

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 13 December 2023

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

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

Also Present: Councillor Mrs P Hayre (Item 6(7)) and Councillor Mrs K Mandry (Item 6(7))



1. APOLOGIES FOR ABSENCE

Apology of absence was received from Councillor M J Ford.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 15 November 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, the following Councillor's made the following declarations in respect of the items indicated.

The Chairman, Councillor N J Walker declared a non-pecuniary interest in item 6(2) – Land at Bursledon Brickworks in that he is a trustee of the Hampshire Buildings Preservation Trust.

Councillor Mrs C L A Hockley declared a disclosable pecuniary interest in item 6(5) – 27 Heath Lawns as she is the owner and resident of the property. She left the room at the start of this item and took no part in the debate or vote on this 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					
Mr Philip Dudley (Agent)		LAND AT BURSLEDON BRICKWORKS, COAL PARK LANE, SWANWICK, SO31 7GW – CONSTRUCTION OF	Supporting`	6(2) P/23/1141/FP Pg 20	In Person 3 minutes

		12 – TWO AND THREE BEDROOM DWELLINGS WITH CAR PARKING ALONG WITH USE OF EXISTING ACCESS ONTO SWANWICK LANE. ENABLING DEVELOPMENT TO SECURE FUNDING FOR THE RESTORATION OF DRYING SHEDS 1 & 2 WITHIN BURSLEDON BRICKWORKS			
Mr Andy Elford (Chair of Trustees)	Bursledon Brickworks Museum	-DITTO-	-Ditto-	-Ditto-	In Person 3 minutes
Ms Amy Dales (Agent)		MEON BYE FARM TRIANGLE LANE PO14 4HB – LAND RE-PROFILING WORKS AND ASSOCIATED LANDSCAPING TO DELIVER DRAINAGE IMPROVEMENTS	Supporting	6(4) P/23/0944/FP Pg 51	In Person 3 minutes
Ms Tracey Viney		-DITTO-	Opposing	-Ditto-	In Person 3 minutes
ZONE 2 - 4.00pm					
Mr Andrew Munton		LAND SOUTH OF FUNTELY ROAD, FUNTLEY – DEED OF VARIATION TO SECTION 106 UNILATERAL UNDERTAKING DATED 9 MARCH 2022 TO ALLOW FOR ADDITIONAL FIVE MONTHS FOR SUBMISSION OF CUSTOM OR SELF BUILD SCHEME, MARKETING STRATEGY AND MARKETING TERMS	Supporting	6(6) Q/1558/23 Pg 72	In Person 3 minutes

ZONE 3 - 4.00pm					
<p>Mr Val Hawes</p>		<p>THE CROFTON, 48 CROFTON LANE FAREHAM PO14 3QF – CONSTRUCTION OF TWO THREE-BED DWELLINGS (USE C3) ON LAND ADJACENT TO THE PUBLIC HOUSE UTILISING A NEW VEHICULAR ACCESS AND ASSOCIATED PARKING AND LANDSCAPING, INCLUDING RECONFIGURATION OF BEER GARDEN AND CAR PARK</p>	<p>Opposing</p>	<p>6(7) P/23/0460/FP Pg 77</p>	<p>In Person 3 minutes</p>
<p>Mr Louis Rooney</p>	<p>Mrs Dorothy Clapcott Ms Dorothy Lawden Mr Steven Riggs Mr Karl Hinks Mr Christian Brown</p>	<p>-DITTO-</p>	<p>-Ditto-</p>	<p>-Ditto-</p>	<p>In Person 3 minutes</p>
<p>Mr Jeremy Heppell (Agent)</p>		<p>-DITTO-</p>	<p>Supporting</p>	<p>-Ditto-</p>	<p>In Person 3 minutes</p>
<p>Mrs Angela Burd</p>		<p>53 OLD STREET HILL HEAD – VARIATION OF CONDITION (P/07/0742/FP) FOR VEHICULAR ACCESS TO FRONT OF PROPERTY</p>	<p>Supporting</p>	<p>698) P/23/1445/VC Pg 103</p>	<p>In Person 3 minutes</p>
<p>Ms Anne Brierley</p>		<p>LAND EAST OF DOWNEND ROAD PORTCHESTER – PHASE TWO: APPLICATION FOR THE APPROVAL OF ALL OUTSTANDING RESERVED MATTERS FOR THE ERECTION OF 170 RESIDENTIAL DWELLINGS WITH ASSOCIATED INTERNAL ACCESS</p>	<p>Opposing</p>	<p>6(10) P/22/0896/RM Pg 118</p>	<p>Written 400 words</p>

		ARRANGEMENTS; PARKING; LANDSCAPING; OPEN SPACES, INCLUDING PLAY AREA AND SPORTS PITCHES AND ANCILLARY INFRASTRUCTURE WORKS (PHASE TWO PURSUANT TO OUTLINE PLANNING PERMISSION P/20/0912/OA)			
Mr Rob Collett (Agent)		-DITTO-	Supporting	-Ditto-	In Person 3 minutes

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/23/0835/VC - 29 CATISFIELD ROAD FAREHAM PO15 5LT

Upon being proposed and seconded, the Officer recommendation to grant planning permission, subject to the conditions in the report, was voted and CARRIED.

(Voting: 7 in favour; 2 against)

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

(2) P/23/1141/FP - LAND AT BURSLEDON BRICKWORKS COAL PARK LANE SWANWICK SO31 7GW

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: -

The consultation response from Natural England has been received and they have raised no objections to the proposals subject to securing the Nitrate Mitigation credits and payment of the recreational disturbance contributions.

The Chairman, Councillor N J Walker, declared a non-pecuniary interest this item as he is a trustee on the Hampshire Buildings Preservation Board.

Upon being proposed and seconded the officer recommendation to GRANT planning permission: -

- (i) Subject to: -
- a) Consideration of comments from the Council's Ecologist regarding updated details for on-site Biodiversity Net Gain and protected species;
 - b) Receipt of payment of appropriate contributions towards the Solent Recreation Mitigation Partnership Strategy and the Council's New Forest interim mitigation solution;
 - c) Consideration of any comments from Natural England in response to consultation on the Council's Appropriate Assessment;
 - d) Any conditions, additional conditions or modification to the proposed conditions, any of the Consultees may recommend; and
 - e) Evidence being provided of a completed contract between the developer and the mitigation provider at Warnford Park demonstrating that the necessary nitrate credits have been secured;

And

- (ii) Subject to the prior completion of legal undertakings pursuant to section 106 of the Town and Country Planning Act 1990 (as amended), on terms to the satisfaction of the Solicitor to the Council, relating to:
- Phased restriction of the occupation of the new residential development until the restoration of the Drying Sheds has been carried out.

Then

- (iii) DELEGATE authority to the Head of Planning to make any necessary modifications, deletion or addition to the proposed conditions or heads of terms of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against; 1 abstention)

RESOLVED that PLANNING PERMISSION be granted: -

- (i) Subject to: -
- a) Consideration of comments from the Council's Ecologist regarding updated details for on-site Biodiversity Net Gain and protected species;
 - b) Receipt of payment of appropriate contributions towards the Solent Recreation Mitigation Partnership Strategy and the Council's New Forest interim mitigation solution;
 - c) Consideration of any comments from Natural England in response to consultation on the Council's Appropriate Assessment;

- d) Any conditions, additional conditions or modification to the proposed conditions, any of the Consultees may recommend; and
- e) Evidence being provided of a completed contract between the developer and the mitigation provider at Warnford Park demonstrating that the necessary nitrate credits have been secured;

And

- (ii) Subject to the prior completion of legal undertakings pursuant to section 106 of the Town and Country Planning Act 1990 (as amended), on terms to the satisfaction of the Solicitor to the Council, relating to:
 - Phased restriction of the occupation of the new residential development until the restoration of the Drying Sheds has been carried out.

Then

- (iii) **AUTHORITY BEING DELEGATED** being given to the Head of Planning to make any necessary modifications, deletion or addition to the proposed conditions or heads of terms of the planning obligations pursuant to Section 106 of the Town and Country Planning Act 1990.

(3) Q/1554/23 - 79 GREENAWAY LANE WARSASH SO31 9HT

Upon being proposed and seconded the officer recommendation to DELEGATE to the Head of Planning in consultation with the Solicitor to the Council to complete a deed of variation to the existing Section 106 legal agreement dated 20th January 2021 to: Amend the off-site affordable housing contribution required from £245,520.00 to £204,600, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that delegation be GRANTED to the Head of Planning in consultation with the Solicitor to the Council to complete a deed of variation to the existing Section 106 legal agreement dated 20th January 2021 to: Amend the off-site affordable housing contribution required from £245,520.00 to £204,600.

(4) P/23/0944/FP - MEON BYE FARM TRIANGLE LANE FAREHAM PO14 4HB

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: -

Drainage

The lead local flood authority Hampshire County Council has raised no objection to the revised application. Notwithstanding this, following further discussions with the County Council in relation to concerns raised in the representations received, it is recommended that the applicant provide two channels from the back of the ditch adjacent to the road along the northern edge of the site into the pond in the northern part of the site.

