

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 13 September 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, S Ingram, P Nother, Mrs S M Walker and S Dugan (deputising for Mrs C L A Hockley)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor Mrs C L A Hockley.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 16 August 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

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 | Item No/ Application No/Page No | Dep Type |
|----------------------------|--|--|--|---------------------------------|-----------------------------|
| | | | | | |
| ZONE 1 – 2.30pm | | | | | |
| Chris Forsey | | WARSASH MARITIME ACADEMY, NEWTOWN ROAD – DEMOLITION AND RESIDENTIAL REDEVELOPMENT COMPRISING 117 DWELLINGS (INCLUDING CHANGE OF USE AND ALTERATIONS TO RETAINED LISTED BUILDINGS) TOGETHER WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING | Opposing | 6(3) P/21/2041/FP Pg 31 | Written |
| Mr Alistair Harris | | -DITTO- | Supporting | 6(3) P/21/2041/FP Pg 31 | In Person 6 mins |

| | | | | | |
|----------------------------|-------------------------------------|---------|----------------|------------------------------------|---------------------------------|
| | | | | & 6(4) P/21/2042/LB Pg 73 | |
| Mervyn McFarland | Southampton Solent University | -DITTO- | -Ditto- | 6(3) P/21/2041/FP Pg 31 | In Person 3 mins |
| | | | | | |
| ZONE 2 – 2.30pm | | | | | |
| ZONE 3 – 2.30pm | | | | | |

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/22/1838/FP - 6 VICTORY COTTAGES SWANWICK SHORE ROAD FAREHAM PO14 4HN

Upon being proposed and seconded the officer recommendation to: -

(i) GRANT planning permission, subject to:

i) 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: 7 in favour; 2 against)

RESOLVED that: -

(i) PLANNING PERMISSION be granted, subject to: -

i) 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.

**(2) P/23/0030/LB - 6 VICTORY COTTAGES SWANWICK SHORE ROAD
FAREHAM SO31 7HP**

Upon being proposed and seconded the officer recommendation to: -

- (i) GRANT LISTED BUILDING CONSENT, subject to: -
 - i) The conditions in 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: 7 in favour; 2 against)

RESOLVED that: -

- (i) LISTED BUILDING CONSENT be granted, subject to:-
 - i) 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.

**(3) P/21/2041/FP - WARSASH MARITIME ACADEMY, RECEPTION
BUILDING, NEWTOWN ROAD WARSASH SO31 9ZL**

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: -

With regard to paragraph 9.1(ii) of the Officer report to the Planning Committee, comments have been received from the Council's Environmental Health Officer raising no objection to the proposals.

With regards to paragraph 9.1(iii) of the report, the applicant has provided the following details:

"All demolition works will be carried out to BS6187 and all work will comply with any applicable legislation, Guidance Notes, Acts, British Standards and Approved Codes of Practice. All scrap metal and general waste materials will be disposed of and or recycled at an exempt or licenced facility as non-hazardous waste under the Duty of Care Regulations and in all cases the Client will have full traceability from cradle to grave. Materials such a brick, concrete and blockwork will be crushed on site, typically to a 6F2 grade crushed material. Some materials will be retained for re-use on site with the

balance sold onto the local supply chain where there is always a strong demand for sources of clean 6F2 recycled materials.”

With regards to paragraph 9.3, a full schedule of recommended conditions is set out below:

1. *The development shall begin before the expiration of a period of three years from the date of this decision.*

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. *The development shall be carried out in accordance with the following approved documents:*

General

- a) *Location Plan – S 00 P3*
- b) *Demolition Plan – S 02 – P2*

Site plans

- c) *Proposed Site Layout – MP01 P6*
- d) *Housing Mix Strategy – MP03 P4*
- e) *Refuse Strategy – MP04 P4*
- f) *Parking Strategy – MP05 P4*
- g) *Tenure Strategy – MP06 P4*

Plot 1

- h) *HT5A Detached – Plans, Elevations & Section – Plot 1 – 01618 HT5A 00 P3*

Plots 2 – 4

- i) *HT3H 3 Unit Terrace – Plans – Plots 2-4 – 01618 HT3H 01 P3*
- j) *HT3H 3 Unit Terrace - Elevations & Sections – Plots 2-4 - 01618 HT3H 00 P3*

