

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 13 November 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 P W Whittle (deputising for K
Wiltshire)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor K Wiltshire.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the Minutes of the Planning Committee meetings held on the 11 September & 09 October 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	Spokes-person representing the persons listed	Subject	Supporting or Opposing the Application	Item No/ Application No/Page No	Dep Type
ZONE 1 – 2.30pm					
Becki Green		P/24/1170/FP 77 GREENAWAY LANE, WARSASH SOUTHAMPTON SO31 9HT	Opposing	p27	In person
ZONE 2 – 3.30pm					
Arthur Hackney		P/19/0169/OA LAND AT STANDARD WAY, WALLINGTON, FAREHAM	Opposing	p40	Written Statement
Laura Cornborough		-ditto-	Supporting	-ditto-	In person
Hannah Elliott		P/20/0636/OA LAND TO THE NORTH OF	Opposing	p64	In person

		MILITARY ROAD, WALLINGTON, FAREHAM			
Laura Cornborough		-ditto-	Supporting	-ditto-	In person

(1) WRITTEN DEPUTATIONS

The Committee noted the contents of the written deputation 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/24/1170/FP - 77 Greenaway Lane Warsash SO31 9HT

The Committee received the deputation referred to at Minute item 5 above.

Upon being proposed and seconded the officer recommendation to: -

- (i) GRANT planning permission, subject to the conditions in the report;

Then:

- (ii) DELEGATE authority to the Head of Planning to make any necessary modifications, deletions or additions to the proposed conditions;

was voted on and CARRIED. (Voting: 9 in favour; 0 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 make any necessary modifications, deletions or additions to the proposed conditions.

(2) P/19/0169/OA - Land at Standard Way, Wallington, Fareham

The Committee received the deputations referred to at Minute item 5 above.

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

(no.2) P/19/0169/OA Wallington & Downend

Land at Standard Way, Wallington, Fareham

Since the publication of the committee report, one additional third-party comment from a neighbouring business has been received. The concerns raised relate to the following matters;

- Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.
- Suitable mitigation should be provided before the development is completed.
- Encourage consideration of mechanisms such as boundary treatments, locations of windows and other windows to help reduce potential future conflicts.

This is an outline planning application with all matters reserved apart from access. While an illustrative site layout has been provided, details regarding design and landscaping would be considered at reserved matters stage. However, a planning condition requiring details of boundary treatment and landscaping to be submitted is recommended. Furthermore, to help protect the amenity of future occupiers from potential noise disturbance from existing businesses surrounding the site and future uses on the site, a condition requiring the development to be carried out in full accordance with the mitigation measures set out in the submitted Noise Impact Assessment is recommended.

Upon being proposed and seconded the officer recommendation to: -

- (i) GRANT planning permission, subject to the conditions in the report;

Then:

- (ii) DELEGATE authority to the Head of Planning to make any necessary modifications, deletions or additions to the proposed conditions;

was voted on and CARRIED. (Voting: 9 in favour; 0 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 make any necessary modifications, deletions or additions to the proposed conditions.

(3) P/20/0636/OA - Land to the North of Military Road, Wallington, Fareham

The Committee received the deputations referred to at Minute item 5 above.

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

(no.3) P/20/0636/OA Wallington & Downend

Land to the North of Military Road, Wallington, Fareham

Since the publication of the committee report, two-additional third-party comments have been received which raise the following matters;

- Request a copy of the Road Safety Audit;*
- A swept path analysis showing HGVs leaving both the SUEZ sites to both the north and south and the logistics facility should be provided;*
- Clarification on the changes to the traffic islands;*
- Increase in vehicle movements would significantly increase the risk of potential collisions;*

Wallington Village is affected by surface and foul water drainage and vehicular access issues. Planning application for development in areas not designated for development in the Local Plans should be rejected. The applicant has provided additional track drawings to show HGVs leaving both SUEZ sites. All works to the adopted highway would be subject to a s278 agreement. As part of the s278 agreement with Hampshire County Council, the applicant would be required to provide detailed arrangement plans including details relating to the layout of the junction (including positioning of the traffic island) accompanied by a Road Safety Audit. As this information would be considered as part of the S278 agreement, it is not considered reasonable or necessary to request these details at planning application stage.

Concerns regarding drainage and highway issues have been addressed within the Officer's report.

Paragraph 8.7 of the Officer's Report should read 'Primary vehicular access would be obtained from Military Road' as opposed to Standard Way.

Condition 7 has been amended to include all works to Standard Way and would read as follows; No development shall commence on site until the proposed access into the development site has been provided and footway improvements have been made to Standard Way and Military Road as shown on drawings a) ITB14156-GA-002 Rev D b) ITB14157-GA-003 Rev D c) ITB14156-GA-007 Rev C OR as shown on drawings a) ITB14156-GA-002 Rev D b) ITB14157-GA-003 Rev D c) ITB14157-GA-009 REASON: To provide satisfactory access and in the interest of highway safety.

Upon being proposed and seconded the officer recommendation:-

To GRANT planning permission subject to:

- (i) the applicant submitting a drawing showing the proposed highway improvements between Standard Way and North Wallington as shown on planning drawing ITB14156-GA-0 Rev D as part of planning application reference: P/19/0169/OA; and
- (ii) The conditions set out in the report and update report;

Then:

- (iii) DELEGATE authority to the Head of Planning to make any necessary modifications, deletions or additions to the proposed conditions.

was voted on and CARRIED. (Voting: 7 in favour; 1 against and 1 abstention)

RESOLVED that: -

- (i) Subject to the applicant submitting a drawing showing the proposed highway improvements between Standard Way and North Wallington as shown on planning drawing ITB14156-GA-0 Rev D as part of planning application reference: P/19/0169/OA;
- (ii) PLANNING PERMISSION be granted, subject to the conditions in the report.

Then

- (iii) AUTHORITY BE DELEGATED to the Head of Planning to make any necessary modifications, deletions or additions to the proposed conditions.

(4) Planning Appeals

The Committee noted the information in the report.

A request was made by Members of the Planning Committee for Officers to provide an update on the appeal in respect of land south of Longfield Avenue Fareham following the recent public local inquiry. The Head of Planning confirmed that he would provide a written update to all Members shortly.

(5) UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 4.07 pm).

..... Chairman

..... