

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 23 March 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor (Vice-Chairman)

Councillors: 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 L E Clubley (Item 6 (3))



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors I Bastable and F Birkett.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meetings held on 16 February 2022 and 2 March 2022 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcement:

“On 16th March, Natural England issued its latest advice in respect of water quality and nutrient neutrality. The view of Officers is that Natural England’s latest advice must be taken into account with immediate effect when making decisions on planning applications.

Officers have reviewed the advice and revised methodology published by Natural England, which sets out how to calculate the amount of nutrient mitigation needed for each development. In many cases, the amount of mitigation which is now required is likely to be greater than that required under Natural England’s previous advice. The revised methodology also has implications for the amount of mitigation that can be provided by mitigation schemes relying on agricultural land.

These changes mean that Officers will need to undertake fresh Habitat Regulation Assessments, publish them, and consult Natural England on them, before applications can be recommended for approval, with additional nitrate mitigation secured if necessary.

In light of the latest Natural England advice, it has been necessary to withdraw four planning applications proposing residential development from today’s agenda, in order for this additional work to be undertaken by Officers.”

As all applications from Zone 1 had been withdrawn from the agenda, the Chairman adjourned the meeting until 3.30pm.

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	Subject	Supporting or Opposing the	Minute Application No/Page No	No/ Dep Type

	persons listed		Application		
ZONE 1 – 2.30pm					
ZONE 2 – 3.30pm					
Ms Aliene Chick		92 GORDON ROAD – CHANGE OF USE FROM C2 (RESIDENTIAL INSTITUTION) TO A HOUSE IN MULTIPLE OCCUPANCY (SUI GENERIS) FOR EMERGENCY ACCOMMODATION PURPOSES TO INCLUDE PARTIAL REPLACEMENT BOUNDARY TREATMENTS, REVISED PARKING LAYOUT AND A REPLACEMENT SMOKING SHED	Opposing	6 (3) P/21/2030/FP Pg 64	In Person 3 Minutes
Robyn Lyons (FBC)		-Ditto-	Supporting	-Ditto-	In Person 3 Minutes
ZONE 3 – 4.30pm					
Ms Gill Gregory		45 HILL HEAD ROAD – REPLACEMENT EXISTING ROOF WITH A FLAT ROOF, REPLACEMENT CONSERVATORY, REPLACEMENT GARAGE, ALTERATION AND REPLACEMENT OF WINDOWS	Opposing	6 (5) P/21/1935/FP Pg 93	Written
Mr Robert Tutton		-DITTO-	Supporting	-Ditto-	In Person 3 Minutes

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/21/1823/FP - LAND TO THE SOUTH OF 79 GREENAWAY LANE WARSASH SO31 9HT

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

On 16th March, Natural England issues its latest advice in respect of water quality and nutrient neutrality. Officers are of the view that this advice must be taken into account with immediate effect when making decisions on planning applications.

In light of this latest Natural England advice, Officers will need to undertake fresh Habitat Regulation Assessments, publish them, and consult Natural England on them, before applications can be recommended for approval, with additional nitrate mitigation secured if necessary.

This planning application has been withdrawn from today's agenda, in order for this additional work to be undertaken by Officers.

(2) P/21/0730/OA - 146 BOTLEY ROAD SO31 1BU

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

On the 16th March, Natural England issued its latest advice in respect of water quality and nutrient neutrality. Officers are of the view that this advice must be taken into account with immediate effect when making decisions on planning applications.

In light of this latest Natural England advice, Officers will need to undertake fresh Habitat Regulation Assessments, publish them, and consult Natural England on them, before applications can be recommended for approval, with additional nitrate mitigation secured if necessary.

This planning application has been withdrawn from today's agenda, in order for this additional work to be undertaken by Officers.

(3) P/21/2030/FP - 92 GORDON ROAD PO16 7TA

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

At the invitation of the Chairman, Councillor Mrs L Clubley addressed the Committee on this item.

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

Comments have been received from the Council's Environmental Health Officer, raising no objection in respect of this application.

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

- (i) DELEGATION being given to the Head of Development Management in consultation with the Solicitor to the Council to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor changes arising as a result of Natural England's comments regarding the Appropriate Assessment; and

- (ii) The conditions in the report.

Was voted on and CARRIED.

(Voting: 7 in favour; 0 against)

RESOLVED that, subject to: -

- (i) Delegation being given to the Head of Development Management in consultation with the Solicitor to the Council to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor changes arising as a result on Natural England's comments regarding the Appropriate Assessment; and

- (ii) The conditions on the report.

PLANNING PERMISSION be granted.

(4) P/21/1932/RM - FORMER FAREHAM MAGISTRATES COURT TRINITY STREET

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

On the 16th March, Natural England issues its latest advice in respect of water quality and nutrient neutrality. Officers are of the view that this advice must be taken into account with immediate effect when making decisions on planning applications.

In light of this latest Natural England advice, Officers will need to undertake fresh Habitat Regulation Assessments, publish them, and consult Natural England on them, before applications can be recommended for approval, with additional nitrate mitigation secured if necessary.

This planning application has been withdrawn from today's agenda, in order for this additional work to be undertaken.

(5) P/21/1935/FP - 45 HILL HEAD ROAD PO14 3JL

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: -

- (i) DELEGATION being given to the Head of Development Management, in consultation with the Solicitor to the Council, to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor changes arising as a result of Natural England's comments regarding the Appropriate Assessment; and

- (ii) The conditions in the report.

Was voted on and CARRIED.

(Voting: 7 in favour; 0 against)

RESOLVED that, subject to: -

- (i) DELEGATION be given to the Head of Development Management, in consultation with the Solicitor to the Council, to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor changes arising as a result of Natural England's comments regarding the Appropriate Assessment; and

- (ii) The conditions in the report.

PLANNING PERMISSION be granted.

(6) P/21/1602/FP - 61 PORTCHESTER ROAD PO16 8AL

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

On the 16th March, Natural England issues its latest advice in respect of water quality and nutrient neutrality. Officers are of the view that this advice must be taken into account with immediate effect when making decisions on planning applications.

In light of this latest Natural England advice, Officers will need to undertake fresh Habitat Regulation Assessments, publish them, and consult Natural England on them, before applications can be recommended for approval, with additional nitrate mitigation secured if necessary.

This planning application has been withdrawn from today's agenda, in order for this additional work to be undertaken by Officers.

(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 ORDER 772 - LAND WEST OF FARM ROAD, TITCHFIELD

The Committee considered a report by the Director of Planning and Regeneration on Tree Preservation Order No.772 2021 at land West of Farm Road. The report detailed an objection to the making of a provisional order in September 2022.

RESOLVED that the Tree Preservation Order No. 772 is confirmed.

(The meeting started at 2.30 pm
and ended at 5.05 pm).