Plots 5 – 11

- k) *HT3G 7 Unit Terrace – Ground & First Floor Plans – Plots 5-11 – 01618 HT3G 01 P2*
- l) *HT3G 7 Unit Terrace - Second Floor & Roof Plan – Plots 5-11 – 01618 HT3G 02 P1*
- m) *HT3G 7 Unit Terrace – Elevations & sections – Plots 5-11 – 01618 HT3G 00 P2*

Plots 12 – 14

- n) *HT3L-HT4C Grouping – Plans – Plots 12-14 – 01618 HT3L 02 P2*
- o) *HT3L-HT4C Grouping – Elevations – Plots 12-14 – 01618 HT3L 00P2*
- p) *HT3L-HT4C Grouping – Elevation & Sections – Plots 12-14 – 01618 HT3L 01 P2*

Plot 15

- q) HT4C Detached – Plans, Elevations & Section – Plot 15 – 01618
HT4C 00 P2

Plots 16 – 18

- r) HT3H 3 Unit Terrace – Plans – Plots 16-18 – 01618 HT3H 03 P2
- s) HT3H 3 Unit Terrace – Elevations & Sections – Plots 16-18 – 01618
HT3H 02 P2

Flat Block

- t) Flat Block – Elevations – BA 00 P3
- u) Flat Block – Elevations & Sections – BA 01 P3
- v) Flat Block – Lower Ground & Ground Floor Plans – BA 02 P3
- w) Flat Block – First & Second Floor Plan – BA 03 P3
- x) Flat Block – Third Floor & Roof Plan – BA 04 P3

Moyana

- y) Moyana – Proposed Lower Ground Floor Plan – BM 06 P1
- z) Moyana – Proposed Upper Ground Floor Plan – BM 07 P2
- aa) Moyana – Proposed Roof Plan – BM 08 P1
- bb) Moyana – Proposed East & South Elevations – BM 09 P2
- cc) Moyana – Proposed West & North Elevations – BM 10 P1
- dd) Moyana – Proposed Sections – BM 12 P1
- ee) Moyana – Demolition Plans – Lower Ground Floor Plan – BM 13 P1
- ff) Moyana – Demolition Plans – Upper Ground Floor Plan – BM 14 P3

Shackleton

- gg) Shackleton – Proposed Ground & First Floor Plan BS 06 P4
- hh) Shackleton – Proposed Second & third Floor Plan – BS 07 P4
- ii) Shackleton – Proposed Fourth Floor & Roof Plans – BS 08 P4
- jj) Shackleton – Proposed East & West elevations – BS 09 P1
- kk) Shackleton – Proposed South & North Elevations & sections – BS
10 P1
- ll) Shackleton – Demolition Plans – Ground & First Floor Plans – BS 11
P1
- mm) Shackleton – Demolition Plans – Second & Third Floor Plans –
BS 12 P1
- nn) Shackleton – Demolition Plans – Fourth Floor Plan – BS 13 P1

MS Building

- oo) MS Building – Elevations P10
- pp) MS Building – Contextual Elevation & section P08
- qq) MS Building – Roof Plan P05
- rr) MS Building – Penthouse Floor Plan P09
- ss) MS Building – Second Floor Plan P10
- tt) MS Building – First Floor Plan P10
- uu) MS Building – Ground Floor Plan P15
- vv) MS Building – Undercroft Floor Plan P14
- ww) MS Building – Site Plan – Undercroft level shown P16

Car Barns

- xx) Car Barns Sheet 1 – Plans, Elevations & Sections – CB 00 P1
- yy) Car Barns Sheet 2 – Plans, Elevations & Sections – CB 01 P1

