

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 6 July 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: Miss J Bull, D G Foot, Mrs C L A Hockley, P Nother and S Dugan (deputising for M J Ford, JP)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors M J Ford, JP, S Ingram and Mrs S M Walker.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 15 June 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 N J Walker declared a disclosable pecuniary interest in item 6(2) – Turret House, Hospital Lane in that he is the landowner. He left the room at the start of the item and was not present for the debate or vote on the application.

Councillors I Bastable, Miss J Bull, D G Foot, Mrs C L A Hockley, P Nother and S Dugan declared a Personal Interest in Item 6(2) – Turret House, Hospital Lane as the Landowner, Councillor N J Walker, is known to them.

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 P Airey (Agent)		LAND ADJOINING 79 GREENAWAY LANE – ERECIION OF 6 RESIDENTIAL UNITS AND ASSOCIATED DETACHED GARAGES WITH ACCESS FROM GREENAWAY LANE AND ADJACENT DEVELOPMENT	Supporting	6 (1) P/21/1823/FP Pg 26	Written

ZONE 2 – 2.30pm					
ZONE 3 – 2.30pm					
Mr P Barry (Agent)		TURRET HOUSE HOSPITAL LANE – NEW DETACHED DWELLING (SELF-BUILD)	Supporting	6 (2) P/22/0338/FP Pg 56	In Person
Mr T Lawrence		-Ditto-	-Ditto-	-Ditto-	Written

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.

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

Five Year Housing Land Supply Position (as at 1st Jul 2022)

HOUSING REQUIREMENT

A	Local Housing Need: Dwellings per annum	541
B	Local Housing Need: Total requirement for 1 st July 2022 to 30 th June 2027 (A x 5)	2,705
C	20% buffer - delivery of housing over the previous 3 years, has fallen below 85% of the requirement, as set out in the 2020 Housing Delivery Test results (B x 20%)	541
D	Total housing requirement for period from 1st July 2022 to 30th June 2027 (B+C)	3,246
E	Annual requirement for period from 1st July 2022 to 30 th June 2027 (D/5)	649

HOUSING SUPPLY

F	Net outstanding planning permissions for small sites (1-4 units) expected to be built by 30 th June 2027 (discounted by 10% for lapses)	70
G	Net outstanding full planning permissions for large sites (5 or more units) expected to be built by 30 th June 2027	1184
H	Net outstanding outline planning permissions for large sites (5 or more units) expected to be built by 30 th June 2027	1387
I	Dwellings with a Resolution to Grant Planning Permission that are expected to be built by 30 th June 2027	278

J	Dwellings allocated in Adopted Local Plan that are expected to be built by 30 th June 2027	41
K	Dwellings from brownfield register sites that are expected to be built by 30 th June 2027	192
L	Small site windfall allowance (years 4 – 5) (51 dwellings x 2 years)	100
M	Expected housing supply for the period from 1st July 2022 to 30th June 2027 (F+G+H+I+J+K+L)	3,252
N	Housing Land Supply Position over period from 1st July 2022 to 30th June 2027 (M – D)	6
O	Housing Supply in Years (M / E)	5.01

