

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 5 October 2022

Venue: Council Chamber - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor (Vice-Chairman)

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

Also Present: Councillor Mrs K K Trott (Items 6(4) and 6(5))



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors M J Ford, JP and I Bastable.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 21 September 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, Councillors N J Walker, Miss J Bull, Mrs C L A Hockley and Mrs S M Walker declared a Personal Interest in Item 6(2) – Egmont Nurseries, Brook Avenue, as the applicant is known to them as a former Chairman of the Conservative Association.

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					
Mr Mark Burgess		76 – 80 BOTLEY ROAD PARK GATE – REDVELOPMENT OF 78 AND 80 BOTLEY ROAD COMPRISING TWO RETAIL UNITS AND SIXTEEN APARTMENTS, TOGETHER WITH ELEVATIONAL CHANGES TO 76 BOTLEY ROAD	Supporting	6(1) P/20/0593/FP Pg 13	Written
Mr Patrick Barry (Agent)		-DITTO-	-Ditto-	-Ditto-	In person 3 mins

Mr Paul Airey (Agent)		EGMONT NURSERIES BROOK AVENUE – EIGHT DETACHED HOUSES AT FORMER EGMONT NURSERIES, BROOK AVENUE, WARSASH SO31 9HN (ALTERNATIVE SCHEME TO APPROVED DEVELOPMENT UNDER P/18/0592/OA EXCLUDING THE WETLANDS TO THE WEST OF THE SITE AND PROVIDING NITRATE MITIGATION BY WAY OF OFF-SITE CREDITS)	Supporting	6(2) P/21/1301/FP Pg 28	In Person 3 mins
ZONE 2 – 3.30pm					
Mr Alfred Horn		PINKS INDUSTRIAL PARK, WICKHAM ROAD – PROVISION OF AND RETENTION OF CONTAINERS FOR SELF STORAGE USE	Opposing	6(4) P/22/0320/FP Pg 66	In Person 3 mins
Mr Richard Stone (Agent)		-DITTO-	Supporting	-Ditto-	In Person 3 mins
Ms Caroline Jezeph	Mr & Mrs Braines	20A RIVERSIDE AVENUE FAREHAM – CONVERSION AND EXTENSION OF EXISTING OUTBUILDING TO FORM 3-BED DWELLING	Opposing	6(5) P22/0424/FP Pg 80	In Person 3 mins
Mr Robert Tutton (on behalf of Kalotec Ltd)		-Ditto-	Supporting	-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, including information regarding new appeals and decisions.

(1) P/20/0593/FP - 76-80 BOTLEY ROAD PARK GATE SO31 1BA

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: -

Comments from Council's Recycling Co-ordinator have now been received raising no objection to the proposals. The drag distance for the bins to Botley Road are acceptable.

Additional Condition regarding purchase of Nitrate Credits:

19. *The development hereby permitted shall not commence unless the Council has received the Notice of Purchase in accordance with the legal agreement between FBC, IWC and HIWWT dated 30 September 2020 in respect of the Credits Linked Land identified in the Nitrates Mitigation Proposals Pack.*

REASON: To demonstrate that suitable mitigation has been secured in relation to the effect that nitrates from the development has on the Protected Sites around the Solent.

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

- (i) The conditions in the report;
 - (ii) The additional Condition 19 in the Update Report; and
 - (iii) An additional condition requiring the salvaging of bricks from the Peterkins shop building where possible,
- Was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that, subject to: -

- (i) The conditions in the report;
 - (ii) The additional Condition 19 in the Update Report; and
 - (iii) An additional condition requiring the salvaging of bricks from the Peterkins shop building where possible.
- PLANNING PERMISSION be granted.

**(2) P/21/1301/FP - FORMER EGMONT NURSERY BROOK AVENUE
WARSASH SO31 9HN**

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

The Planning Officer addressed the Committee on this item to provide a verbal update, which stated that Natural England had provided a response to the Council's consultation on its Appropriate Assessment and had raised no objection subject to appropriate mitigation being secured.

Councillors N J Walker, Miss J Bull, Mrs C L A Hockley and Mrs S M Walker declared a Personal Interest in this item as the applicant is known to them as he is the former Chairman of the Conservative Association.

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 consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions, minor amendments to the Section 106 agreement or any other subsequent minor changes arising as a result of Natural England's comments regarding the Appropriate Assessment; and
- (ii) Subject to the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 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 towards the off-site provision of affordable housing in accordance with Core Strategy Policy CS18;
- (iii) Delegation to the Head of Development Management to make any necessary modification or addition to the proposed heads of terms and/ or conditions; and
- (iv) The conditions in the report.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to: -

- (i) Delegation being given to the Head of Development Management in consultation with the Solicitor to the Council to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor

modifications to the proposed conditions, addition of conditions, minor amendments to the Section 106 agreement or any other subsequent minor changes arising as a result of Natural England's comments regarding the Appropriate Assessment; and

- (ii) Subject to the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 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 towards the off-site provision of affordable housing in accordance with Core Strategy Policy CS18;
- (iii) Delegation be given to the Head of Development Management to make any necessary modifications or addition to the proposed heads of terms and/or conditions; and
- (iv) The conditions in the report.
PLANNING PERMISSION be granted.

(3) P/22/1101/FP - 20 HOLLAM DRIVE FAREHAM PO14 3DY

Upon being proposed and seconded the officer recommendation to grant planning permission was voted on and CARRIED.
(Voting: 7 in favour; 1 against)

RESOLVED that PLANNING PERMISSION be granted.

(4) P/22/0320/FP - PINKS INDUSTRIAL PARK WICKHAM ROAD PO17 5BT

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

At the invitation of the Chairman, Councillor Mrs K K Trott addressed the Committee on this item.

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

- (i) the receipt of an amended landscape drawing, showing planting proposals between the residential properties and the shipping containers including fast growing native species of an appropriate size to ensure a robust landscaping scheme can develop quickly;
- (ii) The Head of Development Management approving the landscaping drawing submitted under (i) above, following consultation with the Chairman of the Planning Committee;

- (iii) The amendment of condition 2 to update the 'Drawing 001 Rev B Soft Landscaping Designs' reference once amended proposals are received by officers and agreed with the Chairman of the Planning Committee;
 - (iv) The amendment of condition 3 to include the correct reference to the landscaping drawing in condition 2;
 - (v) The approval of details pursuant to Condition 6 to be issued only after consultation with the Chairman of Planning Committee; and
 - (vi) All other conditions in the report.
- Was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that, subject to: -

- (i) the receipt of an amended landscape drawing, showing planting proposals between the residential properties and the shipping containers including fast growing native species of an appropriate size to ensure a robust landscaping scheme can develop quickly;
 - (ii) The Head of Development Management approving the landscaping drawing submitted under (i) above, following consultation with the Chairman of the Planning Committee;
 - (iii) The amendment of condition 2 to update the 'Drawing 001 Rev B Soft Landscaping Designs' reference once amended proposals are received by officers and agreed with the Chairman of the Planning Committee;
 - (iv) The amendment of condition 3 to include the correct reference to the landscaping drawing in condition 2;
 - (v) The approval of details pursuant to Condition 6 to be issued only after consultation with the Chairman of Planning Committee; and
 - (vii) All other conditions in the report.
- PLANNING PERMISSION be granted.

(5) P/22/0424/FP - 20A RIVERSIDE AVENUE FAREHAM PO16 8TF

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

At the invitation of the Chairman, Councillor Mrs K K Trott addressed the Committee on this item.

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) Planning Appeals

The Committee noted the information in the report.

(7) 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 4.47 pm).