

# FAREHAM

BOROUGH COUNCIL

## Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Wednesday, 14 July 2021

**Venue:** Council Chamber - Civic Offices

**PRESENT:**

**Councillor** N J Walker (Chairman)

**Councillor** I Bastable (Vice-Chairman)

**Councillors:** 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 F  
Birkett)

**Also  
Present:**



**1. APOLOGIES FOR ABSENCE**

An apology of absence was received from Councillor F Birkett.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meetings held on 26 May 2021 and 16 June 2021 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 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
<b>ZONE 1 – 2.30pm</b>					
Ms K Richards		LAND AT BEACON BOTTOM WEST PARK GATE – RESIDENTIAL DEVELOPMENT OF 29 DWELLINGS, ASSOCIATED PARKING, LANDSCAPING AND MEANS OF ACCESS FROM BEACON BOTTOM FOLLOWING REMOVAL/REDUCTION OF FRONTAGE HEDGEROW	<b>Supporting</b>	6 (1) P/18/1258/FP Pg 17	<b>In Person</b>
<b>ZONE 2 – 2.30pm</b>					

Ms K Wainwright		THE OLD MILL LOWER QUAY FAREHAM PO16 0RA – CHANGE OF USE OF PART OF GROUND FLOOR UNIT FROM SUI GENERIS USE TO COFFEE BAR (CLASS E)	<b>Supporting</b>	6 (5) P/21/0736/CU Pg 110	<b>In Person</b>
<b>ZONE 3 – 2.30pm</b>					

**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/18/1258/FP - LAND AT BEACON BOTTOM WEST PARK GATE**

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

The Committee Clerk read out a statement on behalf of Councillor S Martin, Ward Councillor.

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

Recommendation

*The recommendation at paragraph 9.1 of the Officer report incorrectly advises Members to “Grant Outline Planning Permission”. Since the application is presented in full and not outline form, the recommendation is hereby amended to recommend that Members “Grant Planning Permission” subject to the matters detailed in the remainder of that paragraph and the amended conditions set out below in this update.*

Car Ports and garages

*The applicant has confirmed that plots 14, 15, 16 and 17 will have a single plus garage whilst plots 11 and 18 will have a single garage. A carport will be provided for plots 22 and 23. Officers are satisfied that this proposal would still ensure the proposal provides adequate parking provision to serve the development and the scheme complies with the Council’s adopted Residential Car & Cycle Parking Standards SPD.*

*Condition 2 of the recommendation at paragraph 9.1 of the Officer report is amended as follows to include additional approves plans relating to the car ports and garages and to remove a plan previously included in error (18.105.24C\_HT Jh\_Floor Plans and Elevations):*

*2. The development shall be carried out in accordance with the following drawings and documents:*

- a) 18.105.01A\_Location Plan
- b) 18.105.02\_Site Plan (1) – Revised June 2020
- c) DD230L001D\_Landscape Proposals Plan – Revised June 2020
- d) 18.105.08\_BlK J\_Floor Plans and Elevations
- e) 18.105.04D\_HT Ah\_Floor Plans and Elevations
- f) 18.105.06D\_Blks A-C&E\_Floor Plans and Elevations
- g) 18.105.07F\_BlK F\_Floor Plans and Elevations
- h) 18.105.10E\_HT K\_Floor Plans and Elevations
- i) 18.105.11D\_HT L\_Floor Plans and Elevations
- j) 18.105.12C\_BlK GV Floor\_Plans and Elevations
- k) 18.105.21E\_BlK L Floor\_Plans and Elevations
- l) 18.105.22D\_HT ZB\_Floor Plans and Elevations
- m) 18.105.25B\_HT JV\_Floor Plans and Elevations
- n) 18.105.27B\_HT M\_Floor Plans and Elevations
- o) 18.105.28A\_HT ZBV\_Floor Plans and Elevations
- p) Preliminary Ecological Appraisal (April 2019)
- q) Bat Survey (April 19)
- r) Beacon Bottom Reptile Surveys and Outline Mitigation (Dec 2020)
- s) DD230D01\_Dormice Mitigation Plan
- t) Beacon Bottom Dormouse Mitigation Strategy (DMS) (Jan 21)
- u) J1128 01 05 Arboricultural Impact Assessment (AIA) – Revised June 2020
- v) Beacon Bottom – Phase II Geo environmental assessment
- w) AC105923-1r4 – Noise Impact Assessment Revised June 2020
- x) ITB14211-004 Carriageway Width Note
- y) Transport Statement (June 2020)
- z) Transport Statement Appendices (June 2020)
- aa) Flood Risk Assessment and Drainage Strategy (Odyssey date June 2020)
- bb) Preliminary Drainage Strategy Plan dwg no. 18-188/001 (Odyssey dated Feb 2020)
- cc) Hydraulic calculations (Odyssey dated Feb 2020)
- dd) Site Investigation data (REC dated Oct 2018)
- ee) 18.105.17\_Carport (rev B)
- ff) 18.105.18\_Single Garage (rev A)
- gg) 18.105.23\_Single Plus Garage (rev A)

