

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 21 September 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: M J Ford, JP, Mrs C L A Hockley, P Nother, Mrs S M Walker and F Birkett (deputising for Miss J Bull)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors Miss J Bull, D G Foot and S Ingram.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 10 August 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

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 persons listed	Subject	Supporting or Opposing the Application	Minute No/ Application No/Page No	Dep Type
ZONE 1 – 2.30pm					
Mrs Hilary Megginson	Save Warsash	LAND ADJACENT TO 125 GREENAWAY LANE – RESERVED MATTERS APPLICATION PERTAINING TO LAYOUT, SCALE, APPEARANCE AND LANDSCAPING FOR THE CONSTRUCTION OF 80 DWELLINGS TOGETHER WITH ASSOCIATED PARKING, OPEN SPACE, LANDSCAPING AND OTHER INFRASTRUCTURE AND DEVELOPMENT	Opposing	6 (2) P/21/1780/RM Pg 49	In Person (3 mins)

		WORKS, PURSUANT TO OUTLINE PLANNING PERMISSION P/19/0402/OA AND APPROVAL OF DETAILS REQUIRED BY CONDITIONS 7 AND 18 (BIODIVERSITY & ENHANCEMENT MITIGATION STRATEGY) AND 9(I) ARCHAEOLOGY OF P/19/0402/OA			
Mr Robert Megginson	David Elliot Elizabeth Taysom	-DITTO-	-Ditto-	-Ditto-	In Person (6 mins)
Mr Trevor Moody (Agent)		-DITTO-	Supporting	-Ditto-	In Person (3 mins)
ZONE 2 – 3.30pm					
Mr Owen Rushworth (Agent)		106 FUNTLEY ROAD – TIMBER GARAGE FOR USE AS ANCILLARY STORAGE FOR THE EXISTING DWELLING	Supporting	6 (4) P/22/1046/FP Pg 78	In Person (3 mins)

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/19/1322/OA - 139 SOUTHAMPTON ROAD TITCHFIELD PO14 4PR

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

As a result of ongoing discussions been the Council, HCC and the applicant concerning the terms of the S106, HCC have now given agreement to the retention of the proposed access to the A27 on a permanent basis. This is on the condition that instead of the S106 Agreement secures that the internal spine road to the estate is adopted and will connect to land to the north, thereby ensuring access (and maintenance) in perpetuity, without the need for easements to be granted over the application site. It is considered this

approach would minimise the need for any further access points being required to the A27 from land to the north of the application site to serve the remainder of the housing allocation site.

Amend S106 Heads of Terms as follows;

GRANT OUTLINE PLANNING PERMISSION, subject to;

- i) Completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect of the following:*
 - a) To secure the provision and transfer of the areas of open space and buffer zones to Fareham Borough Council, including associated financial contributions for future maintenance;*
 - b) To secure a proportionate financial contribution (50 of total costs) towards the delivery of a play area or play equipment and associated maintenance with the HA3 housing allocation;*
 - c) To secure a financial contribution towards the Solent Recreational Mitigation Partnership (SRMP);*
 - d) To secure a financial contribution in accordance with the Council's New Forest Recreational Disturbance Interim Mitigation Solution;*
 - e) To secure 40% of the proposed units as on-site affordable housing; the type, size, mix and tenure to be agreed to the satisfaction of officers;*
 - f) To secure a financial contribution towards education provision towards education infrastructure, for provision of school travel plans and monitoring fees and to provide additional childcare places;*
 - ~~*g) To secure the closure and reinstatement of the highway access on the A27 in the event that the site becomes accessible form an alternative access on to the A27 via land to the north;*~~
 - h) To sure the adoption of the internal estate spine road from the A27 access up to the northern boundary by the Highway Authority;***
 - i) To secure vehicular and pedestrian access and cycle connectivity to adjoining land to the north right up to the party boundary in perpetuity;*
 - j) To secure provision of footpath/cyclepath to link site to footway to the north and the existing Toucan crossing on A27 to the south.*

Upon being proposed and seconded the officer recommendation to grant outline planning permission, subject to the amended conditions in the Update Report, was voted on and CARRIED.

