

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 17 July 2013

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor A Mandry (Vice-Chairman)

Councillors: B Bayford, P J Davies, K D Evans, M J Ford, JP, Mrs C L A Hockley (deputising for D C S Swanbrow), R H Price, JP and Mrs K K Trott



1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor D C S Swanbrow.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the meeting of the Planning Committee held on 19 June 2013 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at this meeting.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

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

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No
ZONE 1				
Mr J McDermott (Agent)		203 Locks Road, Locks Heath Southampton, SO31 6LD - Demolition of existing building and construction of two-storey detached building with accommodation at roof level to form six residential flats with associated landscaping and car parking	Supporting	Item 7(1) P/13/0271/FP
ZONE 2				
Mr R Tutton (Agent)		84 Fareham Park Road, Fareham, PO15 6LW - Proposed redevelopment by the erection of seven 4-bedroomed detached houses (outline application)	Supporting	Item 7(8) P/13/0059/OA

Mr R Tutton (Agent)		84 Fareham Park Road, Fareham, PO15 6LW - Proposed redevelopment by the erection of fourteen two bedroomed bungalows for occupation by elderly person (outline)	Supporting	Item 7(9) P/13/0137/OA
ZONE 3				
Mr P Wright		64 & 66 Winnham Drive, Fareham - Fell one Fir and one Birch protected by TPO 460	Supporting	Item 7(12) P/13/0353/TO

6. ACTUAL REVENUE EXPENDITURE 2012/13

The Committee considered a report by the Director of Finance and Resources regarding Actual Revenue Expenditure for 2012/13 in respect of the services for which the Planning Committee is responsible (copy of report circulated with the agenda).

Members were referred to paragraph 3 of the report and asked to note that it should read "The actual expenditure shows an underspend of £7,553", which reflects the information shown in the table.

RESOLVED that the information contained in the report be noted.

DECISIONS UNDER DELEGATED POWERS

7. 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 (copy of report circulated with agenda). An Update Report was tabled at the meeting.

(1) P/13/0271/FP - 203 LOCKS ROAD LOCKS HEATH

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 9 in favour of refusal; 0 against refusal)

RESOLVED that planning permission be REFUSED.

Reasons for the decision: The proposal is not considered acceptable being contrary to Policies CS17 and CS18 of the Core Strategy and Policy DG4 of

the Fareham Borough Local Plan Review. The proposed building is bulky and is of a poor design and the layout of the site would be entirely unrelated to the surrounding area. It would be detrimental to neighbouring amenity, give rise to situations prejudicial to highway safety and fails to contribute towards affordable housing provision.

Policies: Approved Fareham Borough Core Strategy CS2 – Housing provision, CS5 – Transport, Strategy and Infrastructure, CS6 – The Development Strategy, CS7 – Development in Fareham, CS15 – Sustainable Development and Climate Change, CS16 – Natural Resources and Renewable Energy, 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 – DG4 – Site Characteristics.

(2) P/13/0273/CU - THE WHITELEY SURGERY YEW TREE DRIVE WHITELEY FAREHAM

The Committee were advised that this application has been withdrawn.

(3) P/13/0365/FP - EXPO DRILLS LTD, CLOCKTOWER WORKS SHORE ROAD WARSASH

The Committee was referred to the Update Report which provided the following information: *Members are advised that the condition recommended by officers in relation to restricting the use of mechanical machinery is intended to apply to such equipment being used within the new workshop only. The condition would not affect the use of machinery elsewhere within the site.*

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 condition in the report, PLANNING PERMISSION be granted.

(4) P/13/0406/FP - 113 THE AVENUE FAREHAM

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.

