

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 17 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,
Mrs C L A Hockley, L Keeble and J S Forrest (deputising for R
H Price, JP)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor R H Price, JP.

2. CHAIRMAN'S ANNOUNCEMENTS

The Chairman used the Chairman's announcements to outline how intended to run the meeting.

3. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

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	Item No/ Application No/Page No	DEP Type
ZONE 1 – 2.30pm					
Mrs H Megginson (Lead Petitioner)		LAND BETWEEN AND TO THE REAR OF 56-66 GREENAWAY LANE – OUTLINE APPLICATION FOR UP TO 28 DWELLINGS TOGETHER WITH ASSOCIATED LANDSCAPING, AMENITY SPACE, PARKING AND A MEANS OF ACCESS FROM GREENAWAY LANE	Opposing	5 (1) P/18/0756/OA Pg 3	Video
Mr R Holford		-Ditto-	-Ditto-	-Ditto-	Written
Mr T Button		-Ditto-	-Ditto-	-Ditto-	Written
Mr R Megginson		-Ditto-	-Ditto-	-Ditto-	Video
Mrs V Wyatt		-Ditto-	-Ditto-	-Ditto-	Written
Mr S Brown		-Ditto-	Supporting	-Ditto-	Written

(Agent)					
Mr D Newell (Agent)		68 TITCHFIELD PARK ROAD TITCHFIELD PO15 5RN – CONVERSION & EXTENSION OF FORMER CARE HOME TO SIX 1- BED FLATS & THREE 2-BED FLATS	Supporting	5 (2) P/20/1137/FP Pg 29	Written
ZONE 2 – 2.30pm					
ZONE 3 – 2.30pm					
Ms J Hind		LAND TO WEST OF NORTHFIELD PARK, UPPER CORNAWAY LANE PORTCHESTER – USE OF LAND FOR STATIONING OF AGED PERSONS' RESIDENTIAL PARK HOMES (WITH COMMUNITY UNIT)	Supporting	5 (3) P/18/1437/FP Pg 50	Video

5. 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/18/0756/OA - LAND BETWEEN AND TO THE REAR OF 56-66 GREENAWAY LANE WARSASH

The Committee received the deputations referred to in Minute 4 above.

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

1. *Since the publication of the Committee Report, a response from Natural England was received regarding the Council's Appropriate Assessment. The response requested further additional information regarding the nitrogen budget calculation and clarification on the surface water drainage disposal.*

Following a review of the comments, and additional 0.75kg worth of mitigation credits has been agreed to be purchased by the applicant

from the HIWWT scheme at Little Duxmore Farm to address the minor shortfall in mitigation based on proposed land uses.

Additionally, further details regarding concerns that surface water drainage (SuDS) could impact on local watercourses that feed into The Solent were provided to Natural England.

Natural England has subsequently responded raising no concerns with the additional information provided, subject to the drainage details being secured by the Council.

2. Additional Condition regarding securing the nitrate credits:

The development hereby permitted shall not commence unless the Council has received the Notice of Purchase in accordance with the legal agreement between FBC, IWC and HIWWT dated 30 September 2020 in respect of the Credits Linked Land identified in the Nitrates Mitigation Proposals Pack.

REASON: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around The Solent.

3. Nine additional third party letters have been received since the neighbour notifications that the application was going to committee were issued. No new substantive issues were raised that had not already been addressed in the main Committee Report.

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

(Voting: 6 in favour; 3 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The proposal would be contrary to Policies CS5, CS17, CS18 & CS20 of the Adopted Fareham Borough Core Strategy 2011 and Policies DSP15 and DSP40 of the Adopted Local Plan Part 2: Development Sites and Policies Plan, and is unacceptable in that:

- i) The development would result in increased movements along Greenaway Lane, which has no footpaths and limited street lighting, and is well used by pedestrians. The increased vehicular use of the Lane is likely to adversely affect the safety of Greenaway Lane as a pedestrian route;
- ii) 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;

- iii) In the absence of a legal agreement to secure such, the proposal would fail to provide a financial contribution towards education provision;
- iv) In the absence of a legal agreement to secure such, the development proposal would fail to secure provision of affordable housing at a level in accordance with the requirements of the Local Plan;
- v) In the absence of a legal agreement to secure such, the proposal would fail to secure the provision of highway improvements required to meet the needs of existing and future occupiers of Greenaway Lane; and
- vi) In the absence of a legal agreement to secure such, the proposal would fail to secure appropriate pedestrian and cycle links to the adjoining residential developments.

(2) P/20/1137/FP - 68 TITCHFIELD PARK ROAD TITCHFIELD PO15 5RN

The Committee received the deputation referred to in Minute 4 above.

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

An amended site plan has been received (drwg No. 2021/101 Rev G). The Council's refuse team has attended the site with the refuse lorry and met with the planning agent. Consequently the proposed bin store has been relocated to the southern side of the existing access to ease collection for the operators.

Amended condition 2 (schedule of approved plans/documents) and 13 (cycle store provision) accordingly with updated plan number.

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report, and amended condition 2 as per the update report, was voted and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that subject to, the conditions in the report and the amended condition 2 in the update report, PLANNING PERMISSION be granted.

(3) P/18/1437/FP - LAND TO WEST OF NORTHFIELD PARK UPPER CORNAWAY LANE PORTCHESTER PO16 8NF

The Committee received the deputation referred to in Minute 4 above.

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

- i) 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 in respect of the following:

- a) To secure a financial contribution towards the Solent Recreational Mitigation Strategy (SRMS);
 - b) To secure a financial contribution of £17,648 towards improvements to footpath 117;
 - c) To secure a financial contribution of £511,693 towards off-site affordable housing provision; and
- ii) The conditions in the report.
Was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that subject to: -

- i) 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 in respect of the following:
 - a) To secure a financial contribution towards the Solent Recreational Mitigation Strategy (SRMS);
 - b) To secure a financial contribution of £17,648 towards improvements to footpath 117;
 - c) To secure a financial contribution of £511,693 towards off-site affordable housing provision; and
- ii) The conditions in the report.
PLANNING PERMISSION be granted.

(4) Planning Appeals

The Committee noted the information in the report.

(5) UPDATE REPORT

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

6. TREE PRESERVATION ORDER 767 - 74, 80, 84 & 86 HOLLY HILL LANE, SARISBURY GREEN

The Committee considered a report by the Director of Planning and Regeneration on TPO No. 767 – 74, 80, 84 & 86 Holly Hill Lane, to which one objection to the making of a provisional order was raised.

RESOLVED that the Committee agreed that Tree Preservation Order No. 767 be confirmed.

7. TREE PRESERVATION ORDERS

The Committee considered the confirmation of the following Fareham Tree Preservation Order(s), which have been made under delegated powers and to which no formal objection has been received.

Fareham Tree Preservation Order No. 766 2020 – Land North of Hazlebank, New Road, Swanwick, Sarisbury.

Order served on 13 November 2020 and covers one individual oak tree, to which no formal objection have been received.

RESOLVED that Fareham TPO 766 be confirmed, without modification, as made and served.

Fareham Tree Preservation Order No. 768 2020 – Kingfishers, Fishers Hill, Catisfield, Titchfield.

Order served on 4 December 2020 and covers six individual trees (2x oak, 2x walnut, 1x deodar, 1x tulip tree), to which no formal objections have been received.

RESOLVED that Fareham TPO 768 be confirmed, without modification, as made and served.

(The meeting started at 2.30 pm
and ended at 5.44 pm).