Site Sections

- zz) Site Sections 1 – SS 00 P4
- aaa) Site Sections 2 – SS 01 P4

Landscaping

- bbb) Landscaping Strategy Plan – 2259-TFC-00-ZZ-DR-L-1001-P10

Ecology

- ccc) Biodiversity Metric 3.0 Calculation
- ddd) Summary Bat Report for Bat Emergence Surveys License
- eee) Great Crested Newt Report
- fff) Ecology Cover Note
- ggg) Biodiversity Net Gain Assessment – December 2021 (updated v5 August 2023)
- hhh) Site Walkover Survey
- iii) Reptile Report Rev 3
- kkk) Ecological Appraisal
- lll) Letter of Confirmation and Accompanying Evidence – Nitrate Mitigation at Heaton Farms dated 2nd September 2023

Transport and highways

- mmm) Transport Assessment – Vol 1
- nnn) Transport Assessment – Vol 2
- ooo) Additional Transport Information – ITB16104-007A

Flood risk and drainage

- ppp) Flood Risk Assessment and Drainage Strategy – Issue 2 dated 03/05/2023
- qqq) Flood Risk Assessment and Drainage Strategy – App B2

Other

- rrr) Open Space Areas – SK 005 P10
- sss) Arboricultural Assessment & Method Statement
- ttt) Tree Protection Plan – 20104-10
- uuu) Ground Conditions – Part 1
- vvv) Ground Conditions – Part 2
- www) Ground Conditions – Part 3
- xxx) Ground Conditions Appendix

REASON: To avoid any doubt over what has been permitted.

3. *No work on site relating to the construction of any of the development hereby permitted (Including works of demolition or preparation prior to operations) shall take place before the hours of 0800 or after 1800 Monday to Friday, before the hours of 0800 or after 1300 Saturdays or at all on Sundays and recognised bank and public holidays, unless otherwise first agreed in writing with the Local Planning Authority.*

REASON: To protect the occupiers of nearby residential properties against noise and disturbance during the construction period.

4. *No demolition work shall commence on site until a Construction Environment Management Plan (CEMP) relating to the demolition phase of the development has been submitted to and approved in writing by the local planning authority. All demolition works shall be carried out in accordance with the approved CEMP (unless otherwise agreed in writing by the local planning authority) which shall include (but shall not necessarily be limited to):*
 - a) *Details of how provision is to be made on site for the parking and turning of operatives/contractors'/sub-contractors' vehicles and/or works vehicles;*
 - b) *The measures the develop will implement to ensure that operatives'/contractors/sub-contractors' vehicles and/or works vehicles are parked within the planning application site;*
 - c) *Arrangements for the routing of lorries and details as to how works traffic will access the site;*
 - d) *The arrangements for deliveries associated with all demolition works, loading/unloading of plant & materials and restoration of any damage to the highway;*
 - e) *The measures for cleaning the wheels and underside of all vehicles leaving the site;*
 - f) *A scheme for the suppression of any dust arising during demolition or clearance works;*
 - g) *The measures for cleaning Newtown Road to ensure that it is kept clear of any mud or other debris falling from works vehicles, and*
 - h) *A programme and phasing of the demolition work;*
 - i) *Location of temporary site buildings, compounds, materials, and plant storage areas used during demolition;*
 - j) *Measures to control vibration in accordance with BS5228:2009 which prevent vibration above 0.3mms⁻¹ at the boundary of the SPA;*
 - k) *Measures to ensure percussive piling of works with heavy machinery (i.e. plant resulting in noise level in excess of 69dbAmax – measured at the sensitive receptor) are avoided during the bird overwintering period (i.e. October to March inclusive).*
 - l) *Provision for storage, collection, and disposal of rubbish from the development during the demolition phase;*
 - m) *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*

- n) *Temporary lighting;*
- o) *Protection of pedestrian routes during demolition;*
- p) *No burning on-site;*
- q) *Details of methods for pollution control to ensure that no pollution (such as debris from dust or surface run off) is able to enter the water, including a demolition-phase drainage system which ensure all surface water passes through three stages of filtration to prevent pollutants from leaving the site;*
- r) *Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site.*
- s) *Details of Biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters.*

REASON: In the interests of highway safety; To ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the demolition phase; In the interests of protecting nearby sites of ecological importance from potentially adverse impacts of development. 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 the potential impacts described above.