Further details of the size of the drainage ditches along the western and eastern peripheries of the site and the maintenance of these ditches, along with the culvert, should be provided.

The recommendation given in paragraph 9.1 and 9.2 of the Officer report to the committee is therefore proposed to be amended as set out at the end of this update.

Tree protection

The recommendation is to be amended accordingly to require tree protection measures within the Construction Environmental Management Plan (CEMP).

Recommendation

The Officer recommendation is hereby amended as follows:

At paragraph 9.1, add the following text before the words "DELEGATE authority to..."

"Subject to the applicant providing:

- a) Revised drawings to show two drainage channels from the ditch along the northern boundary of the site to the pond in the northern part of the site to the satisfaction of Officers;
- b) Details of the dimensions of the drainage channels to be created along the western and eastern peripheries of the site to the satisfaction of Officers;
- c) A revised Construction Environmental Management Plan (CEMP) to include tree protection measures to the satisfaction of Officers,"

At paragraph 9.2, add the following additional planning condition:

"6. Within one month of the date of this decision notice, details of the maintenance of the drainage channels shown on the approved drawings shall be submitted to and approved by the Local Planning Authority in writing. The drainage channels shall thereafter be maintained in accordance with the approved details.

REASON: To ensure appropriate surface water drainage on the site."

The Planning Officer gave a further verbal update which stated that further to a) – c) in the update above, a further condition d) is to be added to the recommendation requiring the submission of a materials management plan and details concerning the topsoil.

Members considered that they should have the comments of Natural England and Hampshire County Council's Ecologist available to them, before taking a decision on the proposal.

A motion to defer the application, until comments are received from Consultees and for the information referred to in the Planning Officer's written and verbal updates is submitted, was proposed and seconded, and was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that the application be DEFERRED for consideration at a future Planning Committee meeting.

(5) P/23/1490/TO - 27 HEATH LAWNS FAREHAM PO15 5QB

Councillor Mrs C L A Hockley declared a disclosable pecuniary interest in this item as she is the owner of the property and the applicant for this application. She left the room at the start of the item and did not take part in the discussion or vote on the application.

Upon being proposed and seconded, the officer recommendation to the grant consent, 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, CONSENT be granted.

(6) Q/1558/23 - LAND TO THE SOUTH OF FUNTLEY ROAD FAREHAM

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

Upon being proposed and seconded the officer recommendation to delegate to the Head of Planning in consultation with the Solicitor to the Council to complete a Deed of Variation to the existing Section 106 dated 9th March 2022 to:

- a) Require the submission of the Custom or Self Build Scheme, Marketing Strategy and Marketing Terms prior to 30th April 2024.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that delegation of authority be GRANTED to the Head of Planning in consultation with the Solicitor to the Council to complete a Deed of Variation to the existing Section 106 dated 9th March 2022.

(7) P/23/0460/FP - THE CROFTON 48 CROFTON LANE FAREHAM PO14 3QF

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

At the invitation of the Chairman, Councillor Mrs P Hayre addressed the Committee on this item.

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

The Planning Committee discussed at the length the loss of car parking on site and the impact of the displaced car parking taking place on the public highway. Members also noted that the access to the two houses would result in the loss of some existing layby parking on Crofton Lane.

The representations made by Councillor Hayre and Councillor Mandry highlighted the on street car parking that currently occurs around the site particularly when the function room is in use. It was further highlighted how the on street parking negatively impacts upon visibility for nearby residents leaving their properties and around the Crofton Lane/Moody Road junction.

Members of the Planning Committee considered the benefits which would be delivered by the proposal though its provision of additional housing but considered any benefits were outweighed by the harm to highway safety from the substantial loss of on-site car parking.

A motion to refuse the application was proposed and seconded and voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The proposed development would be contrary to policies TIN1 and TIN2 of the Fareham Borough Local Plan 2037 and is unacceptable in that:

The permanent loss of 11 car parking spaces from The Crofton Pub car park would result in unacceptable parking being provided on the site to meet the needs of the Public House use. The permanent loss of the car parking spaces would result in the displacement of car parking onto Crofton Lane and other nearby roads which would have an unacceptable impact on highway safety.

(8) P/23/1445/VC - 53 OLD STREET HILL HEAD FAREHAM PO14 3HQ

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

Members expressed concern over the proposed size of the dropped kerb and felt if it were reduced to a space for two cars, located closer to the northern boundary of the property, with replacement planting along the front boundary, the proposal would appear more acceptable in visual terms.

