

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 16 June 2021

Venue: Council Chamber - Civic Offices

PRESENT:

Councillor I Bastable (Chairman)

Councillor (Vice-Chairman)

Councillors: F Birkett, Miss J Bull, T M Cartwright, MBE, P J Davies, M J Ford, JP, Mrs C L A Hockley, R H Price, JP and S Dugan (deputising for N J Walker)

Also Present: Councillor S D Martin (Items 5 (1) and 5 (2))



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor N Walker.

2. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcement: -

Two planning permissions granted by the Council for six dwellings at Greenaway Lane and eight dwellings at Brook Avenue were recently challenged through the Courts. The main grounds of challenge in both cases related to how the Council had sought to ensure that the developments would not have an adverse effect on the marine environment of The Solent.

Having considered extensive evidence from those bringing the legal challenges, the Council and Natural England, the High Court concluded that the approach taken by the Council to mitigating the effects of nitrates on The Solent was legally sound.

Whilst the High Court upheld the planning permission at Brook Avenue and dismissed the claim in its entirety, the Judge quashed the planning permission at Greenaway Lane on procedural issues.

Full copies of both judgments have been circulated to all Members of the Planning Committee.

3. DECLARATIONS OF INTEREST

There were no declarations of interest received at this meeting.

4. DEPUTATIONS

The Committee received deputations 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					
Mr N McKeon (Agent)		69 BOTLEY ROAD PARK GATE – 12 DWELLINGS WITH ASSOCIATED ACCESS AND PARKING, FOLLOWING DEMOLITION OF THE	Supporting	5 (1) P/19/0643/FP Pg 3	In Person

		EXISTING DWELLING			
Ms G House		LAND AT ADDISON ROAD SARISBURY GREEN – ERECTION OF FOUR DETACHED DWELLINGS AND TWO SEMI-DETACHED DWELLINGS, PARTIAL DEMOLITION OF NO. 2 LONGVIEW AND TWO STOREY EXTENSION	Opposing	5 (2) P/20/0204/FP Pg 28	Written
Mr D Hope	Dalwood Cottage Addison Road	-Ditto-	-Ditto-	-Ditto-	In Person
Mr A Dingley		-Ditto-	-Ditto-	-Ditto-	Written
Mr C Moore		-Ditto-	-Ditto-	-Ditto-	Written
Mr G Giles (Agent)		-Ditto-	Supporting	-Ditto-	In Person
Ms G Walker		53 TITCHFIELD PARK ROAD TITCHFIELD – DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF FOUR DETACHED DWELLINGS WITH ASSOCIATED CAR PARKING, CYCLE AND BIN STORAGE	Opposing	5 (3) P/20/0928/FP Pg 57	Written
Mr R Tutton	55 Titchfield Park Road	-Ditto-	-Ditto-	-Ditto-	In Person
Mr G Giles (Agent)		-Ditto-	Supporting	-Ditto-	In Person
ZONE 2 – 2.30pm					
ZONE 3 – 2.30pm					
Mrs S Sadler		2 GREAT GAYS, FAREHAM, PO14 3JU	Supporting	5(4) P/21/0470/FP Pg 80	Written

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/19/0643/FP - 69 BOTLEY ROAD PARK GATE SO31 1AZ

The Committee received a deputation referred to in Minute item 4 above.

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

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

Comments received from Environmental Health (Noise and Pollution) stating no further comments from those raised regarding noise attenuation from the earlier application P/18/0768/FP. Appropriate conditions applied to application.

Upton 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 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 Special Protection Area;
 - The payment of an off-site financial contribution towards affordable housing provision of £52,551.00; and
 - Securing vehicular/pedestrian access to the land to the north and south;
- ii. the conditions in the report;
- iii. an additional condition to ensure that the communal landscaping areas and grass verges are designed and laid out in a manner which prevents vehicles from parking on them;
- iv. the receipt of satisfactory amended plans showing the garages on plots 10 and 11 amended from garages to carports; and
- v. an additional condition removing permitted development rights preventing the car ports on plots 10 and 11 from being converted into garages for the lifetime of the development.

Was voted on and CARRIED.

(Voting: 6 in favour; 3 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 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 Special Protection Area;

- The payment of an off-site financial contribution towards affordable housing provision of £52,551.00; and
- Securing vehicular/pedestrian access to the land to the north and south;

ii. the conditions in the report;

iii. an additional condition to ensure that the communal landscaping areas and grass verges are designed and laid out in a manner which prevents vehicles from parking on them;

iv. the receipt of satisfactory amended plans showing the garages on plots 10 and 11 amended from garages to carports; and

v. an additional condition removing permitted development rights preventing the car ports on plots 10 and 11 from being converted into garages for the lifetime of the development.

PLANNING PERMISSION be granted.

(2) P/20/0204/FP - LAND AT ADDISON ROAD SARISBURY GREEN

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

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

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: 5 in favour; 4 Against)

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

(3) P/20/0928/FP - 53 TITCHFIELD PARK ROAD PO15 5RN

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

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

One additional condition relating to the requirement for electric charging points has been included. The condition reads as follows:

16. No development shall take place beyond damp proof course (dpc) level until details of how and where Electric Vehicle (EV) charging points will be provided at the following level:

- *At least one Electric Vehicle (EV) charging point per dwelling with allocated parking provision. The development shall be carried out in accordance with the approved details with the charging points provided prior to first occupation of the dwelling to which it serves.*

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.

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

- the conditions in the report and
 - the additional condition set out in the Update Report,
- was voted on and CARRIED.
(Voting: 7 in favour; 2 Against)

RESOLVED that, subject to: -

- the conditions in the report; and
 - the additional condition set out in the Update Report,
- PLANNING PERMISSION be granted.

(4) P/21/0470/FP - 2 GREAT GAYS FAREHAMS PO14 3JU

The Committee received a deputation referred to in Minute item 4 above.

At the invitation of the Chairman the Head of Development Management addressed the Committee: -

‘Chairman I am going to excuse myself for this next item as the applicant’s agent is known to me as a member of my family’

The Head of Development Management then left the room and took no part in discussions on this item and was not present during the vote on the application.

Upton 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.

(5) Planning Appeals

Councillor P J Davies left the meeting during discussions on this item.

The Committee noted the information in the report.

(6) UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 5.19 pm).