

# FAREHAM

## BOROUGH COUNCIL

### Minutes of the Planning Committee

(to be confirmed at the next meeting)

**Date:** Wednesday, 12 July 2023

**Venue:** Collingwood Room - Civic Offices

**PRESENT:**

**Councillor** N J Walker (Chairman)

**Councillor** I Bastable (Vice-Chairman)

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

**Also  
Present:**



**1. APOLOGIES FOR ABSENCE**

Apologies of absence were received from Councillor Miss J Burton and Councillor S Ingram.

**2. MINUTES OF PREVIOUS MEETING**

RESOLVED that the minutes of the Planning Committee meeting held on 14 June 2023 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman’s announcements at this meeting.

**4. DECLARATIONS OF INTEREST**

In accordance with Standing Orders and the Council’s Code of Conduct, the following Councillor’s made the following declarations in respect of the items indicated.

All Members of the Committee declared a non-pecuniary interest in Item 7(2) - 22 Lynden Close as the applicant is a fellow Council Member.

Councillor Mrs S Walker declared a non-pecuniary interest in item 7(3) – “Horse Field”, Land North of Brune Lane as she is a Council appointed representative on the Portchester Crematorium Joint Committee.

Councillor I Bastable declared a non-pecuniary interest in item 7(3) – “Horse Field”, Land North of Brune Lane as he is a Council appointed deputy representative on the Portchester Crematorium Joint Committee.

**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
<b>ZONE 1 – 3.00pm</b>					
Ms Gwenola Le Bon		24 RALEY ROAD LOCKS HEATH – DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 6 DWELLINGS	<b>Opposing</b>	7(1) P/22/1254/FP Pg 10	<b>Written</b>

Mr Brian Malone		-DITTO-	-Ditto-	-Ditto-	Written
Ms Louise Cutts (Agent)		-DITTO-	Supporting	-Ditto-	In Person 3 mins
<b>ZONE 2 – 3.00pm</b>					
<b>ZONE 3 – 3.00pm</b>					
Jill Ulke		“HORSE FIELD”, LAND NORTH OF BRUNE LANE – DEVELOPMENT OF CREMATORIUM WITH ASSOCIATED ACCESS, LANDSCAPING AND MEMORIAL GARDENS	Opposing	7(3) P/23/0245/FP Pg 40	Written
Jannette Ward		-DITTO-	-Ditto-	-Ditto-	Written
Maureen Bennett		-DITTO-	-Ditto-	-Ditto-	Written
Shaun McNally		-DITTO-	-Ditto-	-Ditto-	Written
Paul Edwards		-DITTO-	-Ditto-	-Ditto-	Written
Ben Valentine		-DITTO-	-Ditto-	-Ditto-	Written
Mr Andy Marshall (Agent)		-DITTO-	Supporting	-Ditto-	In Person 3 mins
Mr Jeff Moore		-DITTO-	-Ditto-	-Ditto-	Written

## 6. OPPORTUNITIES PLAN

The Panel received a presentation from the Policy, Research and Engagement Manager on the Opportunities Plan 2023-2027. (The presentation is appended to these minutes).

Members noted the information in the presentation and the projects that are being considered in year one of the plan. The Committee spent time debating the proposal to introduce householder pre-application advice fees, and agreed that it is something they would like officers to investigate to enable the panel to fully weigh up the pros and cons in respect of this proposal.

RESOLVED that having asked questions, made comments, and put forward a request for officers to further explore the potential of introducing householder pre-application charges, the Planning Committee notes the content of the presentation.

**7. 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/22/1254/FP - 24 RALEY ROAD LOCKS HEATH SO31 6PD**

The Committee receives the deputations referred to in Minutes 5 above.

Upon being proposed and seconded the Officer Recommendation to: -

- (i) GRANT Planning Permission subject to: -
  - i) The conditions in the report;
  - ii) An additional condition removing permitted development rights to the car ports, to ensure they remain as car ports; and
  - iii) Condition 13 being amended to make it clear that an electric vehicle charging point is provided for every dwelling.

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: 8 in favour; 0 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted, subject to: -
  - i) The conditions in the report;
  - ii) An additional condition removing permitted development rights to the car ports, to ensure that they remain as car ports; and
  - iii) Condition 13 being amended to make it clear that an electric vehicle charging point is provided for every dwelling.

Then:

- (ii) AUTHORITY BE DELEGATED to the Head of Development Management to:

Make any necessary modification, deletion or addition to the proposed conditions.

