

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 25 May 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: Miss J Bull, D G Foot, M J Ford, JP, Mrs C L A Hockley,
S Ingram, P Nother and Mrs S M Walker

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 13 April 2022 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, Councillor Mrs C L A Hockley declared a Personal Interest in Item 7(1) – Land to the East of Cartwright Drive, as the landowners are well known to her. She remained present in the room for this item but chose not to take part in the debate or vote on the application.

5. DEPUTATIONS

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

Name	Spokes person representing the persons listed	Subject	Supporting or Opposing the Application	Item No/ Application No/Page No	Dep Type
ZONE 1 – 2.30pm					
Mr Marshall B		LAND TO THE EAST OF CARTWRIGHT DRIVE - OUTLINE APPLICATION FOR THE ERECTION OF 49 DWELLINGS AND ASSOCIATED LANDSCAPING AND PARKING. ACCESS FROM CARTWRIGHT DRIVE AND ASSOCIATED WORKS	Opposing	7(1) P/21/1707/OA Pg 22	Written
ZONE 3 – 3.30pm					

Laura Burtenshaw		84 MERTON AVENUE – CONTINUED USE OF GARAGE AS A TAKEAWAY COFFEE SHOP AT WEEKENDS AND BANK HOLIDAYS	Opposing	7 (3) P/22/0439/CU Pg 67	Written
Mr R Tutton (Agent)		-DITTO-	Supporting	-Ditto-	In Person
Mrs Emma Wells		-DITTO-	-Ditto-	-Ditto-	In Person

6. FIVE YEAR HOUSING LAND SUPPLY POSITION

The Committee considered a report by the Director of Planning and Regeneration which provided an update on the Council's Five Year Housing Land Supply Position, and which supersedes the update previously provided to the Committee on 19 January 2022.

RESOLVED that the Committee noted: -

- (i) the content of the report and the current 5-Year Housing Land Supply position; and
- (ii) that the 5-Year Housing Land Supply Position set out in the attached report (which will be updated regularly as appropriate) is a material consideration in the determination of planning applications for residential development.

7. 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/21/1707/OA - LAND TO THE EAST OF CARTWRIGHT DRIVE

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

Councillor Mrs C L A Hockley declared a Personal Interest in this item as the Landowners are well known to her. She remained present in the room for this application but chose not to take part in the debate or vote on this item.

Upon being proposed and seconded the officer recommendation that had Members been able to determine the planning application they would have resolved to refuse permission, was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that had Members been able to determine the planning application they would have resolved to REFUSE PERMISSION.

Reasons for Refusal

The development is contrary to Policies CS2, CS4, CS5, CS6, CS14, CS15, CS17, CS18, CS20 and CS22 of the Adopted Fareham Borough Core Strategy 2011, Policies DSP6, DSP13 & DSP15 of the Adopted Local Plan Part 2: Development Sites and Policies Plan and paragraph 174 of the National Planning Policy Framework and is unacceptable in that:

- a) The proposal represents unsustainable development outside the defined urban settlement boundary for which there is no justification or overriding need;
- b) The application site lies outside of the defined urban settlement boundary on land which is considered to form part of a valued landscape. As a result the proposed development would result in a range of significant adverse landscape and visual effects, harmful to the landscape character, appearance and function of the countryside and failing to respect or respond positively to the characteristics of the surrounding area;
- c) The proposed development would physically and visually reduce the separation between settlements significantly adversely affecting the integrity of the strategic gap;
- d) The proposal would have likely adverse effects on the integrity of habitat sites in combination with other developments due to the additional generation of nutrients entering the water environment and the lack of appropriate and appropriately secured mitigation;
- e) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of habitat sites which, in combination with other developments, would arise due to the impacts of recreational disturbance;
- f) In the absence of a legal agreement to secure such, the proposal fails to make on-site provision of affordable housing at a level in accordance with the requirements of the local plan;
- g) In the absence of a legal agreement to secure such, the proposal fails to secure the provision of a bus shelter on Cartwright Drive or the highway works required to form the access to the development site.

Notes for Information:

Had it not been for the overriding reasons for refusal to the proposal, the Local Planning Authority would have sought to address points e) – g) above by inviting the applicant to enter into a legal agreement with Fareham Borough Council under Section 106 of the Town & Country Planning Act 1990.

(2) P/22/0330/FP - 160 SOUTHAMPTON ROAD TITCHFIELD PO14 4PP

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.

(3) P/22/0439/CU - 84 MERTON AVENUE PORTCHESTER PO16 9NH

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

A motion to refuse the application was proposed and seconded, voted on and declared LOST.

(Voting: 3 in favour; 6 against)

A motion was then proposed and seconded to accept the officer recommendation, subject to the conditions in the report and an additional condition stating that no tables and chairs are to be provided or stored on site in connection with the take away coffee shop use, was voted on and CARRIED.

(Voting: 6 in favour; 3 against)

RESOLVED that, subject to the conditions in the report and an additional condition stating that no tables and chairs are to be provided or stored on site in connection with the take away coffee shop use, PLANNING PERMISSION be granted.

(4) Planning Appeals

The Committee noted the information in the report.

(The meeting started at 2.30 pm
and ended at 4.30 pm).