

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 14 February 2024

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, S Ingram,
P Nother, Mrs S M Walker and S Dugan (deputising for Miss J
Burton)

Also Present: Councillor Mrs K Mandry (Item 6 (2))



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor Miss J Burton.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 17 January 2024 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcement:

“In March 2023, the Planning Committee refused permission for up to 109 dwellings to be built on land at Pinks Hill, Wallington. An appeal was lodged against the Council’s decision and was scheduled to be heard at a public local inquiry in January this year.

On 15th December the appellant advised the Council that “in light of deficiencies in the evidence base”, the appellant was withdrawing the appeal. The appeal was treated as formally withdrawn by the Planning Inspectorate on that date.

At that stage of the appeal process, the Council had incurred considerable cost in terms of legal advice, consultant costs and Fareham Borough Council’s Officer costs. The Council therefore made a formal application to the Planning Inspectorate seeking a full award of costs against the appellant for withdrawing the planning appeal at such a late stage without good reason. The Council argued the actions of the appellant represented unreasonable behaviour and that the appellant should repay the Council’s costs in full in connection with the planning appeal.

By decision letter dated the 26th January, the Planning Inspectorate agreed with the position of this Council and ordered that the appellant pay this Council its appeal costs in full. The Council’s Officers are currently seeking to agree the final level of the cost claim with the appellant.”

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	Minute No/ Application No/Page No	Dep Type

ZONE 2 – 2.30pm					
Mr Bob Marshall	The Fareham Society	LAND WEST OF FAREHAM PARK ROAD – OUTLINE APPLICATION WITH ALL MATTERS RESERVED (EXCEPT ACCESS) FOR THE CONSTRUCTION OF SEVEN DWELLINGS WITH ACCESS FROM FAREHAM PARK ROAD	Opposing	6(1) P/23/1341/OA Pg 8	Written
Ms Catherine Hester		-DITTO-	Opposing	-Ditto-	Written
Mr Samuel Wright		-DITTO-	Opposing	-Ditto-	Written
Mr Peter Davies		-DITTO-	Opposing	-Ditto-	Written
Mr Adam Constantinou (Agent)		-DITTO-	Supporting	-Ditto-	In Person 3 mins
ZONE 3 – 2.30pm					
Mr Bernard Clarke-Lens		53 OLD STREET – VARIATION OF CONDITION (P/07/0742/FP) FOR VEHICULAR ACCESS TO FRONT OF PROPERTY	Opposing	6(2) P/23/1445/VC Pg 39	Written

(1) WRITTEN DEPUTATIONS

The Committee noted the content of the written deputations that had been published on the Council’s website prior to the meeting.

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/23/1341/OA - LAND WEST OF FAREHAM PARK ROAD FAREHAM

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

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

Additional Representations

One further letter of objection has been received raising the following concerns:

- *Increased risk to pedestrians using the footpath;*
- *Ancient woodland located close to the site;*
- *Site is home to various wildlife species;*
- *Should consider previous planning applications on the site;*
- *Publicity was not sufficient.*

The representation does not raise any new material planning considerations and concerns have been addressed within the officer's report.

The Planning Officer also provided a verbal update at the meeting confirming that comments had now been received from Natural England in which they did not raise any objections.

Upon being proposed and seconded the officer recommendation to: -

- (i) GRANT planning permission;
 - (a) Subject to the conditions in the report.

Then

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

Was voted on and CARRIED.

(Voting: 7 in favour; 2 against)

RESOLVED that: -

- (i) PLANNING PERMISSION be granted;
 - (a) Subject to the conditions in the report.

Then

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

(2) 53 OLD STREET HILL HEAD

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

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

A proposal was put forward by Councillor Mrs S Walker that the application be approved contrary to the Officer recommendation on the basis that Members find there would be no unacceptable impact on highway safety in accordance with Local Plan Policy TIN2. The proposal was that the application be approved to remove condition 4 of planning permission reference P/07/0742/FP subject to:

- a) all other relevant conditions imposed on the original planning permission reference P/07/0742/FP being reimposed insofar as they are still capable of taking effect; and
- b) an additional condition requiring the new planting shown on the proposed plans to be implemented.

The proposal was seconded and was voted on a CARRIED.
(Voting: 6 in favour)

RESOLVED that PLANNING PERMISSION be granted, subject to: -

- (a) all other relevant conditions imposed on the original permission reference P/07/0742/FP being reimposed insofar as they are still capable of taking effect; and
- (b) an additional condition requiring the planting shown on the proposed plans to be implemented.

(3) Planning Appeals

The Committee noted the information in the report.

(4) UPDATE REPORT

The Update report was circulated prior to the meeting and considered alongside the relevant agenda items.

(The meeting started at 2.30 pm
and ended at 4.05 pm).

..... Chairman

..... Date