(Voting: 7 in favour; 0 against)

RESOLVED that, subject to the amended conditions in the Update Report, OUTLINE PLANNING PERMISSION be granted.

(2) P/21/1780/RM - LAND ADJACENT TO 125 GREENAWAY LANE SO31 9HT

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: -

- Amendments to condition no. 1:

~~Engineering Technical Note – Discharge of Cons 8, 10 & 11 CEP 22977 v7-18.0~~

~~Biodiversity Enhancement and Mitigation Strategy Ecosupport Oct 2021.~~
August 2022

~~Nitrate Mitigation Statement (& appendices) Pegasus Group P20-2402 Oct 2021~~

Nitrate Mitigation Statement Tetra Tech 784-B026809 13.06.22

Nitrate Budget Calculator Tetra Tech 784-B026809 24.06.22

- Representations

An additional representation has been received which raises issues in relation to a separate discharge of condition planning application and is therefore not of relevance to this application.

An objector has asked for issues raised in their representation to be referred to in particular the following issues:

-Concerns regarding proposed alterations to the access

Officer comment: These concerns relate to a separate discharge of condition planning application and are therefore not of relevance to this application. Representations also refer to vehicular access to the south of the site, however the access was approved at the outline stage and is not for consideration as part of this application.

-Concerns regarding Southern Water's capacity relate to the capacity of infrastructure in terms of water supply and disposal.

Officer comment: Paragraph 8.39 of the report explains that issues raised by Southern Water regarding their infrastructure are of a strategic nature and not for consideration as part of individual planning applications. This statement applies both to their capacity in terms of water supply and disposal.

Upon being proposed and seconded the officer recommendation to: -

- A) DELEGATE to the Head of Development Management in consultation with the Solicitor to the Council to complete a legal agreement to ensure:
 - i) the creation of a management company (funded by a residents' service charge) to maintain and manage the open space, sustainable urban drainage features and ecology buffer in perpetuity;
 - ii) a mechanism for securing appropriate funding of the management company for the lifetime of the development;
 - iii) a mechanism for ensuring collection and enforcement of the funding stream provided in ii) above to fund the monitoring and

management of the communal areas of the development for the lifetime of the development;

then

B) GRANT APPROVAL OF THE RESERVED MATTERS APPLICATION AND APPROVAL OF DETAILS PURSUANT TO CONDITIONS 7 9(I) AND 18 OF P/19/0402/OA, subject to the conditions in the report; and

C) The amended Condition 1 in the Update Report.

Was voted on and CARRIED.

(Voting: 7 in favour; 0 against)

RESOLVED that, subject to: -

A) DELEGATION be given to the Head of Development Management in consultation with the Solicitor to the Council to complete a legal agreement to ensure:

- i) the creation of a management company (funded by a residents' service charge) to maintain and manage the open space, sustainable urban drainage features and ecology buffers in perpetuity;
- ii) a mechanism for securing appropriate funding of the management company for the lifetime of the development;
- iii) a mechanism for ensuring collection and enforcement of the funding stream provided in ii) above to the fund the monitoring and management of the communal areas of the development for the lifetime of the development;

then

B) GRANT APPROVAL OF THE RESERVED MATTERS APPLICATION AND APPROVAL OF DETAILS PURSUANT TO CONDITIONS 7, 9(I) AND 18 OF P/19/0402/OA, subject to the conditions in the report; and

C) The amended Condition 1 in the Update Report.

PLANNING PERMISSION be granted.

(3) P/22/0891/FP - 71 HIGHLANDS ROAD PO15 6BY

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: 7 in favour; 0 against)

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

(4) P/22/1046/FP - 106 FUNTLEY ROAD PO17 5EF

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

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

(Voting: 4 in favour; 3 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reason for Refusal

The proposed garage by virtue of its scale and prominent location within the front garden would fail to have regard to the spaciousness of the site and the open character of the surrounding area. The proposal is therefore contrary to Policy CS17 (High Quality Design) of the adopted Fareham Borough Core Strategy and Fareham Borough Design Guidance Supplementary Planning Document.

(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 4.37 pm).