(5) P/13/0450/TO - THE BRIARS 36 CATISFIELD ROAD FAREHAM

Upon being proposed and seconded the officer recommendation to:-

(a) One London Plane - grant consent to crown thin by 10% with pruning cuts not exceeding 50mm in diameter and reduce 1no over extended branch to north of crown by 3 metres to suitable growth point; and

(b) One cedar (deodar) - refuse consent to fell to ground level

was voted on and CARRIED
(Voting 9 in favour, 0 against)

RESOLVED that:-

a) CONSENT be GRANTED to crown thin by 10% with pruning cuts not exceeding 50mm in diameter and reduce 1no over extended branch to north of crown by 3 metres to suitable growth point of one London Plane; and

b) CONSENT be REFUSED to fell one Cedar (deodar) to ground level.

Reasons for the decision: The proposed pruning works to the London Plane are not considered harmful to the health and visual appearance of the tree and can be supported on arboricultural grounds. The reasons given for felling the Cedar (deodar) are not considered sufficient to demonstrate that on arboricultural grounds this tree should be removed.

Policies: Fareham Borough Local Plan Review: DG4 – Site Characteristics.

(6) P/13/0435/FR - 101 HILLSON DRIVE FAREHAM

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; 1 abstention).

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

(7) P/13/0474/FP - 25 CORT WAY 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: 9 in favour; 0 against).

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

(8) P/13/0059/OA - 84 FAREHAM PARK ROAD FAREHAM

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

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

(i) the applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council, to secure a financial contribution towards off-site provision of affordable housing; and

(ii) the conditions in the report; and

(iii) to the Countryside Officer raising no objections to the revised highway layout.

was voted on and CARRIED.
(Voting: 5 in favour; 4 against).

RESOLVED that subject to:-

(i) the applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council to secure a financial contribution towards off-site provision of affordable housing; and

(ii) the conditions in the report; and

(iii) to the Countryside Officer raising no objections to the revised highway layout

OUTLINE PLANNING PERMISSION be granted.

(9) P/13/0137/OA - 84 FAREHAM PARK ROAD FAREHAM

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 agenda compilation it has been brought to our attention that the attached location plan is incorrect - the correct site outline will be displayed to Members at the meeting.*

Similarly, the Conclusion in the report has an error; the reference to 'insufficient information [being] provided regarding ecology' at the foot of Page 78 is an error, and this comment should be disregarded and deleted.

Upon being proposed and seconded the officer recommendation to refuse outline planning permission, was voted on and CARRIED.
(Voting: 9 for refusal; 0 against refusal).

RESOLVED that outline 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 CS4, CS14, CS17 and CS18 of the Adopted Fareham Borough Core Strategy 2011, Saved Policies DG4 and C18 of the Fareham Borough Local Plan Review. The proposal includes residential development in the countryside for which no justification has been provided which would be unacceptable and be harmful in terms of visual impact; insufficient information

is provided regarding ecology; no affordable housing provision has been secured.

Policies: Approved Fareham Borough Core Strategy - CS2 - Housing Provision, CS4 - Green Infrastructure, Biodiversity and Geological Conservation, CS5 - Transport Strategy and Infrastructure, CS6 - The Development Strategy, CS7 - Development in Fareham, CS15 - Sustainable Development and Climate Change, CS17 - High Quality Design, DG4 - Site Characteristics, CS20 - Infrastructure and Development Contributions, CS21 - Protection and Provision of Open Space. Fareham Borough Local Plan Review - C18 - Protected Species, DG4 - Site Characteristics.

(10) P/12/1042/FP - 29 OLD STREET HILL HEAD

The Committee was referred to the Update Report which provided the following information: *No written comments were received as a result of the extra public consultation period.*

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.

(11) P/13/0278/FP -HAMBROOK LODGE NEWGATE LANE FAREHAM

The Committee was referred to the Update Report which provided the following information: *Further to the suggested conditions set out in the Officer's report, in light of the nature of the building to be demolished it is recommended that a materials salvage condition be imposed.*

Upon being proposed and seconded the officer recommendation to grant planning permission, subject to the conditions in the report and a further condition regarding method of demolition and salvage of materials, was voted on and CARRIED

(Voting 8 in favour; 1 against).