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

*Condition 24 of the recommendation is amended as follows:*

*24. The development shall be carried out in accordance with the following schedule of carport and garage provision:*

- a) A “single plus” garage shall be constructed at plots 14, 15, 16 & 17 in accordance with approved drawing no. 18.105.23\_Single Plus Garage (rev A);
- b) A single garage shall be constructed at plots 11 & 18 in accordance with approved drawing no. 18.105.18\_Single Garage (rev A);
- c) A carport shall be constructed for plots 22 & 23 in accordance with approved drawing no. 18.105.17\_Carport (rev B). Thereafter the car

*port shall be retained, without doors, at all times so it is available for its designated purpose for the parking of vehicles.*

*REASON: To ensure adequate car parking provision; in accordance with Policy CS17 of the Fareham Borough Core Strategy.*

Comments from HCC Children's Services

*This quantum of development does not require a contribution towards education infrastructure to be paid.*

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

- (i) The conditions in the report;
- (ii) The amended Conditions 2 and 24 in the Update Report;
- (iii) 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 Recreation Mitigation Strategy (SRMS);
  - b) To secure the provision of affordable housing on-site in the form of 7no. houses for social rent (2 x 1 bed, 4 x 3 bed & 1 x 4 bed) and 4no. houses as intermediate housing (2 x 2 bed & 2 x 3 bed) and a financial contribution for the remaining requirement equivalent to 0.6 dwellings;
  - c) To secure the provision of the following highway improvements to be delivered by the developer through a Section 278 agreement with the highway authority:
    - i. Delivery of the site access as detailed in drawing no. ITB14211-GA-002 rev H in submitted Transport Statement 19<sup>th</sup> June 2020;
    - ii. Provision of a footpath on the northern side of Beacon Bottom as detailed in drawing no. ITB14211-GA-002 rev H in submitted Transport Statement 19<sup>th</sup> June 2020;
    - iii. Removal/reduction of overgrown vegetation along Beacon Bottom as detailed in the Carriageway Width Note produced by i-Transport dated 2<sup>nd</sup> May 2019.
  - d) To secure a financial contribution towards funding of amendments to the existing traffic regulation order (TRO);
  - e) To secure details of the maintenance and management arrangements for areas of the site not within the defined curtilage of any of the residential units hereby permitted; and

- (iv) Delegate to the Head of Development Management in consultation with the Solicitor to the Council to make any minor modifications to the proposed conditions or heads of terms or any subsequent minor changes arising out of detailed negotiations with the applicant which may necessitate the modification which may include the variation, addition or deletion of the conditions and heads as drafted to ensure consistency between the two sets of provisions.

Was voted on and CARRIED.

(Voting: 8 in favour; 1 against)

RESOLVED that, subject to: -

- (i) The conditions in the report;
- (ii) The amended Conditions 2 and 24 in the Update Report;
- (iii) 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 Recreation Mitigation Strategy (SRMS);
  - b) To secure the provision of affordable housing on-site in the form of 7no. houses for social rent (2 x 1 bed, 4 x 3 bed & 1 x 4 bed) and 4no. houses as intermediate housing (2 x 2 bed & 2 x 3 bed) and a financial contribution for the remaining requirement equivalent to 0.6 dwellings;
  - c) To secure the provision of the following highway improvements to be delivered by the developer through a Section 278 agreement with the highway authority:
    - i. Delivery of the site access as detailed in drawing no. ITB14211-GA-002 rev H in submitted Transport Statement 19<sup>th</sup> June 2020;
    - ii. Provision of a footpath on the northern side of Beacon Bottom as detailed in drawing no. ITB14211-GA-002 rev H in submitted Transport Statement 19<sup>th</sup> June 2020;
    - iii. Removal/reduction of overgrown vegetation along Beacon Bottom as detailed in the Carriageway Width Note produced by i-Transport dated 2<sup>nd</sup> May 2019.
  - d) To secure a financial contribution towards funding of amendments to the existing traffic regulation order (TRO);
  - e) To secure details of the maintenance and management arrangements for areas of the site not within the defined curtilage of any of the residential units hereby permitted; and
- (iv) Delegate to the Head of Development Management in consultation with the Solicitor to the Council to make any minor

modifications to the proposed conditions or heads of terms or any subsequent minor changes arising out of detailed negotiations with the applicant which may necessitate the modification which may include the variation, addition or deletion of the conditions and heads as drafted to ensure consistency between the two sets of provisions.