A motion to defer the application, to allow the applicant the opportunity to amend their proposal, was proposed and seconded and voted on and CARRIED.

(Voting: 8 in favour; 0 against; 1 abstention)

RESOLVED that the application be DEFERRED for consideration at a future Planning Committee meeting.

(9) P/23/1386/FP - LAND TO THE REAR OF 20 THE FAIRWAY PORTCHESTER PO16 8NS

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

- (i) subject to the conditions in the report;

Then

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

Was voted on and CARRIED.

(Voting: 5 in favour; 4 against)

RESOLVED that PLANNING PERMISSION be granted: -

- (i) subject to the conditions in the report;

Then

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

(10) P/22/0896/RM - LAND TO THE EAST OF DOWNEND ROAD PORTCHESTER PO16 8TS

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: -

Sports pitches

The Section 106 unilateral undertaking provided at the time of outline planning permission being granted requires a Sports Area to be provided on the site which meets the Minimum Requirements set out in the Council's adopted Planning Obligations Supplementary Planning Document. Taking into account all 350 houses across both Phases 1 & 2 of the development, the Minimum Requirement for Sports Area is 10,079.52 sq metres (just over 1 hectare).

The proposals in this reserved matters application are for three sports pitches each of a size equivalent to a U7-U8 Mini Soccer pitch. In total the three pitches amount to 4,257 sq metres (just over 0.425 hectares). This means

there is a shortfall of 5,822.52 sq metres against the amount secured in the Section 106.

However, the Section 106 unilateral undertaking also states that, in the event the Minimum Requirement for the Sports Area cannot be provided on the development site, the Council may, at its discretion, agree to accept a commuted sum payment in lieu of the onsite provision.

Officers have considered the shortfall in sports pitch provision on the site and taken into account a number of factors, including the ability for the site to accommodate the quantum of housing granted planning permission at the outline stage if a full policy compliant Sports Area was to be provided. The layout of the central parkland where the sports pitches are proposed to be located has been arrived at after extensive discussions between Officers and the developer's design team. The final proposals are for a high-quality open space which provided an appropriate balance between the needs of future residents for sports, recreation, informal and formal play and more natural forms of greenspace. Furthermore Officers have worked closely with the developer's team on delivering a series of sports pitches on a hill side site with a gradient which makes doing so challenging. On balance it is recognised that a reduced quantum of Sports Area provision on the site is appropriate given these site constraints and the desire to achieve a well balanced area of open space which meets the needs of all future residents. On this occasion a commuted sum payment towards off-site provision of sports facilities within the local area is considered acceptable and still necessary to make the development acceptable.

The Officer recommendation in the report is amended to ensure that before reserved matters approval is granted, a Section 016 legal agreement is entered into by the owner/developer to require the shortfall in Sports Area provision to be addressed by way of a commuted sum payment towards off-site sports facilities.

Recommendation

At paragraph 9.1 of the Officer report, before the words "DELEGATE authority to..." the following words are to be inserted.

"Subject to 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 to secure a commuted sum payment towards off-site sports facilities in the local area to address the shortfall in on-site Sports Area provision..."

At paragraph 9.2 of the Officer report, the following conditions are to be amended as set out below:

1. The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:
 1. P1693.28 Rev C Site Location Plan
 2. P1693.21 Rev. ZG Planning Layout
 3. P1693.22 Rev. V Materials Layout