RESOLVED that, subject to the conditions in the report and a further condition regarding method of demolition and salvage of materials PLANNING PERMISSION be granted.

(12) P/13/0353/TO - 64 & 66 WINNHAM DRIVE FAREHAM

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

Upon being proposed and seconded, the officer recommendation to grant consent, 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, CONSENT be GRANTED.

(13) P/13/0451/TO - 11 FERNIE CLOSE STUBBINGTON

Upon being proposed and seconded, the officer recommendation to:-

(a) grant consent for application (A), to crown raise the oak tree to 6 metres above ground level by removing small diameter branches < 75mm; and

(b) refuse consent for application (B), to crown reduce the oak tree by 2 metres and thin one in four branches to the tree protected by Tree Preservation Order No 632

was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that in relation to the proposed works to the oak tree protected by Tree Preservation Order No 632:-

(a) CONSENT be GRANTED to crown raise the oak tree to 6 metres above ground level by removing small diameter branches < 75mm; and

(b) CONSENT be REFUSED to crown reduce the oak tree by 2 metres and thin one in four branches.

Reasons for the decision: It is not considered that the extent of the proposed pruning is necessary. There are insufficient arboricultural grounds to justify such significant pruning as proposed by (B), which would be harmful to the tree's appearance and condition and therefore the public amenity value of the oak. The works for crown raising to 6 metres above ground level are however acceptable in arboricultural terms

Policies: Fareham Borough Local Plan Review: DG4 - Site Characteristics.

(14) P/13/0478/FP - COMMUNITY CENTRE WESTLANDS GROVE PORTCHESTER

Upon being proposed and seconded the officer recommendation to grant planning permission was voted on and CARRIED
(Voting 9 in favour; 0 against).

RESOLVED that PLANNING PERMISSION be granted.

(15) P/13/0498/FP - 29 SUMMERLEIGH WALK FAREHAM

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.

(16) Planning Appeals

The Committee noted the information in the report.

(17) UPDATE REPORT

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

8. PLANNING APPLICATION P/11/0436/OA- LAND AT DAEDALUS- USE OF AIRFIELD FOR EMPLOYMENT BASED DEVELOPMENT(UP TO 50202 SQ M OF FLOOR SPACE) IN NEW AND EXISTING BUILDINGS (USE CLASSES B1,B2 & B8) WITH INCREMENTAL DEMOLITION TOGETHER WITH CLUBHOUSE (CLASS D2) VEHICLE ACCESS,OPEN SPACE AND LANDSCAPING

The Committee was informed that this item had been withdrawn before the meeting.

9. TREE PRESERVATION ORDERS

The Committee considered confirmation of the following Tree Preservation Orders which had been made by officers under delegated powers and to which no formal objections had been received.

(1) Fareham Tree Preservation Order 682 - Ashwood, Land at 168 Hunts Pond Road and 114, 116 & 118 Locks Heath Park Road, Locks Heath

Order made on 24 May 2013 covering 35 individual trees (25 oak, 4 beech, 4 pine and 2 sycamore).

RESOLVED that :-

- (i) Fareham Tree Preservation Order No.682 be confirmed with modification to the title to read: *Fareham Tree Preservation Order 682 - Ashwood, Land at 168 Hunts Pond Road and 114, 116, 118 & 120 Locks Heath Park Road, Locks Heath*; and
- (ii) Fareham Tree Preservation Order No.9 be revoked as all the trees in the older order have, where appropriate, been included in the new order.

(2) Fareham Tree Preservation Order 683 - Land west of Lesanto, Little Park Farm Road, Park Gate

Order made on 22 May 2013 covering one group of trees (G1 - comprising 12 oak and 1 field maple).

RESOLVED that Fareham Tree Preservation Order No.683 be confirmed as made and served.

(The meeting started at 2.30 pm and ended at 4.20 pm).