**(2) P/19/1322/OA - 139 SOUTHAMPTON ROAD TITCHFIELD PO14 4PR**

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

*Amended Officer Recommendation to include reference to the application being for 'Outline' Planning Permission.*

**9.0 Recommendation**

**9.1 GRANT OUTLINE PLANNING PERMISSION**

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

- i) Completion of a legal agreement pursuant to 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 the provision and transfer of the areas of open space and buffer zones to Fareham Borough Council, including associated financial contributions for future maintenance;
  - b) To secure a proportionate financial contribution (50% of total costs) towards the delivery of a play area or play equipment and associated maintenance within the HA3 housing allocation;
  - c) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);
  - d) To secure 40% of the proposed units as on-site affordable housing; the type, size, mix and tenure to be agreed to the satisfaction of officers;
  - e) To secure a financial contribution towards education provision towards education infrastructure, for provision of school travel plans and monitoring fees and to provide additional childcare places;
  - f) To secure vehicular and pedestrian access and cycle connectivity to adjoining land to the north right up to the party boundary in perpetuity;
  - g) To secure provision of footpath/cyclepath to link site to footway to the north and the existing Toucan crossing on A27 to the south; and

- ii) The conditions in the report.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to: -

- i) Completion of a legal agreement pursuant to 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 the provision and transfer of the areas of open space and buffer zones to Fareham Borough Council, including associated financial contributions for future maintenance;
  - b) To secure a proportionate financial contribution (50% of total costs) towards the delivery of a play area or play equipment and associated maintenance within the HA3 housing allocation;
  - c) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP);
  - d) To secure 40% of the proposed units as on-site affordable housing; the type, size, mix and tenure to be agreed to the satisfaction of officers;
  - e) To secure a financial contribution towards education provision towards education infrastructure, for provision of school travel plans and monitoring fees and to provide additional childcare places;
  - f) To secure vehicular and pedestrian access and cycle connectivity to adjoining land to the north right up to the party boundary in perpetuity;
  - g) To secure provision of footpath/cyclepath to link site to footway to the north and the existing Toucan crossing on A27 to the south; and
  
- ii) The conditions in the report.  
 OUTLINE PLANNING PERMISSION be granted.

**(3) P/20/1190/OA - LAND TO REAR OF 195-205 SEGENSWORTH ROAD PO15 5EL**

The Chairman announced that this application had been withdrawn by the applicant.

**(4) ENF/52/20 31 Rossan Avenue, Warsash, SO31 9JQ - Engineering Works Resulting in a Change of Garden Levels**

The Committee considered a report by the Director of Planning and Regeneration on engineering works resulting in a change of garden levels at 31 Rossan Avenue.

A motion was proposed and seconded that a planning enforcement notice should be served on the owner of 31 Rossan Avenue in connection with the unauthorised development comprising engineering works resulting in a change in the garden level. The harm that has been caused is an unacceptable adverse impact upon the neighbouring properties as a result of a loss of privacy and over-looking, contrary to Policy DSP3 of the Local Plan Part 2: Development Sites and Policies. In order to remedy the breach, the landowner is required to reinstate the levels in the rear garden back to those which existed before the engineering works were carried out. The period for



complying with the planning enforcement notice is three months. The Committee voted on proposals which were CARRIED.  
(Voting: 9 in favour; 0 against)

RESOLVED that a planning enforcement notice should be served on the owner of 31 Rossan Avenue in connection with the unauthorised development comprising engineering works resulting in a change in the garden level. The harm that has been caused is an unacceptable adverse impact upon the neighbouring properties as a result of a loss of privacy and over-looking, contrary to Policy DSP3 of the Local Plan Part 2: Development Sites and Policies. In order to remedy the breach, the landowner is required to reinstate the levels in the rear garden back to those which existed before the engineering works were carried out. The period for complying with the planning enforcement notice is three months.

**(5) P/21/0736/CU - THE OLD MILL LOWER QUAY PO16 0RA**

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

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

**(6) Planning Appeals**

The Committee noted the information in the report.

**(7) UPDATE REPORT**

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

(The meeting started at 2.30 pm  
and ended at 5.40 pm).