Site Address	1 st Jul – 30 th Jun 2022/23	2023/24	2024/25	2025/26	2026/27	1 st Apr – 30 th Jun 2027	Totals
Outstanding Planning Permissions - Small (1-4 dwellings) (10% discount)							
Total across borough	21	23	26				
Sub-total							70
Outstanding Full Planning Permissions - Large (5+ dwellings)							
Avon Park Rest Home P/19/1348/FP			5				
Swanwick Marina, Bridge Road (15/0424/VC)		25	25				
24 West Street, Fareham (P/19/0654/PC)		7					
Stubbington Lane, Hill Head (LP2 H12) P/19/0915/FP	11						
Corner of Station Road, Portchester (LP2 H20)	16						
399-403 Hunts Pond Road (1072) (HA19) (LP2 H9) (P/19/0183/FP)	16						
Former Scout Hut Coldeast Way Sarisbury Green (P/20/0702/FP)		9					
Funtley Court, Funtley Hill (P/20/1326/PC)	24						
Beacon Bottom East, Park Gate (P/19/1061/FP)	9						
68 Titchfield Park Road (P/20/1137/FP)	9						
88a West Street, Fareham (P/20/0737/FP)	6						
12 West Street, Portchester (P/21/0899/FP)		30					
East & West of 79 Greenaway Lane, Warsash (P/21/0133/RM)				6			
HA12 Moraunt Drive, Portchester (P/18/0654/FP)		24	24				
22-27a Stubbington Green (P/18/1410/FP)			9				
Phase 1 69 Botley Road (P/19/0643/FP)	12						
Land at Addison Road, Sarisbury Green (P/20/0204/FP)	6						
Land South West of Sovereign Crescent, Locks Heath (P/18/0484/FP)	19	19					
Beacon Bottom West, Park Gate (P/18/1258/FP)	19	10					
Land at Northfield Park (P/18/1437/FP)	11	11					
Eagle Point, Little Park Farm Road (P/21/1235/PC)		46					
Land East of Southampton Road (P/20/1584/RM)	40	40	15				

Site Address	1 st Jul – 30 th Jun 2022/23	2023/24	2024/25	2025/26	2026/27	1 st Apr – 30 th Jun 2027	Totals
201 West Street (P/21/0744/FP)				9			

Resolution to Grant Planning Permission - Large (5+ dwellings)						
Land at Brook Lane, Warsash - (P/17/0845/OA)		24	50	50	13	
Heath Road, Locks Heath – Hampshire County Council (LP2 H11) (P/17/1366/OA)	35	35				
Robann Park, Southampton Road (P/19/1322/OA)	19	20				
Rookery Avenue, Sarisbury (P/19/0870/FP)	19	13				
Sub-total						278
Brownfield Register Sites						
Warsash Maritime Academy	50	50				
Locks Heath District Centre		35				
Former Filling Station, Locks Heath Centre		30				
Assheton Court, Portchester			27			
Sub-total						192
Local Plan Adopted Housing Allocations						
Wynton Way, Fareham (LP2 H3)		13				
335-357 Gosport Road, Fareham (LP2 H4)	8					
Land East of Church Road	5	15				
Sub-total						41
Windfall						
Small (1-4 dwellings)			50	50		
Sub-total						100
Total						3,252

(1) P/21/1823/FP - LAND TO THE SOUTH OF 79 GREENAWAY LANE WARSASH

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

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

1. *Members will be aware of the updated Five Year Housing Land Supply (5YHLS) position published on this same Update report. The current position is that the Council is able to demonstrate a 5.01 year supply of land for housing.*
2. *At the time of publishing the main report on the application for land south of 79 Greenaway Lane, Officers accepted that the Council could not demonstrate a 5-year supply of deliverable housing sites (paragraph 8.2). the report considers the various planning matters and accordingly, in the absence of a five year housing land supply, applies Policy DSP40 which is engaged as a result (paragraphs 8.27-8.60). Those parts of the report no longer apply if the Council can demonstrate a 5YHLS.*
3. *Members' attention is drawn to part H) of the report (paragraph 8.72) of the main report which was written to provide an alternative conclusion in the event that the Council was able to demonstrate a 5YHLS. It*

concludes that in the event that the Council achieves a 5YHLS, the Officer recommendation would remain to grant planning permission notwithstanding the fact that Policy DSP40 is no longer engaged. The recommendation therefore remains that planning permission is granted.

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 complete a s106 agreement to secure:
 - a) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;
 - b) A financial equivalent to the value of 40% of on-site affordable housing towards off-site provision;
 - c) Pedestrian and Cycle Connectivity to the east and west;
 - d) The creation and retention of ecology buffers on the site prior to occupation of any dwelling;
 - e) The creation of a management company to monitor and manage the ecology buffers for the lifetime of the development;
 - f) The creation of a management company to monitor and manage the wildflower meadow for the lifetime of the development (in the event that the land is not offered to the Council for adoption);
 - g) Mechanism for securing appropriate funding of the management company for the life time of the development;
 - h) Mechanism for ensuring collection and enforcement of the funding stream provided in f) above to fund the monitoring and management of the communal areas of the development for the lifetime of the development; and
 - i) Commuted sums towards management of the open space and any trees within the open space in the event that the public spaces are adopted by the Council; 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 complete a s106 agreement to secure:
 - (a) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;
 - (b) A financial contribution equivalent to the value of 40% of on-site affordable housing towards off-site provision;
 - (c) Pedestrian and Cycle Connectivity to the east and west;

