

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 14 June 2023

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: Miss J Burton, D G Foot, M J Ford, JP, Mrs C L A Hockley,
P Nother and Mrs S M Walker

Also Present: Councillor R Bird (Item 6(2))



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor S Ingram.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 24 May 2023 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 Mrs C L A Hockley declared a Personal Interest in Item 6 (2) – 64 & 66 The Avenue as she lives near to the application site and has had involvement with local residents regarding this application. She removed herself from the room at the start of the item and took no part in the debate or vote on the application.

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					
Jeffrey Nolan		LAND TO REAR OF 274 BOTLEY ROAD – ERECTION OF 1NO. 3-BEDROOM DWELLING, TOGETHER WITH CAR PARKING, ACCESS, AND LANDSCAPING (ALTERNATIVE PROPOSAL TO SCHEME APPROVED UNDER P/20/0507/RM)	Opposing	6(1) P/22/1829/FP Pg 11	Written

Stephen Browning		-DITTO-	-Ditto-	-Ditto-	Written
Mr Vivian Holt	Burrige & Swanwick Residents Association	-DITTO-	-Ditto-	-Ditto-	In Person 3 mins
Mr Andrew Dinsdale		-DITTO-	-Ditto-	-Ditto-	Written
ZONE 2 – 2.30pm					
Bob Marshall	The Fareham Society	64 & 66 THE AVENUE – DEMOLITION OF THE EXISTING DWELLINGS AND THE ERECTION OF A 60-BED CARE HOME (CLASS C2) FOR THE ELDERLY (OUTLINE APPLICATION, ACCESS, APPEARANCE, LAYOUT & SCALE TO BE CONSIDERED WITH LANDSCAPING RESERVED)	Opposing	6(2) P/22/1477/OA Pg 30	Written
Adrian Hogg		-DITTO-	-Ditto-	-Ditto-	In Person 3 mins
Mrs C Cheer		-DITTO-	-Ditto-	-Ditto-	Written
Hamish Watson (Agent)		-DITTO-	Supporting	-Ditto-	In Person 3 mins
ZONE 3 – 2.30pm					
Shaun Cunningham		LAND WEST OF DOWNEND ROAD – AGRICULTURAL BUILDING TO BE USED AS A GRAIN STORE	Opposing	6(3) P/22/1655/FP Pg 56	Written
Mrs Anne Brierley		-DITTO-	-Ditto-	-Ditto-	In Person 3 mins
Henry Brice (Agent)		-DITTO-	Supporting	-Ditto-	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 on new appeals and decisions.

(1) P/22/1829/FP - LAND REAR OF 274 BOTLEY ROAD BURRIDGE SO31 1BQ

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: -

Additional information has been provided in respect of the Arboricultural Method Statement and Construction Site Set-Up Plan. The Arboricultural Method Statement was taken from that approved under P/17/0257/DP/A regarding the appropriate method for the laying of services along the access track having regard to the adjacent protected trees. The Method Statement will be added to Condition 13 to ensure it is complied with during the construction period.

The Construction Site Set-Up Plan has been considered by Officers and is acceptable. Therefore Condition 2 (approved plans) and 11 have been amended. Condition 11 will now state:

*11. The development hereby permitted shall be undertaken in full accordance with the details set out on the approved Construction Site Set Up Plan (Drawing: 008 Rev C). The details set out shall be retained for the duration of the construction period. There shall be no deviation from this approved Plan unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of highway safety and to ensure that the occupiers or nearby properties are not subjected to unacceptable noise and disturbance during the construction period.*

Upon being proposed and seconded the officer recommendation to: -

- (i) GRANT planning permission subject to: -
 - (i) the conditions in the report;
 - (ii) Amended condition 11 as set out in the Update Report; and
 - (iii) An amendment to the location of the Electric Vehicle Charging Point to move it closer to the parking spaces;

Then

- (iv) DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted, subject to: -
 - (i) The conditions in the report;
 - (ii) Amended condition 11 as set out in the Update Report; and
 - (iii) An amendment to the location of the Electric Vehicle Charging Point to move it closer to the parking spaces;

Then:

- (ii) DELEGATION of authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

(2) P/22/1477/OA - 64 & 66 THE AVENUE FAREHAM

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

Mrs C L A Hockley declared a Personal Interest in this item as she lives near to the application site and has had involvement with local residents regarding this application. She removed herself from the room at the start of the item and took no part in the debate or vote on the application.

At the Invitation of the Chairman, Councillor R Bird addressed the Committee on this item.

Upon being proposed and seconded the officer recommendation to: -

- (i) GRANT outline planning permission, subject to the conditions in the report;

Then

- (ii) DELEGATE authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

Was voted on and CARRIED.

(Voting: 6 in favour; 1 against)

RESOLVED that: -

- (i) OUTLINE PLANNING PERMISSION be granted, subject to the conditions in the report;

Then

- (ii) DELEGATION of Authority to the Head of Development Management to make any necessary modification, deletion or addition to the proposed conditions.

(3) P/22/1655/FP - LAND WEST OF DOWNEND ROAD FAREHAM

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

A motion to refuse the application on the grounds that the height, scale siting and design of the grain store would fail to protect and enhance the Area of Special Landscape Quality was proposed. The motion was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposed development is contrary to policies DS3 and D1 of the Council's adopted Fareham Local Plan 2037 and is unacceptable in that:

- a) By virtue of its height, scale, siting and design, the proposed grain store would fail to protect and enhance the Area of Special Landscape Quality and would have an unacceptable adverse impact upon the landscape.

(4) Planning Appeals

The Committee noted the information in the report.

(5) UPDATE REPORT

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

7. TREE PRESERVATION ORDER NO. 779 2023 - 3 CHILTERN WALK

The Committee considered a report by the Director of Planning and Regeneration on TPO no. 779 2023 – 3 Chiltern Walk.

The report detailed objections to the making of a provisional order in April 2023,

RESOLVED that Tree Preservation Order No. 779 be confirmed as originally made and served.

(The meeting started at 2.30 pm
and ended at 5.01 pm).