4. *P1693.23 Rev. U Building Heights Layout*
5. *P1693.24 Rev. X Tenure Layout*
6. *P1693.25 Rev. U Parking Layout*
7. *P1693.26 Rev. U Refuse Layout*
8. *P1693.27 Rev. V Enclosures Layout*
9. *P1693.30 Rev. S Garden Dimension Layout*
10. *P1693.WS.01 Rev. J Planning Layout – Whole Site*
11. *P1693.P2.L474.01 L474 Type – Style 1 – Brick: Floor & Roof Plans*
12. *P1693.P2.L474.02 L474 Type – Style 1 – Brick: Elevations*
13. *P1693.P2.L474.03 L474 Type – Style 2 – Brick: Floor & Roof Plans*
14. *P1693.P2.L474.04 L474 Type – Style 2 – Brick: Elevations*
15. *P1693.P2.L472.01 L472 Type – Style 2 – Brick: Floor & Roof Plans*
16. *P1693.P2.L472.02 L472 Type – Style 2 – Brick: Elevations*
17. *P1693.P2.L472.03 L472 Type – Style 2 – Tile Hanging: Floor & Roof Plans*
18. *P1693.P2.L472.04 L472 Type – Style 2 – Tile Hanging: Elevations*
19. *P1693.P2.L470.01 L470 Type – Style 1 – Brick: Floor & Roof Plans*
20. *P1693.P2.L470.02 L470 Type – Style 1 – Brick: Elevations*
21. *P1693.P2.L470.03 L470 Type – Style 1 – Tile Hanging: Floor & Roof Plans*
22. *P1693.P2.L470.04 L470 Type – Style 1 – Tile Hanging: Elevations*
23. *P1693.P2.L470.05 L470 Type – Style 2 – Brick: Floor & Roof Plans*
24. *P1693.P2.L470.06 L470 Type – Style 2 – Brick: Elevations*
25. *P1693.P2.L470.07 L470 Type – Style 2 – Tile Hanging: Floor & Roof Plans*
26. *P1693.P2.L470.08 L470 Type – Style 2 – Tile Hanging: Elevations*
27. *P1693.P2.L467.01 L467 Type – Style 1 – Tile Hanging: Floor & Roof Plans*
28. *P1693.P2.L467.02 L467 Type – Style 1 – Tile Hanging: Elevations*
29. *P1693.P2.L467.03 L467 Type – Style 2 – Tile Hanging: Floor & Roof Plans*
30. *P1693.P2.L467.04 L467 Type – Style 2 – Tile Hanging: Elevations*
31. *P1693.P2.L467.05 L467 Type – Style 3 – Brick: Floor & Roof Plans*
32. *P1693.P2.L467.06 L467 Type – Style 3 – Brick: Elevations*
33. *P1693.P2.L467.07 L467 Type – Style 3 – Boarding: Floor & Roof Plans*
34. *P1693.P2.L467.08 L467 Type – Style 2 – Boarding: Elevations*
35. *P1693.P2.L461.01 Rev. A L461 Type – Style 1 – Tile Hanging: Floor & Roof Plans*
36. *P1693.P2.L461.02 L461 Type – Style 1 – Tile Hanging: Elevations*
37. *P1693.P2.L461.03 Rev. A L461 Type – Style 2 – Tile Hanging: Floor & Roof Plans*
38. *P1693.P2.L461.04 L461 Type – Style 2 – Tile Hanging: Elevations*
39. *P1693.P2.L368.01 L368 Type – Style 2 – Brick: Floor & Roof Plans*
40. *P1693.P2.L368.02 L368 Type – Style 2 – Brick: Elevations*
41. *P1693.P2.L368.03 L368 Type – Style 4 – Brick: Floor & Roof Plans*
42. *P1693.P2.L368.04 L368 Type – Style 4 – Brick: Elevations*

43. P1693.P2.L368.05 L368 Type – Style 4 – Painted Brick: Floor & Roof Plans
44. P1693.P2.L368.06 L368 Type – Style 4 – Painted Brick: Elevations
45. P1693.P2.L459.01 Rev. B L459 Type – Style 2 – Brick: Floor & Roof Plans
46. P1693.P2.L459.02 L459 Type – Style 4 – Brick: Elevations
47. P1693.P2.L459.03 Rev. B L459 Type – Style 3 – Brick: Floor & Roof Plans
48. P1693.P2.L459.04 L459 Type – Style 3 – Brick: Elevations
49. P1693.P2.L459.05 Rev. B L459 Type – Style 4 – Brick: Floor & Roof Plans
50. P1693.P2.L459.06 L459 Type – Style 4 – Brick: Elevations
51. P1693.P2.L458.01 L458 Type – Style 4 – Brick: Floor & Roof Plans
52. P1693.P2.L458.02 L458 Type – Style 4 – Brick: Elevations
53. P1693.P2.L367.01 L367 Type – Style 2 – Brick: Floor & Roof Plans
54. P1693.P2.L367.02 L367 Type – Style 2 – Brick: Elevations
55. P1693.P2.L367.03 L367 Type – Style 2 – Tile Hanging: Floor & Roof Plans
56. P1693.P2.L367.04 L367 Type – Style 2 – Tile Hanging: Elevations
57. P1693.P2.L363.01 L363 Type – Style 4 – Brick: Plans & Elevations
58. P1693.P2.L363.02 L363 Type – Style 2 – Brick Side Gable: Plans & Elevations
59. P1693.P2.L363.03 L363 Type – Style 4 – Brick: Plans & Elevations
60. P1693.P2.L361.01 L361 Type – Style 2 – Tile Hanging: Floor & Roof Plans
61. P1693.P2.L361.02 L361 Type – Style 2 – Tile Hanging: Elevations
62. P1693.P2.L361.03 L361 Type – Style 4 – Brick: Floor & Roof Plans
63. P1693.P2.L361.04 L361 Type – Style 4 – Brick: Elevations
64. P1693.P2.L361.05 L361 Type – Style 4 – Painted Brick: Floor & Roof Plans
65. P1693.P2.L361.06 L361 Type – Style 4 – Painted Brick: Elevations
66. P1693.P2.L361.07 L361 Type – Style 4 – Painted Brick: Floor & Roof Plans
67. P1693.P2.L361.08 L361 Type – Style 4 – Painted Brick: Elevations
68. P1693.P2.L361.09 L361 Type – Style 3 – Brick: Floor & Roof Plans
69. P1693.P2.L361.10 L361 Type – Style 3 – Brick: Elevations
70. P1693.P2.L360.01 L360 Type – Style 2 – Brick: Floor & Roof Plans
71. P1693.P2.L360.02 L360 Type – Style 2 – Brick: Elevations
72. P1693.P2.L360.03 L360 Type – Style 2 – Tile Hanging: Floor & Roof Plans
73. P1693.P2.L360.04 L360 Type – Style 2 – Tile Hanging: Elevations
74. P1693.P2.L360.05 L360 Type – Style 2 – Tile Hanging: Floor & Roof Plans
75. P1693.P2.L360.06 L360 Type – Style 2 – Tile Hanging: Elevations
76. P1693.P2.L360.07 L360 Type – Style 4 – Painted Brick: Floor & Roof Plans
77. P1693.P2.L360.08 L360 Type – Style 4 – Painted Brick: Elevations

