

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 15 December 2021

Venue: Council Chamber - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: F Birkett, Miss J Bull, T M Cartwright, MBE, P J Davies,
M J Ford, JP, Mrs C L A Hockley and R H Price, JP

Also Present: Councillor Mrs K K Trott (Item 6 (5))



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee held on 24 November 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
ZONE 1 – 2.30pm					
Mr John Gorrod		LOCKS HEATH SHOPPING CENTRE CENTRE WAY – RECONFIGURATION OF EXISTING CENTRE WAY ACCESS ROAD, BUS LANE & SHOPPING CENTRE CAR PARK LAYOUT TO PROVIDE: A NEW ROUNDABOUT JUNCTION ON CENTRE WAY TO PROVIDE ACCESS TO MAIN CAR PARKS, ALTERATION TO THE PUBLIC CAR PARK LAYOUT TO ALLOW THE FUTURE DEVELOPMENT OF AREAS 1 AND 2, A ZEBRZ CROSSING,	Opposing	P/21/0148/FP - 6(1) Pg 11	In person (3 mins)

		PROVISION OF A MEW BUS TURNING FACILITY PROVIDED ON CENTRE WAY AT THE WESTERN END OF THE SHOPPING CENTRE , PROVISION OF A DECKED CAR PARK WITHIN THE STAFF PARKING AREA AND ASSOCIATED LANDSCAPE AND PUBLIC RELAM IMPROVEMENTS CONNECTED WITH THE PROPOSALS			
Mr Bob Marshall	The Fareham Society	-DITTO-	-ditto-	-ditto-	Written
Amanda Strand & Michelle Roland		-DITTO-	-ditto-	-ditto-	Written
Edith Monfires (Agent)		-DITTO-	Supporting	-ditto-	In person (3 mins)
ZONE 2 – 3.30pm					
Ms Freya Derrick		67 THE AVENUE FAREHAM – VARIATION OF CONDITION 17 OF P/18/0260/FP TO ENABLE UNRESTRICTED CHILDREN NUMBERS IN GARDEN BETWEEN HOURS OF 10:00 – 17:30 (RETAINING CURRENT RESTRICTIONS OF MAX 16 CHILDREN OUTSIDE OF THOSE HOURS) & VARIATION OF CONDITION 5 OF P/11/0312/FP TO EXTEND OPENING HOURS TO BETWEEN HOURS OF 07:30 – 18:30 (ADDITIONAL 30 MINS PM)	Supporting	P/21/1642/VC 6(4) Pg 35	In person (3 mins)
Mr Nick Gregory		-Ditto-	-Ditto-	-Dito-	In Person (3 mins)

Mr Martyn Murray		-DITTO-	Opposing	-ditto-	In person (3 mins)
Vicky Harper		LAND TO THE EAST AND WEST OF THE RED LION CAR PARK – ERECTION OF 18 NO. 2 AND 3 BED DWELLINGS WITH 40% AFFORDABLE PROVISION (7 DWELLINGS) TOGETHER WITH CAR PARKING. ACCESS VIA EXISTING ROAD ONTO BATH LANE	Opposing	P/20/1359/FP – 6(5) Pg 43	Video
Bob Marshall		-DITTO-	-ditto-	-ditto-	Written
Philip Dudley (Agent)		-DITTO-	Supporting	-ditto-	In person (3 mins)
ZONE 3 – 4.30pm					
Mrs Maureen Rawlings		LAND AT WINNHAM DRIVE TO REAR OF 64 & 66 PORTCHESTER ROAD – ERECTION OF DETACHED 3-BED CHALET BUNGALOW & GARAGE WITH ACCESS FROM WINNHAM DRIVE	Opposing	P/20/1080/FP – 6(6) Pg 67	Written
Kerry Futter (Agent)		-DITTO-	Supporting	-ditto-	In person (3 mins)

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/21/0148/FP - LOCKS HEATH SHOPPING CENTRE WAY LOCKS HEATH SO31 6DX

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: -

An additional 4 objection comments from local residents have been received. The objection comments received do not raise any new issues that have not been addressed in the officer's committee report.

An additional 3 support comments have been received from local residents and the Manager of Locks Heath Centre. The additional comments raised are:

- a) Parking figures sent through from Horizon Parking suggest that there are always 100 + car parking spaces available at any given hour*
- b) Additional staff parking will help recruit more staff*

In addition to the other conditions stated in the Committee report the below conditions will also be included:

7. No development shall commence until a landscaping scheme identifying all existing trees to be retained, together with species, planting sizes, planting distances, density, numbers and future maintenance of all new planting to be undertaken, has been submitted to and approved by the Local Planning Authority in writing.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality.

8. The landscaping scheme, submitted under Condition 7 shall be implemented and completed in accordance with the approved phasing details agreed under condition 9 and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

9. No development shall commence on site until a phasing plan has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall show the following;

- a) How and when the permitted parking and associated access works will be delivered*
- b) What areas of car parking will be made available during the works, including provision for temporary car parking during the course of the works*
- c) Timescales for the completion and making available of the permitted parking areas (including the parking deck on the western side of the Centre)*
- d) Timescales for tree planting*

The development shall be undertaken in accordance with the approved phasing plan unless any variation to it is first submitted to and approved in writing with the local planning authority.

REASON: To ensure adequate parking provision within Locks Heath District Centre during construction works.