- (d) The creation and retention of ecology buffers on the site prior to occupation of any dwelling;
- (e) The creation of a management company to monitor and manage the ecology buffers for the lifetime of the development;
- (f) The creation of a management company to monitor and manage the wildflower meadow for the lifetime of the development (in the event that the land is not offered to the Council for adoption);
- (g) Mechanism for securing appropriate funding of the management company for the lifetime of the development;
- (h) Mechanism for ensuring collection and enforcement of the funding stream provided in f) above to fund the monitoring and management of the communal areas of the development for the lifetime of the development; and
- (i) Commuted sums towards management of the open space and any trees within the open space in the event that the public spaces are adopted by the Council; and

(ii) The conditions in the report.
 PLANNING PERMISSION be granted.

(2) P/22/0338/FP - TURRET HOUSE HOSPITAL LANE PORTCHESTER

Councillor N J Walker (Chairman) declared a Disclosable Pecuniary Interest in this item as he is the Landowner. He left the room for this item and took no part in the debate and vote on the application. The Vice-Chairman, Councillor Bastable took over as Chairman for the remainder of the meeting.

Councillors I Bastable, Miss J Bull, D G Foot, Mrs C L A Hockley, P Nother and S Dugan all declared a Personal Interest in this item as the landowner (Councillor Walker) is known to them.

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: -

1. *Members will be aware of the updated Five Year Housing Land Supply (5YHLS) position published on this same Update report. The current position is that the Council is able to demonstrate a 5.01 year of supply of land for housing.*
2. *At the time of publishing the main report on the application at Turret House, Officers accepted that the Council could not demonstrate a 5-year supply of deliverable housing sites (paragraph 8.8). The report considers the various planning matters and accordingly, in the absence of a five year housing land supply, applies Policy DSP40 which is engaged as a result (paragraphs 8.88 – 8.102 & 8.111). Those parts of the report no longer apply if the Council can demonstrate a 5YHLS.*
3. *Members' attention is drawn to paragraph 8.114 of the main report which was written to provide an alternative conclusion in the event that the Council was able to demonstrate a 5YHLS. It concludes that, notwithstanding the fact that Policy DSP40 is no longer engaged, the*

proposed development conflicts with other adopted local plan policies meaning that proposals do not accord with the development plan. Furthermore, there are clear reasons for refusing the development having applied the policies of the NPPF that protect areas or assets of particular importance. The recommendation remains that planning permission be refused.

4. *Paragraph 8.65 of the report should be updated to state the 'Council is currently able to demonstrate a housing land supply of 5.01 years which will deliver 3,252 homes over the five year period from the 1st July 2022 to the 30th June 2027'.*

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

(Voting: 4 in favour; 2 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development is contrary to Policies CS2, CS4, CS6, CS14, CS15 & CS17 of the Adopted Fareham Borough Core Strategy 2011, Policies DSP5, DSP6, DSP13, DSP15 & DSP40 of the Adopted Local Plan Part 2: Development Site and Policies Plan and paragraphs 162 & 199 of the National Planning Policy Framework and is unacceptable in that:

- i. The provision of a dwelling in this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;
- ii. The proposed dwelling fails to respond positively to and be respectful of the key characteristics of the area and would be harmful to the landscape character, appearance and functions of the countryside;
- iii. The proposal fails to demonstrate that there are no other reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding;
- iv. The proposed dwelling would intrude into the area of open land west of Hospital Lane resulting in less than substantial harm to the significance of the setting of the Grade I Listed Schedule Ancient Monument Portchester Castle and the Portchester Castle Street Conservation Area; and
- v. 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 European Protected Sites which, in combination with other developments, would arise due to the additional generation of nutrients entering the water environment and recreational disturbance.

(3) UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 3.59 pm).