78. P1693.P2.L358.01 L358 Type – Style 2 – Brick: Floor & Roof Plans
79. P1693.P2.L358.02 L358 Type – Style 2 – Brick: Elevations
80. P1693.P2.L358.03 Rev. A L358 Type – Style 4 – Painted Brick: Floor & Roof Plans
81. P1693.P2.L358.04 Rev. A L358 Type – Style 4 – Painted Brick: Elevations
82. P1693.P2.L356.01 Rev. B L356 Type – Style 2 – Brick: Plans & Elevations
83. P1693.P2.L356.02 Rev. B L356 Type – Style 4 – Brick Hipped: Plans & Elevations
84. P1693.P2.L356.03 Rev. A L356 Type – Style 4 – Brick: Plans & Elevations
85. P1693.BLK9.21 Rev. C Block 9 – Ground Floor Plan – Style 2
86. P1693.BLK9.22 Rev. C Block 9 – First Floor Plan – Style 2
87. P1693.BLK9.23 Rev. B Block 9 – Second Floor Plan – Style 2
88. P1693.BLK9.24 Rev. B Block 9 – Roof Plan – Style 2
89. P1693.BLK9.25 Rev. B Block 9 – Front Elevation – Style 2
90. P1693.BLK9.26 Rev. B Block 9 – Side Elevation – Style 2
91. P1693.BLK9.27 Rev. B Block 9 – Rear Elevation – Style 2
92. P1693.BLK9.28 Rev. C Block 9 – Side Elevation – Style 2
93. P1693.BC.21 Bin/Cycle Store – Block 9: Plans & Elevations
94. P1693.BLK10.21 Rev. B Block 10 – Ground Floor Plan – Style 2
95. P1693.BLK10.22 Rev. B Block 10 – First Floor Plan – Style 2
96. P1693.BLK10.23 Rev. B Block 10 – Second Floor Plan – Style 2
97. P1693.BLK10.24 Rev. B Block 10 – Roof Plan – Style 2
98. P1693.BLK10.25 Rev. B Block 10 – Front Elevation – Style 2
99. P1693.BLK10.26 Rev. B Block 10 – Side Elevation – Style 2
100. P1693.BLK10.27 Rev. B Block 10 – Rear Elevation – Style 2
101. P1693.BLK10.28 Rev. A Block 10 – Side Elevation – Style 2
102. P1693.P2.AL24.01 Rev. A AL24 Type – Style 2 – Brick: Plans & Elevations
103. P1693.P2.AL24.02 Rev. A AL24 Type – Style 4 – Brick: Plans & Elevations
104. P1693.P2.AL24.03 Rev. A AL24 Type – Style 4 – Brick Hipped: Plans & Elevations
105. P1693.P2.AL32.01 Rev. A AL32 Type – Style 2 – Brick: Plans & Elevations
106. P1693.P2.AL32.02 Rev. A AL32 Type – Style 4 – Brick: Plans & Elevations
107. P1693.P2.AL32.03 Rev. A AL32 Type – Style 4 – Brick Hipped: Plans & Elevations
108. P1693.P2.AL32.04 Rev. A AL32 Type – Style 4 – Brick Hipped: Plans & Elevations
109. P1693.P2.AL32.05 Rev. A AL32 Type – Style 4 – Painted Brick: Plans & Elevations
110. P1693.P2.AL32.06 Rev. A AL32 Type – Style 4 – Brick: Plans & Elevations

