

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 10 August 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, S Ingram, P Nother,
Mrs S M Walker and F Birkett (deputising for M J Ford, JP)

Also Present: Councillor Ms F Burgess (Item 6 (1))



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor M J Ford.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the Minutes of the Planning Committee meetings held on the 06 July 2022 and 13 July 2022 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at the meeting.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at the 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	Minute No/ Application No/Page No	Dep Type
ZONE 1 – 2.30pm					
John Rowley		107 NEWTOWN ROAD, WARSASH, SO31 9GY - DEMOLITION OF EXISTING DWELLING AND ERECTION OF THREE DETACHED DWELLINGS	Opposing	6(1) P/21/0992/FP Pg 25	In Person
Carl Patrick		-DITTO-	-DITTO-	-DITTO-	In Person
Shaun Dunning		-DITTO-	Supporting	-DITTO-	In Person
Benjamin Andrews		-DITTO-	-DITTO-	-DITTO-	In Person
Bob Marshall		KINGFISHERS, FISHERS HILL, FAREHAM, PO15 5QT - CONSTRUCTION OF THREE DETACHED	Opposing	6(2) P/21/1458/FP Pg 48	Written

		HOMES WITH ASSOCIATED GARAGE AND CAR PORTS, ACCESS AND LANDSCAPING FOLLOWING THE DEMOLITION OF THE EXISTING SWIMMING POOL STRUCTURE			
Matt Holmes		-DITTO-	Supporting	-DITTO-	In Person
ZONE 2 -					
ZONE 3 -					
Tim Wall		LAND EAST OF DOWN END ROAD, PORTCHESTER - DEED OF VARIATION OF SECTION 106 UNILATERAL UNDERTAKING REGARDING TRIGGER FOR HIGHWAY WORKS AT A27/DOWNEND ROAD/SHEARWATER AVENUE JUNCTION	Supporting	6(4) Q/0915/22 Pg 78	In Person

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 appeal decisions.

(1) P/21/0992/FP - 107 NEWTOWN ROAD WARSASH SO31 9GY

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

At the invitation of the Chairman, Councillor Mrs F Burgess addressed the Committee on this item.

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

- (i) The conditions in the report; and
- (ii) An additional condition stating "No development hereby permitted shall commence until a surface water drainage scheme detailing the means of disposal of both surface water and rainwater from the roofs of the dwellings has been submitted to and approved by the Local Planning Authority in writing. The submitted scheme shall

demonstrate that the proposed development will not increase the risk of surface water flooding to adjacent land. The development shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.

REASON: In order to ensure satisfactory disposal of surface water. 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 adverse impacts of inadequate drainage."

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, subject to: -

- (i) The conditions in the report; and
- (iii) An additional condition stating "No development hereby permitted shall commence until a surface water drainage scheme detailing the means of disposal of both surface water and rainwater from the roofs of the dwellings has been submitted to and approved by the Local Planning Authority in writing. The submitted scheme shall demonstrate that the proposed development will not increase the risk of surface water flooding to adjacent land. The development shall be carried out in accordance with the approved details unless otherwise agreed with the Local Planning Authority in writing.
REASON: In order to ensure satisfactory disposal of surface water. 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 adverse impacts of inadequate drainage."

PLANNING PERMISSION be granted.

(2) P/21/1458/FP - KINGFISHERS FISHERS HILL FAREHAM PO15 5QT

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: -

After further consideration of the Committee report, Paragraph 8.45 has been superseded with the following:

The applicant has purchased 2.39 kgTN/yr of nitrate mitigation 'credits' from Whitewool Farm. This has been secured through the operation of a legal agreement between Whitewool Farm, South Downs National Park Authority and Fareham Borough Council dated 3rd November 2021. The creation of a managed wetland at Whitewool Farm is removing nitrates from the River Meon and therefore providing a corresponding reduction in nitrogen entering the Solen marine environment. The purchase of credits has the effect of allocating a proportion of this reduction in nitrates to this development, meaning that the scheme can demonstrate nutrient neutrality.

An additional condition has also been included which is as follows:

- 17) *No development shall take place until the Council has received evidence that the required nitrate mitigation capacity has been allocated to the development pursuant to the allocation agreement dated 16th June 2022 between (1) William Northcroft Butler and Jams Nicholas Butler (2) HN Butler Farms Limited and (3) Principal Estates (Southern) Limited.*

Reason: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on European protected sites.