**(2) P/23/0771/FP - 22 LYNDEN CLOSE FAREHAM PO14 3AL**

Councillors, N J Walker, I Bastable, M J Ford, JP, S Dugan, D G Foot, Mrs C L A Hockley, Mrs S M Walker, and P Nother all declared a non-pecuniary interest in this item as the application is made by a fellow Councillor Member.

Upon being proposed and seconded, the Officer Recommendation to: -

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

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: 8 in favour; 0 against)

RESOLVED that: -

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

Then:

- (ii) AUTHORITY BE DELEGATED to the Head of Development to make any necessary modification, deletion or addition to the proposed conditions.

**(3) P/23/0245/FP - HORSE FIELD LAND NORTH OF BRUNE LANE AND EAST OF BROOM WAY LEE-ON-THE-SOLENT PO13 9PB**

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: -

*As a consequence of the proposal providing a new parking areas for users of the retained horse field, a further condition is added to the recommendation. This condition will secure the restoration of the area used for parking on the north eastern side of the Broom Way/Brune Lane junction to highway verge.*

*Additional condition:*

*19. The crematorium and memorial garden hereby authorised by this permission shall not be first used until:*

- a) *The local planning authority has approved in writing a scheme of works for the improvement to the north east side of the Broom Way / Brune Lane junction to remove the informal parking area, return it to a grassed verge and limit future informal verge parking.*
- b) *The approved works have been completed in accordance with part a) of this condition; unless alternative arrangements to secure the specified works have been approved in writing by the local planning authority.*

*REASON: In the interest of the visual amenity of the area and as a consequence of replacement parking being provided for horse field users as part of the permission.*

Councillor Mrs S M Walker declared a non-pecuniary interest in this item as she is a Councillor appointed member on the Portchester Crematorium Joint Committee.

Councillor I Bastable declared a non-pecuniary interest in this item as he is a Councillor appointed deputy member on the Portchester Crematorium Joint Committee.

Ray Alborough and Oliver Joyce from Hampshire County Council joined the meeting for this item in order to answer any questions Members had on highways matters.

Upon being proposed and seconded the Officer Recommendation to: -

- (i) GRANT planning permission, subject to: -
  - i) The conditions in the report;
  - ii) The additional Condition 19 as set out in the Update Report; and

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: 8 in favour; 0 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted, subject to: -
  - i) The conditions in the report;
  - ii) The additional Condition 19 as set out in the Update Report; and

Then:

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

**(4) P/23/0639/FP - 15 BEAULIEU AVENEUE FAREHAM PO16 9SY**

Upon being proposed and seconded the Officer Recommendation to: -

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

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: 8 in favour; 0 against)

RESOLVED that: -

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

Then:

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

**(5) Planning Appeals**

The Committee noted the information in the report.

**(6) UPDATE REPORT**

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

**8. TREE PRESERVATION ORDERS**

The Committee considered the confirmation of the following provisional Fareham Tree Preservation Order(s), which have been made under delegated powers and to which no formal objection has been received.

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

*On 6 April 2023 a provisional order was made in respect of 2 individual oak trees and 1 maple tree. No formal objections have been received; however,*

*upon further inspection of the maple officers identified a stem defect and therefore recommend that Tree Preservation Order 779 is confirmed with modification to exclude the maple tree (T1).*

*During a closer inspection of the maple it was observed to have two compression forks with included bark between the primary branch unions. The tree is not immediately dangerous, but the defects are significant and will require intervention by way of an overall crown reduction that will denude the tree of its current amenity value; and then require ongoing cyclic pruning every five years to contain its size, placing a maintenance burden on the owner.*

*During the visit with the new owner, the tree officer's attention was drawn to significant visible roots massing up against the dwelling, which is an old building, with potentially shallow foundations when compared with modern standards.*

*Therefore officers are of the view it is not reasonable or sustainable to retain the tree and therefore no longer consider it worthy of protection. The recommendation is to modify the order accordingly to exclude maple T1 and then conform leaving the two oaks, T2 & T3 protected.*

*Local residents who raised concerns about the trees at the property when it was on the market along with neighbours who supported the TPO, have been written to explaining the recommendation to modify the order to exclude the maple tree (T1).*

#### **Fareham Tree Preservation Order 778: 80 Heath Road, Locks Heath**

A provisional order was served on 6 April 2023 and covers 2 individual oak trees and 1 maple tree to which no formal objection has been received.

RESOLVED that Fareham TPO 778 be confirmed, with the modification to remove the maple tree (T1) from the order, as made and served.

(The meeting started at 2.30 pm  
and ended at 4.15 pm).