No development shall commence on site until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The Construction Management Plan shall address the following matters:

- a) How provision is to be made on site for the parking and turning of operatives/contractors/sub-contractors' vehicles and/or construction vehicles;*
- b) The measures the developer will be implementing to ensure that operatives'/contractors/sub-contractors' vehicles and/or construction vehicles are parking within the approved areas;*
- c) The measures for cleaning the wheels and underside of all vehicles leaving the site;*
- d) A scheme for the suppression of any dust arising during construction or clearance works;*
- e) The measures for cleaning Centre Way to ensure that it is kept clear of any mud or other debris falling from construction vehicles, and*
- f) The areas to be used for the storage of building materials, plant, excavated materials and huts associated with the implementation of the approved development.*

The development shall be carried out in accordance with the approved CMP and areas identified in the approved CMP for specified purposes shall thereafter be kept available for those uses at times during the construction period, unless otherwise first agreed in writing with the Local Planning Authority. No construction vehicles shall leave the site unless the measures for cleaning the wheels and underside of construction vehicles are in place and operational, and the wheels and undersides of the vehicles have been cleaned.

REASON: In the interests of highway safety and to ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction period. The details secured by this condition are considered essential to be agreed prior to the commencement of development on the site so that appropriate measures are in place to avoid the potential impacts described above.

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

- a) 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:
 - The monitoring of the pedestrian and vehicular movements towards the installation of the zebra crossing;

b) The conditions in the report; and

c) The conditions in the Update Report

Was voted on and CARRIED.

(Voting: 8 in Favour; 1 against)

RESOLVED that, subject to: -

a) 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:

- The monitoring of the pedestrian and vehicular movements towards the installation of the zebra crossing:

b) The conditions in the report; and

c) The conditions in the Update Report

PLANNING PERMISSION be granted.

(2) P/21/1691/FP - 6 ANGLERS WAY LOWER SWANWICK SO31 7JH

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.

(3) P/21/1720/TO - 230 BOTLEY ROAD BURRIDGE SO31 1BL

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.

(4) P/21/1642/VC - 67 THE AVENUE FAREHAM PO14 1PE

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

The Committee were advised that Councillor N Gregory, had a Disclosable Pecuniary Interest in this item as he is the owner of the property. He left the meeting after making his deputation and was not present for the debate or vote on the application.

Upon being proposed and seconded the officer recommendation to refuse planning permission, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reason for Refusal

The proposal is contrary to Policies DSP2 of the Adopted Local Plan Part 2: Development Sites and Policies, and is unacceptable in that:

- i) The proposed variation of Condition 17 of P/18/0260/FP (to enable unrestricted children numbers in the outdoor play area between the hours of 10:00-17:30) would be likely to result in unacceptable levels of noise and disturbance which would have a significant adverse impact upon the living conditions of occupants of neighbouring properties.

(5) P/20/1359/FP - LAND TO THE EAST AND WEST OF THE RED LION HOTEL BATH LANE FAREHAM PO16 0BP

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

At the invitation of the Chairman, Councillor Mrs K K Trott addressed the Committee on this item.

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

Amendments to condition no. 2 as follows:

The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

- *Location plan Drawing 2 A*
- *Overall site plan (including location of affordable housing and cycle storage details) Drawing no. 3 C*
- *Site plan 1-8 Drawing 4 B*
- *Site plan 9-18 Drawing 5 B*
- *Proposed ground floor plans 1-8 Drawing 6 B*
- *Proposed first floor plans 1-8 Drawing 7 B*
- *Proposed second floor plans 1-8 Drawing 8 A*
- *Proposed ground floor plans 9-18 Drawing 11 C*
- *Proposed first floor plans 9-18 Drawing 12 C*
- *Proposed second floor plans 9-18 Drawings 13 B*
- *Proposed elevations 9-18 Drawing no. 15 C*
- *Proposed roof plans 1-8 Drawing no. 9 A*
- *Proposed roof plans 9-18 Drawing no. 14 A*
- *Proposed streetscenes Drawing no. 16 B*
- *Proposed streetsecnes Drawing no. 17 A*
- *Location of acoustic barriers Drawing no. 18*
- *Survey Report and Management Plan for Japanese Knotweed Report No. 1962*
- *Highways Report produced by Nick Culhane dated June 2021 (including Drawing no. NJC-001)*
- *Flood Risk and Drainage Strategy ref TB/435064/eg dated 7th July 2021*

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

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

- i) the conditions in the report;
- ii) the amended condition 2 in the Update Report,
- iii) consideration being given to any comments received from Natural England relating to the consultation on the Appropriate Assessment;
- iv) receipt of the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy; and
- v) completion of a s106 legal agreement to secure a financial contribution towards off-site affordable housing (of the equivalent to 0.2 dwelling)

was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that subject to: -

- i) the conditions in the report;
- ii) the amended condition 2 in the Update Report,
- iii) consideration being given to any comments received from Natural England relating to the consultation on the Appropriate Assessment;
- iv) receipt of the appropriate financial contribution towards the Solent Recreational Mitigation Partnership Strategy; and
- v) completion of a s106 legal agreement to secure a financial contribution towards off-site affordable housing (of the equivalent to 0.2 dwelling).

PLANNING PERMISSION be granted.

(6) P/20/1080/FP - LAND AT WINNHAM DRIVE (REAR OF 64 AND 66 PORTCHESTER ROAD) FAREHAM PO16 8QJ

The Committee received the deputations 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, and an additional condition to secure the installation of 1.8m fencing along the eastern site boundary, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that subject to, the conditions in the report, and an additional condition to secure the installation of 1.8m fencing along the eastern site boundary, PLANNING PERMISSION be granted.

(7) Planning Appeals

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 Order(s), which have been made under delegated powers and to which no formal objection has been received.

Fareham Tree Preservation Order 770 – 74 Warsash Road, Warsash

Order serviced on 21 May 2021 and covers one individual oak tree, to which no formal objection has been received.

RESOLVED that Fareham TPO 770 be confirmed, without modification, as made and served.

(The meeting started at 2.30 pm
and ended at 5.32 pm).