Following receipt of an amended plan removing the side window on Plot One, condition 2 is reworded as follows:

- 2) *The development shall be carried out in accordance with the following approved documents:*
- a) Location and Block Plan 6036-WLA-SM-XX-DR-A-0002*
 - b) Site Plan 6036-WLA-SM-XX-DR-A-0003 Rev G*
 - c) Plot 1 Elevations 6036-WLA-H1-XX-DR-A-2212 Rev C*
 - d) Plot 2 Elevations 6036-WLA-H2-XX-DR-A-2112 Rev B*
 - e) Plot 3 Elevations Sheet 1 of 2 6036-WLA-H3-XX-DR-A-2312*
 - f) Plot 3 Elevations Sheet 2 of 2 6036-WLA-H3-XX-DR-A-2313*
 - g) Plot 1 Floorplans 6036-WLA-H1-XX-DR-A-2211 Rev C*
 - h) Plot 2 Floorplans 6036-WLA-H2-XX-DR-A-2111 Rev B*
 - i) Plot 3 Floorplans 6036-WLA-H3-XX-DR-A-2311 Rev A*
 - j) Garage Plans and Elevations 6036-WLA-ZZ-XX-DR-A-0111 Rev A*
 - k) Carport Proposals 6036-WLA-CP-XX-DR-A-0115 Rev A*
 - l) Design Statement – July 2021*
 - m) Planning Statement – July 2021*
 - n) Historic Environment Desk-Based Assessment 18 Aug 21*
 - o) Preliminary Ecological Assessment 4th November 2021*
 - p) Biodiversity Metric 3.0*
 - q) BS5837 Survey Kingfisher*
 - r) Kingfisher BS 5837 20152 Arboricultural Report V2*
- REASON: To avoid any doubt over what has been permitted.*

As the plans have been revised to remove the side window, Condition 12 is no longer considered necessary.

A motion was proposed and seconded to refuse planning permission and was voted on and CARRIED.

(Voting: 7 in favour; 2 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development is contrary to Policies CS17 and CS22 of the Adopted Fareham Borough Core Strategy 2011 and Policy DSP5 of the Adopted Local Plan Part 2: Development Site and Policies Plan and is unacceptable in that:

- a) The application site is located outside the defined urban settlement boundary within an area of countryside which forms part of the Meon Valley landscape and contributes to the setting of the Catisfield settlement and the Titchfield Abbey and Catisfield Conservation Areas. The introduction of substantial built form within this location would result in a significant visual impact, harmful to the appearance of this countryside location, which would further fail to preserve the character and appearance of the Titchfield Abbey Conservation Area and the setting of the Catisfield Conservation Area.
- b) The proposal would extend residential development into the Meon Strategic Gap significantly affecting the integrity of the Gap.
- c) The design of the house on Plot 2 which results in a two storey gable end facing Fishers Hill, would be out of character with the prevailing key characteristics of housing design in the immediate area, harmful to the appearance of the area.

The Council considers that the adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

(3) P/22/0815/FP - 82 SOUTHAMPTON ROAD FAREHAM PO16 7EA

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.

(4) Q/0915/22 - LAND EAST OF DOWNEND ROAD PORTCHESTER

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

A motion was proposed and as follows: -

That Members authorise the completion of a Deed of Variation to the Section 106:

- a) To vary the obligation relating to the completion of the Down End Road/A27 capacity improvements to require the developer to use reasonable endeavours to complete those works as soon as possible following the completion of the Transforming Cities Fund Improvements by Hampshire County Council and in any event prior to the occupation of the 75th residential unit.

And was voted on and carried.

(Voting: 9 in favour; 0 against)

RESOLVED that, Members AUTHORISE the completion of a Deed of Variation to the Section 106 agreement: -

- a) To vary the obligation relating to the completion of the Down End Road/A27 capacity improvements to require the developer to use reasonable endeavours to complete those works as soon as possible following the completion of the Transforming Cities Fund Improvements by Hampshire County Council and in any event prior to the occupation of the 75th residential unit.

(5) Planning Appeals

The Committee noted the information in the report.

(6) 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 4.55 pm).