5. *No development shall take place until a programme of archaeological evaluation set out within a Written Scheme of Investigation has been submitted to and approved by the Planning Authority and until that programme has been fully implemented in accordance with the approved details. Following completion of the archaeological fieldwork, a report setting out and securing appropriate pros-excavation assessment specialist analysis and reports, publication and public engagement shall be submitted to and approved in writing by the Local Planning Authority before any of the dwellings hereby permitted are occupied.*

REASON: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets. To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations. To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

6. *No demolition work shall take place until a programme of archaeological building recording set out within a Written Scheme of Investigation has been submitted to and approved in writing by the Local Planning Authority. The programme of building recording shall be carried out up*

to Level 3 as defined in the Historic England document “Understanding Historic Buildings – A Guide to Good Recording Practice”. Prior to the occupation of the first dwelling hereby approved, the findings of the approved programme of archaeological building recording shall be set out in a written report and submitted to the Local Planning Authority.

REASON: To ensure a full archaeological and historical record is made of the buildings in advance of their conversion or demolition.

7. *No development shall take place until an intrusive site investigation and risk assessments, including the risks posed to human health, the building fabric and the wider environment such as water resources, and a detailed scheme for remedial works to address these risks and ensure the site is suitable for the proposed use has been submitted to and approved by the Local Planning Authority in writing.*

The presence of any unsuspected contamination that becomes evident during the development of the site shall be brought to the attention of the Local Planning Authority. This shall be investigated to assess the risks to human health and the wider environment and a remediation scheme implemented following written approval by the Local Planning Authority.

The approved details for remediation works shall be fully implemented before the permitted development is first occupied or brought into use.

On completion of the remediation works and prior to the occupation of any of the dwellings hereby permitted, a report validating the implementation of the approved remedial measures (including photographic evidence and 'as built' drawings) shall be submitted to and approved by the Local Planning Authority. The validation report shall be written by an independent competent person details of whom shall be submitted to and approved in writing by the Local Planning Authority before the report is submitted for approval.

REASON: To ensure that any contamination of the site is properly taken into account before development takes place. The details secured by this condition are considered essential to be agreed prior to the commencement of the development on the site to ensure adequate mitigation against land contamination on human health.

8. *No development shall commence on until details of how areas on the site shown on the approved Landscape Strategy Plan for tree planting and landscaping will be protected during demolition and construction and, where necessary, reinstated have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.*

REASON: To ensure that areas of proposed tree planting and landscaping are protected during construction and, where necessary, reinstated so as to provide sufficient uncompacted soil volumes for street trees and others in hard surfaced areas in the development. The details secured by this condition are considered essential to be agreed

prior to the commencement of the development on the site to ensure adequate protection and reinstatement of those areas of the site.

9. *No development (except for demolition works) shall commence on site until a Construction Environment Management Plan (CEMP) relating to all phases of the development (except for demolition works) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved CEMP (unless otherwise agreed by the local planning authority) which shall include (but shall not be limited to):*
 - a) *Details of how provision is to be made on site for the parking and turning of operatives/contractors/sub-contractors' vehicles and/or construction vehicles;*
 - b) *The measures the developer will implement to ensure that operatives'/contractors/sub-contractors' vehicles and/or construction vehicles are parked within the planning application site;*
 - c) *Arrangements for the routing of lorries and details as to how construction traffic will access the site;*
 - d) *The arrangements for deliveries associated with all construction works, loading/unloading of plant & materials and restoration of any damage to the highway;*
 - e) *The measures for cleaning the wheels and underside of all vehicles leaving the site;*
 - f) *A scheme for the suppression of any dust arising during construction works;*
 - g) *The measures for cleaning Newtown Road to ensure that it is kept clear of any mud or other debris falling from construction vehicles, and*
 - h) *A programme and phasing of the development;*
 - i) *Location of temporary site buildings, compounds, materials, and plant storage areas used during construction;*
 - j) *Measures to control vibration in accordance with BS5228:2009 which prevent vibration above 0.3mms⁻¹ at the boundary of the SPA;*
 - k) *Measures to ensure percussive piling of works with heavy machinery (i.e. plant resulting in a noise level in excess of 9dbAmax – measured at the sensitive receptor) are avoided during the bird overwintering period (i.e. October to March inclusive).*
 - l) *Provision for storage, collection, and disposal of rubbish from the development during construction;*

