FAREHAM
BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 21 April 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:

1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 17 March 2021 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

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

4. DECLARATIONS OF INTEREST

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

Councillor T M Cartwright declared a Personal Interest in Item 6 (1) – Land Adjoining 79 Greenaway Lane as the brother of the applicant is known to him.

Councillor M J Ford declared a Personal Interest in Item 6 (1) – Land Adjoining 79 Greenaway Lane as the brother of the applicant is known to him.

5. DEPUTATIONS

The Committee received a deputation from the following in respect of the applications indicated and were thanked accordingly.

Name	Spokespersons representing the persons listed	Subject	Supporting or Opposing the Application	Item No/ Application No/Page No	Dep Type
ZONE 1 – 2.30pm					
Mrs H Russell		LAND ADJOINING 79 GREENAWAY LANE WARSASH – RESERVED MATTER APPLICATION FOR THE LAYOUT, APPEARANCE, SCALE AND LANDSCAPING FOR PHASE 1-7 OF P/18/0107/OA (OUTLINE APPLICATION FOR	**Opposing**	6 (1) P/21/0133/RM Pg 10	**Written**

		THE ERECTION OF UP TO 30 RESIDENTIAL UNITS AND ASSOCIATED DETACHED GARAGES REVISED SCHEME INCORPORATING ACCESS TO THE SOUTH) AND DISCHARGE OF CONDITION 9 (BIODIVERSITY ENHANCEMENT AND MITIGATION PLAN)			
Mrs H Megginson	Lead Petitioner	-Ditto-	**-Ditto-**	-Ditto-	**Audio**
Mrs V Wyatt		-Ditto-	**-Ditto-**	-Ditto-	**Written**
Mr R Megginson		-Ditto-	**-Ditto-**	-Ditto-	**Audio**
Mr S Dinnage		-Ditto-	**Supporting**	-Ditto-	**Written**
Mr & Mrs Fricker		-Ditto-	**-Ditto-**	-Ditto-	**Video**
Mr M Dove		-Ditto-	**-Ditto-**	-Ditto-	**Written**
Mr P Airey (Agent)		-Ditto-	**-Ditto-**	-Ditto-	**Written**
ZONE 2 – 2.30pm					
Mr & Mrs Asby		5 BRIARWOOD CLOSE FAREHAM – GROUND FLOOR REAR EXTENSION, FIRST FLOOR ROOF TERRACE AND BALCONY	**Opposing**	6 (2) P/21/0367/FP Pg 22	**Written**
Mr & Mrs Wright		-Ditto0	**-Ditto-**	-Ditto-	**Video**
Mr L Wright		-Ditto-	**-Ditto-**	-Ditto-	**Video**
Mrs K Dawkins		-Ditto-	**Supporting**	-Ditto-	**Written**
Ms R Smith (Agent)		-Ditto-	**-Ditto-**	-Ditto-	**Written**
ZONE 3 – 2.30pm					

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/21/0133/RM - LAND ADJOINING 79 GREENAWAY LANE, WARSASH

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 report was written the following representations were received:

1. *A statutory declaration from the owner of 112 Greenaway Lane stating:*

- *He has lived at the address since August 2010*
- *There were never any more than 1-2 horses and they were grazing land to the east of 79 Greenaway Lane*
- *He did not ever see any horses on land to the west of 79 Greenaway Lane*
- *He has witnessed the grazing of horses for no longer than 12 months over the last 10 years.*

2. *A statutory declaration from the owners of 50 Greenaway Lane stating:*

- *He has lived at the address for 19 years and he has witnessed the grazing of horses for no longer than 12 months over the last 10 years.*

3. *A statutory declaration from the owner of Rosemary Cottage, Brook Avenue stating:*

- *She has lived at the address for 9 years*
- *She did not see any animals grazing on the land between mid-2013 and January 2016*
- *She know the person who grazed her horses on the land to the East of 9 Greenaway Lane for a period of 10 months.*
- *The garden for 79 Greenaway Lane extended to the southern boundary at the time when the land to the east was used to graze horses.*

4. *12 objections (7 from addresses linked to objections already submitted.) The objections raised concerns regarding the following issues (not already raised):*

- *Insufficient nitrate mitigation*
- *Carbon footprint of the construction process and proposed housing*

Officer Comment

The impact of the proposed development on the European Protected Sites, in particular the impact of nitrates and the necessary mitigation required to ensure nitrate neutrality, was considered and secured as part of the determination of the outline planning application. An Appropriate Assessment was undertaken and was considered satisfactory by Natural England.

Representations submitted in respect of the reserved matters application contain statutory declarations relating to the past use of the land within the site, in particular the area within the site that was grazed by horses and the duration of the grazing. The statutory declarations do not provide any new information that was not available and taken into account at the outline stage, and therefore there is no requirement to carry out a further Appropriate Assessment.

Councillor T M Cartwright declared a Personal Interest in this item as the applicant's brother is known to him.

Councillor M J Ford declared a Personal Interest in this item as the applicant's brother is known to him.

Upon being proposed and seconded the officer recommendation to approve the reserved matters application, 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, the reserved matters application be APPROVED.

(2) P/21/0367/FP - 5 BRIARWOOD CLOSE FAREHAM PO16 0PS

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

At the invitation of the Chairman, written representations from Councillors K Barton, and G Fazackarley were read out by the Committee and Information Manager, and the Committee Officer.

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

Environmental Health

No objection.

Additional representation from Redlands School

Redlands School confirmed that the field is used for sports activities and outdoor education. It is not used on a regular basis but in general is used more in summer months. Use tends to be for a couple of hours at a time.

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: 6 in favour; 3 against)

RESOLVED that, subject to the conditions in the report, 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 4.30 pm).