the information in the report.

8. UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 6.13 pm).