- m) *The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- n) *Temporary lighting;*
- o) *Protection of pedestrian routes during construction;*
- p) *No burning on-site;*
- q) *Details of methods for pollution control to ensure that no pollution (such as debris from dust or surface run off) is able to enter the water, including a construction-phase drainage system which ensure all surface water passes through three stages of filtration to prevent pollutants from leaving the site;*
- r) *Safeguards for fuel and chemical storage and use, to ensure no pollution of the surface water leaving the site;*
- s) *Details of Biosecurity to ensure that all equipment brought onto site does not bring any contaminants such as invasive species onto the site and into the waters.*

REASON: In the interests of highway safety; To ensure that the occupiers of nearby residential properties are not subjected to unacceptable noise and disturbance during the construction phase; In the interests of protecting protected species and their habitat; In the interests of protecting nearby sites of ecological importance from potentially adverse impacts of development. 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 the potential impacts described above.

10. No development hereby permitted shall commence until a surface water drainage scheme for the development, based on the principles within the approved Flood Risk Assessment and Drainage Strategy Issue 2, has been submitted to and approved by the Local Planning Authority in writing. The scheme shall include (but shall not be limited to) the following elements;

- a) *A technical summary highlighting any changes to the design from that within the approved FRA;*
- b) *Confirmation of suitability of downstream defender to manage water quality given expected flow rates and confirmation of simple index approach indices;*
- c) *Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria;*
- d) *Maintenance requirements for the Downstream Defender;*

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.

11. *No development shall take place until details of future access to existing underground water and wastewater infrastructure for maintenance and upsizing purposes have been submitted to and approved in writing by the Local Planning Authority.*

REASON: In order to ensure satisfactory disposal of surface and foul 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.

12. *No development shall commence until details of the width, alignment, gradient and type of construction proposed for any roads, footways and accesses including all relevant horizontal and longitudinal cross sections showing the existing and proposed grounds levels, together with details of street lighting (where appropriate), the method of disposing of surface water, and details of a programme for the making up of roads and footways, have been submitted to and approved by the Local Planning Authority in writing. The development shall be subsequently carried out in accordance with the approved details.*

REASON: To ensure that the roads are constructed to a satisfactory standard. 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 the potential impacts described above.

13. *No development shall commence until details of the external finished levels of the site and internal finished floor levels of all of the proposed buildings in relation to the existing and finished ground levels on the site and the adjacent land have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.*

REASON: To safeguard the character and appearance of the area and to assess the impact on nearby residential properties. 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 the potential impacts described above.

14. *No development shall take place until a Landscape and Ecological Enhancement and Management Plan, in line with the measures included in Biodiversity Net Gain Assessment – December 2021 (updated v5 August 2023), has been submitted to and approved in writing by the Local Planning Authority. The plan shall be supported by drawings, detailed management prescriptions to achieve the assigned conditions in the Metric calculations, and proposals for a monitoring and*

review process. The development shall be carried out in accordance with the approved details and shall thereafter be managed and maintained in accordance with the approved details.

REASON: To secure a minimum of 10% net gain in biodiversity.

15. *The development hereby permitted shall not commence unless the Council has received the Notice of Purchase in accordance with the legal agreement between Fareham Borough Council, Isle of Wight Council and Heaton Farms Limited dated 25 June 2021 in respect of the Credits Linked Land identified in the approved Letter of Confirmation and Accompanying Evidence – Nitrate Mitigation at Heaton Farms dated 2nd September 2023.*

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.

16. *No development hereby permitted shall proceed beyond damp proof course level until details (including samples where requested by the Local Planning Authority) of all proposed external facing and hardsurfacing materials have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.*

REASON: To secure the satisfactory appearance of the development.

17. *No development hereby permitted shall proceed beyond damp proof course level until details of the proposed bin storage areas, including bin collection points if necessary, have been submitted to and approved by the Local Planning Authority and the approved areas fully implemented. The details shall include the siting, design and the materials to be used in construction. The areas shall be subsequently retained for bin storage or collection at all times.*

REASON: To ensure that the character and appearance of the development and the locality are not harmed.

