

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 9 October 2024

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor D G Foot (Chairman)

Councillor I J Bastable (Vice-Chairman)

Councillors: Miss J Burton, S Dugan, G Furnivall, S P Ingram,
Mrs J Needham, P M Nother and K Wiltshire

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 8 August 2024 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 application 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					
Andrew Burgess (Agent)		LAND AT HAMILTON ROAD – TWO FOUR-BEDROOMED DETACHED DWELLINGS WITH ASSOCIATED PARKING AND LANDSCAPING	Supporting	6(3) P/24/0168/FP Pg 46	In Person 3 mins
Tony Allen	Terence Twigger Carolyn Pulman Marcus & Jackie Kershaw	OTTERHOLME, HOLLY HILL LANE – REPLACEMENT DWELLINGS, GARAGE AND SWIMMING POOL	Opposing	6(5) P/24/0844/FP Pg 80	In Person 6 mins

Robert Marshall	The Fareham Society	-DITTO-	Opposing	-Ditto-	Written
ZONE 2 – 4.00pm					
Robert Marshall	The Fareham Society	LAND EAST OF NORTH WALLINGTON – OUTLINE APPLICATION (ALL MATTERS RESERVED EXCEPT ACCESS) TO ERECT UP TO 29 DWELLINGS WITH NEW ACCESS OFF NORTH WALLINGTON (ALTERNATIVE TO PREVIOUS APPLICATION P/19/0894/OA)	Opposing	6(6) P/23/1549/OA Pg 99	Written
Denby Grant		-DITTO-	Opposing	-Ditto-	In Person 3 mins
Russell Kew	Wallington Village Community Association	-DITTO-	Opposing	-Ditto-	In Person 3 mins
Laura Cornborough (Agent)		-DITTO-	Supporting	-Ditto-	In Person 3 mins
Stuart Morton		-DITTO-	Supporting	-Ditto-	In Person 3 mins
Gian Bendinelli (Agent)		100 WICKHAM ROAD – DEMOLITION OF EXISTING OFFICE BUILDING & CONSTRUCTION OF ASSISTED LIVING/EXTRA CARE ACCOMMODATION WITH UP TO 54 APARTMENTS & COMMUNAL FACILITIES (USE CLASS C2), ASSOCIATED LANDSCAPING, CAR PARKING, HIGHWAY WORKS & ERECTION OF	Supporting	6(7) P/24/0422/FP Pg 141	In Person 3 mins

		SUBSTATION			
ZONE 3 – 4.00pm					
Steve Mann		LAND NORTH OF MEONCROSS SCHOOL, BURNT HOUSE LANE – VARIATION OF CONDITION 8 OF P/14/1238/FP TO ALLOW THE USE OF THE PITCH BY STUBBINGTON YOUTH FOOTBALL CLUB (IN ADDITION TO MEONCROSS SCHOOL) ON SATURDAY MORNINGS	Supporting	6(8) P/24/0752/VC Pg 175	In Person 3 mins

(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 planning appeals and decisions.

(1) P/23/1329/FP - LAND AT ST JOSEPH CLOSE (FORMERLY 33 LODGE ROAD) LOCKS HEATH

Upon being proposed and seconded the officer recommendation to refuse planning permission, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The development is contrary to Policies HP5, NE1, and NE3, of the Fareham Local Plan 2037 and is unacceptable in that:

- a) The proposed development fails to make adequate provision for affordable housing at a level in accordance with the requirements of the Local Plan;
- b) In the absence of a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation to the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Protection Areas;
- c) In the absence of a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the New Forest SPA/SAC/Ramsar.

(2) P/24/0115/VC - THE GREAT BARN, MILL LANE, TITCHFIELD

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

Application withdrawn at the request of the applicant.

(3) P/24/0168/FP - LAND AT HAMILTON ROAD, FAREHAM

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: -

Consultation response received from Natural England: Natural England concur with the conclusions of the Council's Appropriate Assessment providing that all mitigation measures are appropriately secured in any planning permission given.

Members requested that Condition 6 be re-worded to ensure that the provision of bat and swift boxes was applied to both dwellings.

