

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 14 August 2013

Venue: Collingwood Room - Civic Offices

PRESENT:

N J Walker (Chairman)

A Mandry (Vice-Chairman)

Councillors: T M Cartwright (deputising for P J Davies), M J Ford, JP,
Mrs C L A Hockley (deputising for B Bayford), R H Price, JP,
D C S Swanbrow and Mrs K K Trott.



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors B Bayford and P J Davies.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 17 July 2013 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 Price declared a personal interest in minute 6 (6).

5. DEPUTATIONS

The Committee received deputations from the following in respect of the applications indicated and the deputies were thanked accordingly:-

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No
ZONE 1				
Mr B Wilkie	Mr & Mrs Baker Mr S Hine	Land off Wayside, Lower Swanwick, Fareham, - Erection of two detached dwellings with garages	Opposing	6(1) P/13/0149/FP
Ms M Tanner		41 Elmdale Close, Warsash - erection of part first floor part two storey side and part two storey rear extension	Opposing	6(3) P/13/0480/FP
Mrs H Croft-Phillips	Mr M Willoughby Mr N Blick	Yew Tree Drive, Fareham - To enable a trial opening of the bus gate for one year from date of decision so the effects of the bus gate opening to all traffic can be monitored by Hampshire County Council as Highway Authority (variation of condition 2	Opposing	6(6) P/13/0547/VC

		P/05/1533/FP)		
ZONE 3				
Mr M Perkins		25 Old Street, Fareham - Demolition of existing bungalow and detached garage and erection of two storey dwelling and detached garage	Supporting	6(13) P13/0570/FP

DECISIONS UNDER DELEGATED POWERS

6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the Director of Planning and Environment on development control applications and miscellaneous matters, including the current situation regarding planning appeals (copy of report circulated with agenda). An Update Report was tabled at the meeting.

(1) P/13/0149/FP - LAND OFF WAYSIDE LOWER SWANWICK

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

The Committee was referred to the Update Report which provided the following information: *The Ecologist has had sight of the Ecological Study and raises no objections subject to conditions securing the future security of the translocation site for the slow worms and grass snakes (The Gull Fields nursery site), and that the work is to take place in accordance with the Reptile Mitigation Strategy. Two further conditions are therefore recommended on this basis.*

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

- (a) a condition securing the future security of the translocation site for the slow worms and grass snakes (The Gull Fields nursery site);
- (b) a condition requiring that the work is to take place in accordance with the Reptile Mitigation Strategy;
- (c) a condition requiring the access be made available prior to occupation;
- (d) a condition requiring retention of the hedge as shown (and replacement if it is damaged); and
- (e) the conditions in the report

was voted on and CARRIED.
(Voting: 6 in favour; 2 against)

RESOLVED that subject to:-

- (a) a condition securing the future security of the translocation site for the slow worms and grass snakes (The Gull Fields nursery site);
- (b) a condition requiring that the work is to take place in accordance with the Reptile Mitigation Strategy;
- (c) a condition requiring the access be made available prior to occupation;
- (d) a condition requiring retention of the hedge as shown (and replacement if it is damaged); and
- (e) the conditions in the report

PLANNING PERMISSION be granted.

(2) P/13/0477/FP - 38 COLUMBUS DRIVE SARISBURY

The Committee was referred to the Update Report which provided the following information: The Officer recommendation is to be "Subject to the receipt of amended landscaping scheme and tree protection plans showing the provision of the landscaping buffer strip to the rear of plots 4, 5 & 6 in accordance with the amended submitted site layout:"

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

- (a) the receipt of amended landscaping scheme and tree protection plans showing the provision of the landscaping buffer strip to the rear of plots 4, 5 & 6 in accordance with the amended submitted site layout; and
- (b) the conditions in the report

was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that subject to

- (a) the receipt of amended landscaping scheme and tree protection plans showing the provision of the landscaping buffer strip to the rear of plots 4, 5 & 6 in accordance with the amended submitted site layout; and
- (b) the conditions in the report

PLANNING PERMISSION be granted.

(3) P/13/0480/FP - 41 ELMDALE CLOSE WARSASH

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: 8 in favour; 0 against)

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

(4) P/13/0519/FP - 90 RALEY ROAD LOCKS HEATH

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

(Voting: 8 in favour of refusal; 0 against refusal)

RESOLVED that planning permission be REFUSED.