18. *No development shall process beyond damp proof course level until details of secure cycle storage have been submitted to and approved by the Local Planning Authority in writing. The secure cycle stores shall be provided before any dwelling is first occupied and shall thereafter be retained and kept available for use at all times.*

REASON: To encourage cycling as alternative mode of transport.

19. *No development shall proceed beyond damp proof course level until a landscaping scheme identifying all existing trees, shrubs and hedges to be retained, together with the species, planting sizes, planting distances, density, numbers, surfacing materials and provisions for future maintenance of all new planting, including all areas to be grass seeded and turfed and hardsurfaced, has been submitted to and approved by the Local Planning Authority in writing. The landscaping*

scheme shall be based on the principles set out in the approved Landscape Strategy Plan.

REASON: In order to secure the satisfactory appearance of the development; in the interests of the visual amenities of the locality.

- 20. The landscaping scheme, submitted under Condition 19, shall be implemented and completed within the first planting season following the commencement of the development or as otherwise agreed in writing with the Local Planning Authority and shall be maintained in accordance with the agreed schedule. Any trees or plants which, within a period of five years from first planting, are removed, die or, in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, within the next available planting season, with others of the same species, size and number as originally approved.*

REASON: To ensure the provision, establishment and maintenance of a standard of landscaping.

- 21. No development hereby permitted shall proceed beyond damp proof course level until a scheme of lighting designed to minimise impacts on wildlife and habitats throughout the lifetime of the development has been submitted to and approved in writing by the local planning authority. Prior to the first occupation of the development hereby permitted the approved lighting scheme shall be implemented in accordance with the approved details and shall be permanently retained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.*

REASON: In order to minimise impacts of lighting on the ecological interest of the site. 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 the potential impacts as described above.

- 22. No development hereby permitted shall proceed beyond damp proof course level until a plan of the position, design, materials and type of boundary treatment to be erected to all boundaries has been submitted to and approved in writing by the Local Planning Authority and the approved boundary treatment has been fully implemented. It shall thereafter be retained at all times unless otherwise agreed in writing with the Local Planning Authority.*

If boundary hedge planting is proposed details shall be provided of planting sizes, planting distances, density, and numbers and provisions for future maintenance. Any plants which, within a period of five years from first planting, are removed, die or , in the opinion of the Local Planning Authority, become seriously damaged or defective, shall be replaced, with the next available planting season, with others of the same species, size and number as originally approved.

REASON: To protect the privacy of the occupiers of the neighbouring property, to prevent overlooking, and to ensure that the development harmonises well with its surroundings.

23. *None of the development hereby approved shall be occupied until all means of access shown on drawing ITB16104-GA-004 Rev G in the approved Additional Transport Information – ITB16104-007A have been fully completed. The access(es) shall be subsequently retained.*

REASON: In the interests of highway safety.

24. *None of the development hereby approved shall be occupied until details of how and where Electric Vehicle (EV) charging points will be provided throughout the site have been submitted to and approved by the Local Planning Authority.*

The development shall be carried out in accordance with the approved details with the charging points provided prior to first occupation of the dwelling to which it serves.

REASON: To promote sustainable modes of transport, to reduce impacts on air quality arising from the use of motorcars and in the interests of addressing climate change.

25. *None of the residential units hereby permitted shall be occupied until details of the water efficiency measures to be installed in each dwelling have been submitted to and approved in writing by the Local Planning Authority. These water efficiency measures should be designed to ensure potable water consumption does not exceed a maximum of 110 litres per person per day. The development shall be carried out in accordance with the approved details.*

REASON: In the interests of preserving water quality and resources.

26. *Notwithstanding the provisions of Classes B and E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no enlargement of any of the dwellings hereby permitted involving an additional roof and no outbuildings within the curtilage of any of the dwellings hereby permitted shall be carried out unless first agreed in writing with the Local Planning Authority following the submission of a planning application.*

REASON: To protect the outlook and privacy of the adjacent residents; The proposed development would be likely to increase the number of bedrooms at the property resulting in inadequate on site car parking; To protect the character and appearance of the locality; To ensure the retention of adequate garden area; To ensure that there is an opportunity to properly resolve land contamination issues.