111. *P1693.P2.AL34.01 AL34 Type – Style 2 – Brick: Floor & Roof Plans*
112. *P1693.P2.AL34.02 AL34 Type – Style 2 – Brick: Elevations*
113. *P1693.P2.AL34.03 AL34 Type – Style 2 – Tile Hanging: Floor & Roof Plans*
114. *P1693.P2.AL34.04 AL34 Type – Style 2 – Tile Hanging: Elevations*
115. *P1693.P2.AL41.01 Rev. A AL41 Type – Style 1 – Brick: Floor & Roof Plans*
116. *P1693.P2.AL41.02 Rev. A AL41 Type – Style 1 – Brick: Elevations*
117. *P1693.P2.AL41.03 Rev. A AL41 Type – Style 4 – Brick: Floor & Roof Plans*
118. *P1693.P2.AL41.04 Rev. A AL41 Type – Style 4 – Brick: Elevations*
119. *P1693.P2.AL41.05 Rev. A AL41 Type – Style 4 – Painted Brick: Floor & Roof Plans*
120. *P1693.P2.AL41.06 AL41 Type – Style 4 – Painted Brick: Elevations*
121. *P1693.GAR.21 Single Garage: Plans & Elevations – Styles 1, 2 & 4*
122. *P1693.GAR.22 Single Garage: Plans & Elevations – Style 3*
123. *P1693.GAR.23 Double Garage: Plans & Elevations – Styles 1, 2 & 4*
124. *P1693.GAR.24 Garage Pair: Plans & Elevations – Styles 1 & 2*
125. *P1693.GAR.25 Garage/ Car Port: Plans & Elevations – Style 2*
126. *P1693.GAR.26 Garage/ Car Port: Plans & Elevations – Style 1*
127. *P1693.GAR.27 Garage Pair: Plans & Elevations – Style 3*
128. *P1693.SUB.21 Sub Station: Plans & Elevations*
129. *HED-1426-DR-0101 Rev. P03 Landscape General Arrangement Plan*
130. *HED-1426-DR-0102 Rev. P04 Play Area Plan*
131. *HED-1426-DR-0103 Rev. P03 Landscape Strategy*
132. *HED-1426-DR-0105 Rev. P03 Landscape Fencing Plan*
133. *HED-1426-DR-0106 Rev. P03 Detail Area 01*
134. *HED-1426-DR-0107 Rev. P03 Detail Area 02*
135. *HED-1426-DR-0108 Rev. P03 Detail Area 03*
136. *HED-1426-DR-0201 Rev. P03 Hard Landscape Plan*
137. *HED-1426-DR-0202 Rev. P02 Hard Landscape Typologies*
138. *HED-1426-DR-0301 Rev. P03 Landscape Planting Plan*
139. *HED-1426-DR-0302 Rev. P01 Landscape Planting Typologies*
140. *HED-1426-DR-0401 Rev. P01 Section N*
141. *HED-1426-DR-0402 Rev. P02 Section O*
142. *HED-1426-DR-0403 Rev. P01 Section P*
143. *HED-1426-DR-0404 Rev. P01 Section Q*
144. *HED-1426-DR-0405 Rev. P02 Section R*
145. *HED-1426-DR-0406 Rev. P01 Section T*