Upon being proposed and seconded the officer recommendation; -

- (i) To GRANT planning permission, subject to:
 - (a) The conditions in the report;
 - (b) The amendment to Condition 6 to ensure that the provision of bat and swift boxes is applied to both dwellings.

Then

- (ii) DELEGATE authority to the Head of Planning to:
 - (a) 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) PLANNING PERMISSION be granted, subject to:
 - (a) The conditions in the report;
 - (b) The amendment to Condition 6 to ensure that the provision of bat and swift boxes is applied to both dwellings.

Then

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

(4) P/24/0304/FP - LAND OPPOSITE TITCHFIELD FESTIVAL THEATRE, ST MARGARET'S LANE, TITCHFIELD

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

Application withdrawn at the request of the applicant.

(5) P/24/0844/FP - OTTERHOLME, HOLLY HILL LANE, SARISBURY GREEN

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

A motion was proposed to defer to the application to allow officers more time to obtain further information in the form of a construction traffic management plan and was seconded and voted on and declared LOST.
(Voting: 4 in favour; 5 against)

A motion was then proposed to accept the officer recommendation for permission, subject to the conditions in the report, and was seconded and voted on and CARRIED.
(Voting: 5 in favour; 4 against)

RESOLVED that: -

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

Then

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

(6) P/23/1549/OA - LAND EAST OF NORTH WALLINGTON, FAREHAM

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

Members noted the changes that had been made to the application since it was last considered by the Committee on 11 September 2024, but still expressed concerns over pedestrian safety.

A motion to defer the application to give the applicant the opportunity to explore the possibility of installing a footpath, rather than the current proposed pedestrian improvements, was proposed and seconded and was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that the application be DEFERRED.

(7) P/24/0422/FP - 100 WICKHAM ROAD, FAREHAM

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: -

At Para 3.4 the number of 1-bed apartment should read 35 not 34.

Upon being proposed and seconded the officer recommendation: -

- (i) To GRANT planning permission, subject to: -
 - (a) The consideration of any comments received from Natural England in response to consultation on the Council's Appropriate Assessment;
 - (b) 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:
 - i) The dwellinghouses shall only be used for C2 purposes in perpetuity;
 - ii) The dwellinghouses shall only be occupied by 'qualifying persons' (age restrictions);
 - iii) A domiciliary care agency shall be available to provide personal care to qualifying persons on a 24 hour basis as required and the minimum care package shall be procured and delivered to all 'qualifying persons';
 - iv) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP).

(c) The Conditions in the report.

Then

- (ii) DELEGATE authority to the Head of Planning to:
 - (a) Make any necessary modification, deletion or additions to the proposed conditions or heads or 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) PLANNING PERMISSION be granted, subject to;
 - (a) The consideration of any comments received from Natural England in response to consultation on the Council's Appropriate Assessment;
 - (b) The applicant/owner first entering into a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 on terms agreed by the Solicitor to the Council in respect of the following:
 - i) The dwellinghouses shall only be used for C2 purposes in perpetuity;
 - ii) The dwellinghouses shall only be occupied by 'qualifying persons' (age restriction);
 - iii) A domiciliary care agency shall be available to provide personal care to qualifying persons on a 24 hour basis as required and the minimum care package shall be procured and delivered to all 'qualifying persons';
 - iv) To secure a financial contribution towards the Solent Recreation Mitigation Partnership (SRMP).

Then

- (ii) AUTHORITY BE DELEGATED to the Head of Planning to:
 - (a) Make any necessary modification, deletion or additions 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.

(8) P/24/0752/VC - LAND NORTH OF MEON CROSS SCHOOL, BURNT HOUSE LANE, STUBBINGTON

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

Upon being proposed and seconded the officer recommendation to: -

- (i) GRANT temporary planning permission for a period of 1 year, subject to the conditions in the report.

Then

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

Was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that: -

- (i) TEMPORARY PLANNING PERMISSION be granted for a period of 1 year, subject to the conditions in the report.

Then

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

(9) Planning Appeals

The Planning Appeals report was tabled at the meeting and the Committee noted the information in the report. (The appeals report is appended to these minutes).

(10) 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 5.54 pm).

..... Chairman

..... Date