27. *None of the residential units hereby permitted shall be occupied until the visibility splays shown on drawings ITB16104-GA-09 & ITB16104-GA-010 in the approved Additional Transport Information – ITB16104-*

007A have been provided in accordance with the approved details. The visibility splays shall thereafter be kept clear of obstruction (nothing over 0.6m in height) at all times.

REASON: In the interests of highway safety.

- 28. No dwelling hereby approved shall be first occupied until the approved parking areas allocated to that property (including garages and car ports) have been constructed in accordance with the approved details and made available for use. These areas shall thereafter be kept available for the parking of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application for that purpose.*

REASON: In the interests of highway safety and to ensure adequate parking throughout the development.

- 29. No dwelling hereby approved, except those dwellings with allocated parking spaces, shall be first occupied until the unallocated parking and turning areas shown on the approved drawings have been constructed in accordance with the approved details and made available for use. Those areas thereafter be kept available for the parking and turning of vehicles at all times unless otherwise agreed in writing by the Local Planning Authority following the submission of a planning application made for that purpose.*

REASON: In the interests of highway safety and to ensure adequate parking throughout the development.

- 30. The dwelling hereby approved at Plot 2 shall not be occupied until details of a privacy screen to be installed along the eastern side of the first floor roof terrace, and no less than 1.8 meters in height above the level of the roof terrace, have been submitted to and approved in writing by the Local Planning Authority. The privacy screen shall be installed in accordance with the approved details prior to the dwelling first being occupied. The privacy screen shall be subsequently retained at all times.*

REASON: To protect the privacy of the occupiers of the neighbouring property and to prevent overlooking.

- 31. The dwelling hereby approved at Plot 16 shall not be occupied until details of a privacy screen to be installed along the western side of the first floor roof terrace, and no less than 1.8 metres in height above the level of the roof terrace, have been submitted to and approved in writing by the Local Planning Authority. The privacy screen shall be installed in accordance with the approved details prior to the dwelling first being occupied. The privacy screen shall be subsequently retained at all times.*

REASON: To protect the privacy of the occupiers of the neighbouring property and to prevent overlooking.

Upon being proposed and seconded the officer recommendation: -

- (i) Subject to:
 - i) The consideration of any comments received from Natural England in response to consultation on the Council's Appropriate Assessment;
- (ii) The applicant/owner first entering into a planning obligation 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 financial contributions towards sustainable modes of transport;
 - b) To secure a viability review mechanism and potential for affordable housing contribution;
 - c) To secure financial contribution towards New Forest Recreation Disturbance Solution and Solent Recreation Mitigation Strategy;
 - d) To secure provision of public open space;
 - e) To secure public access to on-site routes;
 - f) To secure financial contribution towards improving or providing local equipped area of play off-site;
 - g) To secure completion of residential units in the conversion of the Shackleton and Moyana buildings alongside new build units.

Then:

- (iii) GRANT planning permission subject to the conditions set out in the Update Report; and

Then:

- (iv) DELEGATE authority to the Head of Development Management to:
 - (a) make any necessary modification, deletion or addition to the proposed conditions or heads of terms for the section 106 legal agreement; and
 - (b) make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions.

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that: -

- (i) Subject to:
 - i) The consideration of any comments received from Natural England in response to consultation on the Council's Appropriate Assessment;

- (ii) The applicant/owner first entering into a planning obligation 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 financial contributions towards sustainable modes of transport;
 - b) To secure a viability review mechanism and potential for affordable housing contribution;
 - c) To secure financial contribution towards New Forest Recreation Disturbance Solution and Solent Recreation Mitigation Strategy;
 - d) To secure provision of public open space;
 - e) To secure public access to on-site routes;
 - f) To secure financial contribution towards improving or providing local equipped area of play off-site;
 - g) To secure completion of residential units in the conversion of the Shackleton and Moyana buildings alongside new build units.