146. HED-1426-DR-0407 Rev. P01 Section U
147. HED-1426-DR-0408 Rev. P01 Section V
148. HED-1426-DR-0409 Rev. P01 Section W
149. HED-1426-DR-0410 Rev. P01 Section X
150. HED-1426-DR-0411 Rev. P02 Section Y
151. HED-1426-DR-0412 Rev. P01 Section G
152. HED-1426-DR-0413 Rev. P01 Section H
153. HED-1426-DR-0414 Rev. P01 Section S
154. HED-1426-DR-0415 Rev. P01 Section I
155. HED-1426-DR-0501 Rev. P02 Play Equipment Detail
156. MILL21118-03 RMA2 Rev. B Tree Protection Plan
157. 091.5015.516 Rev. P01 Section through basin 6&7
158. 091.5015.601 Rev. K Site Levels & FFLs – Sheet 1 of 9
159. 091.5015.602 Rev. K Site Levels & FFLs – Sheet 2 of 9
160. 091.5015.603 Rev. L Site Levels & FFLs – Sheet 3 of 9
161. 091.5015.604 Rev. K Site Levels & FFLs – Sheet 4 of 9
162. 091.5015.605 Rev. K Site Levels & FFLs – Sheet 5 of 9
163. 091.5015.606 Rev. K Site Levels & FFLs – Sheet 6 of 9
164. 091.5015.607 Rev. K Site Levels & FFLs – Sheet 7 of 9
165. 091.5015.608 Rev. F Site Levels & FFLs – Sheet 8 of 9
166. 091.5015.611 Rev. E Site Levels & FFLs – Sheet 9 of 9
167. 091.5015.651 Rev. P01 Breedon Gravel Footpath
168. 091.0015-0007 Rev. P06 Pedestrian Crossing Point Plan
169. 091.0015.001 Rev. E Refuse Vehicle Tracking
170. 091.0015.002 Rev. E Fire Tender Tracking
171. 091.0015.003 Rev. C Car Tracking
172. 091.0015.004 Rev. F Internal Visibility Splays
173. 091.0015.004 Rev. B Extent of Adoption and Geometries Plan
174. 091.0015-008 Rev. P01 Pedestrian Visibility at Crossing Points
175. 091.0015-009 Rev. P01 Goods Vehicle and Car Internal Tracking
– Sheet 1 of 2
176. 091.0015-0010 Rev. P01 Goods Vehicle and Car Internal
Tracking – Sheet 2 of 2
177. Plot-by-Plot Schedule - 5th December 2023 – Layout P1693.21
Rev ZG
178. Arboricultural Impact Assessment & Method Statement
MILL21118aia_ams Rev. B 21/09/2023, dated 12/05/2022
179. Road Safety Audit Stage 1, with Designer's Response M&S
Traffic, dated 21st July 2023
180. Updated Ecology Report 22nd September 2023
181. Landscape Management Plan Rev01, dated 27/09/23
182. Open Space Calculation September 2023
183. P1693.WS.03 Rev L - Ownership & Management Plan whole Site

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

And

3. *The following windows shall be:*

a) *Obscure-glazed; and*

b) *Of a non-opening design and construction to a height of 1.7 metres above internal finished floor level;*

and shall thereafter be retained in that condition at all times;

- *The north facing upper floor windows in plots 229, 245, 298, 306, 314, 340 & 350;*
- *The south facing upper floor windows in plots 215, 259, 280, 286, 321, 333, 341 & 347 and in Block 10 for flats 05 & 08;*
- *The east facing upper floor windows in plots 308, 319 & 233;*
- *The west facing upper floor windows in plots 181, 199, 311 & 315.*

REASON: To prevent overlooking and to protect the privacy of the occupiers of the adjacent properties.

The Planning Officer addressed the Committee to provide them with a further verbal update, which was to inform them that there was an error at paragraph 8.19 of the report which reads that “every house is shown to have a 13amp wall...”, this should read 32amp.

In addition to this there are a few minor plan updates, meaning plan number 130 is now on version P05 and plan number 155 is now on version P03.

Upon being proposed and seconded the officer recommendation to: -

(i) DELEGATE authority to the Head of Planning to:

a) 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, or any other subsequent minor changes arising.

(ii) Subject to 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 to secure a commuted sum payment towards off-site sports facilities in the local area to address the shortfall in on-site Sports Area provision; and

(iii) APPROVE the reserved matters and details pursuant to condition 11 of the outline planning permission reference P/20/0912/OA, subject to the conditions in the report;

Then

(iv) DELEGATE authority to the Head of Planning 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) AUTHORITY BE DELEGATED to the Head of Planning to:

a) 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, or any other subsequent minor changes arising.

(ii) Subject to 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 to secure a commuted sum payment towards off-site sports facilities in the local area to address the shortfall in on-site Sports Area provision; and

(iii) the reserved matters and details pursuant to condition 11 of the outline planning permission reference P/20/0912/OA, subject to the conditions in the report, be APPROVED;

Then

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

(11) Planning Appeals

The Committee noted the information in the report.

(12) 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 Council considered a report by the Director of Planning and Regeneration in respect of TPO 784 – 9 & 11 Buttercup Way, Park Gate, to which an objection had been received.

RESOLVED that Tree Preservation Order No. 784 be confirmed.

(The meeting started at 2.30 pm
and ended at 6.30 pm).

..... Chairman

..... Date