Reasons for the decision: It is considered that the scale and design of the extensions would be harmful to the appearance of the dwelling and the character of the area and would be contrary to the policy below.

Policies: Approved Fareham Borough Core Strategy: CS17 - High Quality Design.

(5) P/13/0530/FP - 14 ST JOHNS ROAD LOCKS HEATH

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; 0 against)

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

(6) P/13/0547/VC - YEW TREE DRIVE FAREHAM

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

Councillor Price declared a personal interest in connection with this matter as he is a member of Hampshire County Council.

Upon being proposed and seconded, the officer recommendation to grant permission for a temporary period of one year to vary condition 2 of planning permission P/05/1533/FP, subject to:-

- (a) the applicant varying the description of the development to exclude use by heavy goods vehicles;

(b) submission in writing of the full details of the proposed mitigation measures referred to in the report, to be reported to and approved by the Planning Committee prior to the start of the formal trial period in January 2014; and

(c) the conditions in the report

was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that subject to:-

(a) the applicant varying the description of the development to exclude use by heavy goods vehicles;

(b) submission in writing of the full details of the proposed mitigation measures referred to in the report, to be reported to and approved by the Planning Committee prior to the start of the formal trial period in January 2014; and

(d) the conditions in the report

PERMISSION be granted for a temporary period of one year to vary condition 2 of planning permission P/05/1533/FP.

(7) P/13/0554/FP - 177 WARSASH ROAD WARSASH

Upon being proposed and seconded, the officer recommendation to grant, subject to the condition in the report, planning permission for the variation of condition 5 of P/94/1051/FP to allow the erection of a single storey rear extension, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the condition in the report, PLANNING PERMISSION be granted for the variation of condition 5 of P/94/1051/FP to allow the erection of a single storey rear extension.

(8) P/13/0588/FR - 10 LOCKS ROAD LOCKS HEATH

The Committee was referred to the Update Report which provided the following information:- *Director of Planning & Environment (Ecologist) - The report provides an adequate assessment of the site, and there are no particular ecological on-site concerns. I would recommend that a bird nesting informative is attached to any consent and you may wish to condition adherence to the measures set out in the enhancements section of the report, such that a biodiversity gain is secured.*

- Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc) outside the bird nesting season, which is generally

seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

As this proposal is for a net residential gain within the area considered to contribute, at least in combination, to recreational impacts on the Solent European coastal designated sites, I would suggest that Natural England are consulted on the proposal should they not already have been.

Natural England - Comments awaited. Amend/additional condition & Informative: Works in accordance with ecological report (including enhancements); Bird Nesting Informative.

It was reported at the meeting that Natural England had no objection subject to a bird nesting informative

Upon being proposed and seconded, the officer recommendation to grant full renewal of planning permission P/10/0492/FP, subject to:-

- (a) the works being undertaken in accordance with the ecological report (including enhancements); and
- (b) the conditions in the report , including a Bird Nesting informative

was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that subject to:-

- (a) the works being undertaken in accordance with the ecological report (including enhancements); and
- (b) the conditions in the report, including a Bird Nesting informative

FULL RENEWAL of planning permission P/10/0492/FP be granted.

(9) P/13/0462/FP - 36 HENLEY GARDENS FAREHAM

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the condition in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

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

(10) P/13/0559/FP - 3 REDLANDS LANE FAREHAM

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the condition in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

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

(11) P/13/0576/FP - HIGHBANK WICKHAM ROAD FAREHAM

The Committee was referred to the Update Report which provided the following information: The applicant has submitted amended plans to show a 1.8 metre high translucent screen around two sides of the raised platform to the new entrance door on the southern side of the building. The Officer recommendation is therefore amended to read as follows: PERMISSION: materials to match; roof lights high level of no less than 1.8 metres above internal finished floor level; annexe use ancillary to principal dwelling; screening to raised platform to be erected and retained.

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; 0 against)

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

(12) P/13/0538/D3 - FORMER PUBLIC CONVENIENCE SITE CLIFF ROAD HILL HEAD

Upon being proposed and seconded, the officer recommendation to grant planning permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, PLANNING PERMISSION be granted.

(13) P/13/0570/FP - 25 OLD STREET FAREHAM

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: 8 in favour; 0 against)

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

(14) Planning Appeals

The Committee noted the information in the report.

(15) UPDATE REPORT

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

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