Then:

- (iii) PLANNING PERMISSION be granted subject to the conditions set out in the Update Report; and

Then:

- (iv) AUTHORITY BE DELEGATED to the Head of Development Management to:
 - (a) make any necessary modification, deletion or addition to the proposed conditions or heads of terms for the section 106 legal agreement; and
 - (b) make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions and heads of terms as drafted to ensure consistency between the two sets of provisions.

(4) P/21/2042/LB - WARSASH MARITIME ACADEMY, RECEPTION BUILDING, NEWTOWN ROAD WARSASH SO31 9ZL

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

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

With regards paragraph 9.1 of the Officer report to the Planning Committee, a full schedule of recommended conditions is set out below:

1. *The development hereby permitted shall begin before the expiration of a period of three years from the date of this decision.*

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to

enable the Council to review the position if a fresh application is made after that time.

2. *The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:*

Moyana

- yyy) Moyana – Proposed Lower Ground Floor Plan – BM 06 P1*
- zzz) Moyana – Proposed Upper Ground Floor Plan – BM 07 P2*
- aaaa) Moyana – Proposed Roof Plan – BM 08 P1*
- bbbb) Moyana – Proposed East & South Elevations – BM 09 P2*
- cccc) Moyana – Proposed West & North Elevations – BM 10 P1*
- dddd) Moyana – Proposed Sections – BM 12 P1*
- eeee) Moyana – Demolition Plans – Lower Ground Floor Plan – BM 13 P1*
- fff) Moyana – Demolition Plans – Upper Ground Floor Plan – BM 14 P3*

Shackleton

- gggg) Shackleton – Proposed Ground & First Floor Plan BS 06 P4*
- hhhh) Shackleton – Proposed Second & Third Floor Plan – BS 07 P4*
- iiii) Shackleton – Proposed Fourth Floor & Roof Plans – BS 08 P4*
- jjjj) Shackleton – Proposed East & West Elevations – BS 09 P1*
- kkkk) Shackleton – Proposed South & North Elevations & Sections – BS 10 P1*
- llll) Shackleton – Demolition Plans – Ground & First Floor Plans – BS 11 P1*
- mmmm) Shackleton – Demolition Plans – Second & Third Floor Plans – BS 12 P1*
- nnnn) Shackleton – Demolition Plans – Fourth Floor Plan – BS 13 P1*

REASON: To avoid any doubt over what has been permitted.

3. *No development shall commence until details (including samples where requested by the Local Planning Authority) of all proposed external facing materials and external fenestration have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.*

REASON: To avoid any doubt over what has been permitted.

4. *No development shall commence until details (including samples where requested by the Local Planning Authority) of all proposed external facing materials and external fenestration have been submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.*

REASON: To preserve and enhance the special architectural and historic interests of the Grade II Listed Buildings.

5. *No development shall commence until details of new internal partition walls, doors and other works involved in the subdivision of the Moyana and Shackleton buildings have been submitted to and approved by the*

Local Planning Authority in writing. The development shall be carried out in accordance with the approved details.

REASON: To preserve and enhance the special architectural and historic interests of the Grade II Listed Buildings.

Upon being proposed and seconded the officer recommendation to: -

- (i) GRANT Listed Building Consent, subject to the conditions in the Update 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; 9 in favour; 0 against)

RESOLVED that: -

- (i) LISTED BUILDING CONSENT be granted, subject to the conditions in the Update Report;

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.

7. 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.

Fareham Tree Preservation Order 782: 26 & 28 Penhale Gardens, Titchfield Common.

A provisional order was served on 30 June 2023 in respect of 2 individual trees (1 x oak and 1 x field maple) to which no formal objection has been received.

RESOLVED that Fareham TPO 782 be confirmed as made and served.

8. PLANNING PERFORMANCE MONITORING

The Committee considered a report by the Director of Planning and Regeneration which provided an update to members in respect of planning performance at Fareham.

Members were informed that the report would be brought to the Committee on a regular basis, so that they are able to monitor this Authority's planning performance.

RESOLVED that Members note the content of the report.

(The meeting started at 2.30 pm
and ended at 4.00 pm).

..... Chairman

..... Date