

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Thursday, 14 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:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor M J Ford, JP.

2. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements made at this meeting.

3. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct, Councillor I Bastable declared a personal interest in item 5(2) – Welborne Land North of Fareham, P/17/0266/DP/I, in that he works for a major telecoms company and part of the design code bans satellite dishes. He remained in the meeting for the item and took part in the debate and vote on the application.

4. DEPUTATIONS

The Committee received a deputation from the following in respect of the applications indicated and were thanked accordingly.

DEPUTATIONS

Name	Spokesperson representing the persons listed	Subject	Supporting or Opposing the Application	Item No/ Application No/Page No	Dep Type
ZONE 2 - 9.30am					
Mr Robert Marshall	The Fareham Society	WELBORNE LAND NORTH OF FAREHAM - DETAILS PURSUANT TO CONDITION 2 AND CONDITION 3 (VARIATION TO THE LAND USE PARAMETER PLAN [COND.2] AND STRUCTURING PLAN [COND 3] TO FACILITATE A CHANGE IN THE SHAPE OF THE DISTRICT CENTRE)	Opposing	5(1) P/17/0266/DP/J Pg 7	In Person 3 Minutes

		OF P/17/0266/OA: WELBORNE - A NEW COMMUNITY OF UP TO 6000 DWELLINGS.			
Mr Craig Manuel	Wickham and Knowle Parish Council	-DITTO-	-Ditto-	-Ditto-	In Person 3 Minutes
Mr Robert Murphy		WELBORNE, LAND NORTH OF FAREHAM - DETAILS PURSUANT TO CONDITION 9 (STRATEGIC DESIGN CODE) AND CONDITION 10 (STREETS MANUAL) OF P/17/0266/OA: WELBORNE – A NEW COMMUNITY OF UP TO 600 DWELLINGS.	Opposing	5(2) P/17/0266/DP/I	Written
Mr Robert Marshall	The Fareham Society	-DITTO-	-Ditto-	-Ditto-	In Person 3 Minutes
Mr Craig Manuel	Wickham and Knowle Parish Council	-DITTO-	-Ditto-	-Ditto-	In Person 3 Minutes
Loraine Rappe	Knowle Residents' Association	-DITTO-	-Ditto-	-Ditto-	In Person 3 Minutes
Mr John Beresford		-DITTO-	Supporting	-Ditto-	In Person 3 Minutes
Mr Robert Marshall	The Fareham Society	LAND TO THE WEST AND EAST OF A32, ASSOCIATED WITH WELBORNE – A NEW ELECTRICITY SUBSTATION TO THE NORTH EAST OF WELBORNE AND A HEAT EXCHANGE ENERGY CENTRE, INCLUDING THE	Opposing	5(3) P/23/1004/FP Pg 52	In Person 3 Minutes

		<p>PROVISION OF A CAR PARK AND ACCESS, ASSOCIATED HARD AND SOFT LANDSCAPING AND DRAINAGE; AND THE UNDERGROUNDING OF THE EXISTING OVERHEAD ELECTRICITY LINES (132KV AND 11KV), THE REMOVAL OF EXISTING PYLONS, ERECTION OF NEW TERMINAL TOWERS AND PROVISION OF UNDERGROUND CABLING, SITE CLEARANCE, SITE COMPOUNDS AND HAUL ROUTES, ECOLOGICAL HABITAT INCLUDING LAND TO OBTAIN BIODIVERSITY NET-GAIN, NUTRIENT MITIGATION CONSTRUCTION ACCESS, UTILITY CONNECTIONS, ENGINEERING OPERATIONS AND EARTHWORKS.</p>			
Mr John Beresford		-DITTO-	Supporting	-Ditto-	In Person 3 Minutes

5. 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/17/0266/DP/J - WELBORNE LAND NORTH OF FAREHAM

The Committee received the deputations referred to in Minute 4 above.

Upon being proposed and seconded the officer recommendation to approve the details pursuant to conditions 2 and 3 of P/17/0266/OA, subject to the conditions in the report, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, details pursuant to conditions 2 and 3 of P/17/0266/OA be APPROVED.

(2) P/17/0266/DP/I - WELBORNE LAND NORTH OF FAREHAM

The Committee received the deputations referred to in Minute 4 above.

Councillor I Bastable declared a personal interest in this item as he works for a major telecoms company and part of the design codes bans satellite dishes. He remained in the meeting for this item and took part in the debate and vote on the application.

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

As per paragraph 7.150 of the main agenda, the schedule of small amendments needed to the Strategic Design Code are:

- *Adjustment of plans to ensure consistency across drawings regarding crossing locations;*
- *An additional Key Component for each Neighbourhood that further crossing points will be agreed at Neighbourhood Design Code level;*
- *The addition of a "lane" street type in the Dashwood Neighbourhood;*
- *Further description of 'community growing space' added;*
- *Communal amenity space criteria to be added in for flats and apartments;*
- *A minimum garage door opening width of 2.7m if a garage is counted as a parking space;*
- *Clarification of the "enhanced fence" specification.*

The minor adjustments to the Welborne Streets Manual are:

- *A correction/clarification in the street hierarchy dimensions;*
- *Inclusion of FBC in the determination as to whether crossings are controlled or uncontrolled;*
- *Clarification at the material treatment for the green links and courtyard lanes;*
- *Clarification of verge widths in edge lanes to ensure there is adequate room for planting;*
- *Clarification over the dimension for the planting space in the "lane" road type;*
- *Clarification that the "Key Junctions" Plan identifies the key junction along the Primary Road network only.*

Upon being proposed and seconded the officer recommendation to approve details pursuant to condition 9 of outline planning permission P/17/0266/OA,

subject to receipt the receipt of amended documents addressing the matters set out in the Update Report, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that details pursuant to condition 9 of outline planning permission P/17/0266/OA be APPROVED, subject to the receipt of amended documents addressing the matters set out in the Update Report.

Upon being proposed and seconded the officer recommendation to approve details pursuant to condition 10 of outline planning permission P/178/0266/OA, subject to the receipt of amended documents addressing the matters set out in the Update Report, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that details pursuant to condition 10 of outline planning permission P/17/0266/OA be APPROVED, subject to the receipt of amended documents addressing the matters set out in the Update Report.

(3) P/23/1004/FP - LAND TO THE WEST AND EAST OF A32 ASSOCIATED WITH WELBORNE

The Committee received the deputations referred to in Minute 4 above.

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

- (i) Subject to the:
 - i) Receipt of comments of Hampshire County Council (Countryside and Development Management Team) in response to the amended Construction Environmental Management Plan and Construction Transport Management Plan; and
 - ii) The addition of further conditions or modification to the proposed conditions as a result of the receipt of comments from Hampshire County Council (Countryside and Development Management Teams) and/or Winchester City Council; and
- (ii) The conditions in the report.

Was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that: -

- (i) Subject to the:
 - i) Receipt of comments of Hampshire County Council (Countryside and Development Management Team) in response to the amended Construction Environmental Management Plan and Construction Transport Management Plan; and

- ii) The addition of further conditions or modification to the proposed conditions as a result of the receipt of comments from Hampshire County Council (Countryside and Development Management Teams) and/or Winchester City Council; and

(ii) The conditions in the report.
PLANNING PERMISSION be granted.

6. UPDATE REPORT

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

(The meeting started at 9.30 am
and ended at 12.26 pm).

..... Chairman

..... Date