

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 13 October 2021

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (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 I Bastable)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor I Bastable.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that subject to the following amendments to 10 September 2021 minutes:

Item 4 to be reworded to;

“In accordance with Standing Orders and the Council’s Code of Conduct Councillor N J Walker declared a non-pecuniary interest in item 6 – Land East of Downend Road in that following advice from officers he considered himself to be pre-determined on this application.”

And the paragraph in item 6 regarding Councillor Price be re-worded to;

“At the invitation of the Chairman, Councillor R H Price, JP addressed the Committee on this item in his capacity as County Councillor, having removed himself from the Committee due to predetermination. He left the room after making his representation and was not present for the debate or vote on this application.”

The minutes of the Planning Committee meetings held on 10 September 2021 and 15 September 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

In accordance with Standing Orders and the Council’s Code of Conduct the following Councillors made declarations on the following items:

Councillor T M Cartwright declared and personal interest in item 6(1) – Land Adjacent to 125 Greenaway Lane as his son lives within one of the Bargate Home sites.

Councillor N J Walker, Chairman, declared a personal interest in item 6(3) – Land to the Rear of 1-5 Hill Drive in that the applicant is known to him as she is a member of the Board of Trustees for the Portchester Parish Hall of which he is the Chairman.

5. DEPUTATIONS

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

Name	Spokesperson representi	Subject	Supporting or Opposing	Item No/ Application No/Page No	Dep Type
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	ng the persons listed		the Application		
ZONE 1 – 2.30pm					
Mr R Megginson	On behalf of Mr R Holford	LAND ADJACENT TO 125 GREENAWAY LANE – TEMPORARY CONSTRUCTION ACCESS ONTO GREENAWAY LANE TO SERVE DEVELOPMENT PERMITTED UNDER P/19/0402/OA	Opposing	6 (1) P/21/0770/FP Pg 18	In Person (3 mins)
Mrs H Megginson (Lead Petitioner)	Save Warsash and the Western Wards	-DITTO-	-Ditto-	-Ditto-	In person (3 mins)
Mr R Megginson		-DITTO-	-Ditto-	-Ditto-	In person (3 mins)
Mr S Jenkins (i-Transport)		-DITO-	Supporting	-Ditto-	In person (3 mins)
Mr A Whyntie		3 GAINSBOROUGH MEWS FAREHAM – RETAIN CONVERSION OF GARAGE INTO HABITABLE LIVING SPACE AND PROPOSED OFF ROAD PARKING	Opposing	6 (2) P/21/1066/FP Pg 30	In person (3 mins)
ZONE 2 – 3.30pm					
Mr R Blackman / or Paul Wilson		LAND TO THE REAR OF 1-5 HILL DRIVE FAREHAM – DETACHED BUNGALOW, ASSOCIATED PARKING AND LANDSCAPING AND ACCESS ONTO HIGHLANDS ROAD	Opposing	6 (3) P/21/0767/FP Pg 36	In person (3 mins)
Mr B Kelly (Agent)		-Ditto-	Supporting	-Ditto-	In Person (3 mins)
ZONE 3 – 3.30pm					

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/21/0770/FP - LAND ADJACENT TO 125 GREENAWAY LANE WARSASH SO31 9HT

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: -

Clarification

Para 8.4 of the Officer report refers to a pavement next to 112 Greenaway Lane. The pavement referred to is the pavement approved under the outline application reference P/19/0402/OA that will be on the south side of Greenaway Lane opposite no. 112. Part of this section of pavement would be subject to overhanging by articulated lorries using the approved entrance. Part of the driveway directly next to 112 Greenaway Lane would also be subject to overhanging by lorries using the approved entrance.

Representations

12 additional representations from 8 households (all of whom previously commented on the application) have been received. Several of the concerns raised repeat previous concerns which are summarised in the Officer report. The following additional issues were also raised:

The creation of a footpath will future reduce the width of the carriageway

If planning permission is granted can a condition be included to prevent car parking along Greenaway Lane?

If planning permission is granted can a condition be included to restrict the use of the access to 10am-wpm only?

The updated transport statement does not address all of the concerns originally raised by HCC highways including that an alternative access should be sought.

Where will construction traffic turn when the final houses are being completed?

If cars park along Greenaway Lane they could block access to the site.

What evidence is there that HCC have considered the impact of the access on gas infrastructure within Greenaway Lane?

Will the temporary access be removed after construction is completed?

There are no notes of the meeting that took place between the developer and HCC Highways.

Councillor T M Cartwright declared a personal interest in this item as his son lives within one of the Bargate Homes sites.

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

- (i) The conditions in the report;
- (ii) An amendment to Condition 5 as follows:

- 5. On or before 31st December 2026, or upon the occupation of the final dwellinghouse permitted by planning permission P/19/0402/OA and within the land edged blue on plan ITB13162-GA-034 Revision A, whichever is the sooner, the use of the access hereby permitted shall cease and any development carried out in pursuance of this permission shall be demolished, materials removed from the site, and the land restored to its former condition.
REASON: To retain planning control over the development hereby permitted and to enable the circumstances leading to the grant of permission to be reviewed; and

- (iii) That Officers request that Hampshire County Council's Countryside Service and the Applicant ensure that Footpath 14 is improved for use as an alternative route during the period of use of the temporary construction access.

Was voted on and CARRIED.
(Voting: 8 in favour; 1 against)

RESOLVED that, subject to: -

- (i) The conditions in the report;
- (ii) An amendment to Condition 5 as follows:

- 5. On or before 31st December 2026, or upon the occupation of the final dwellinghouse permitted by planning permission P/19/0402/OA and within the land edged blue on plan ITB13162-GA-034 Revision A, whichever is the sooner, the use of the access hereby permitted shall cease and any development carried out in pursuance of this permission shall be demolished, materials removed from the site, and the land restored to its former condition.
REASON: To retain planning control over the development hereby permitted and to enable the circumstances leading to the grant of permission to be reviewed; and

- (iii) That Officers request that Hampshire County Council's Countryside Service and the Applicant ensure that Footpath 14 is improved for use an alternative route during the period of use of the temporary construction access.

PLANNING PERMISSION be granted.

(2) P/21/1066/FP - 3 GAINSBOROUGH MEWS TITCHFIELD PO14 4EX

The Panel 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: 5 in favour; 4 against)

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

(3) P/0767/FP - LAND TO THE REAR OF 1-5 HILL DRIVE FAREHAM PO15 6JA

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

The Chairman, Councillor N J Walker, declared a personal interest in this item as the applicant is known to him as she is on the Board of Trustees of Portchester Parish Hall of which he is the Chairman.

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 against)

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

(4) P/21/0988/FP - SPINNEY VIEW 35 PENTLAND RISE PORTCHESTER PO16 8JP

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/21/1242/FP - 10 OSBORNE VIEW ROAD FAREHAM PO14 3JN

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) P/21/1418/TC - 74 CASTLE STREET PORTCHESTER PO16 9JG

Upon being proposed and seconded the officer recommendation to raise no objection was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED the NO OBJECTION be raised.

(7) Planning Appeals

Councillor P J Davies left the meeting at the start of this item and took no further part in the meeting.

The Committee noted the information in the report.

(8) UPDATE REPORT

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

7. TREE PRESERVATION ORDERS

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

Fareham Tree Preservation Order 771 2021 – 100 & 102 Mays Lane, Stubbington

Order made on 10 June 2021, and covers two individual oak trees.

RESOLVED that Fareham Tree Preservation Order No 771 be confirmed and made as served.

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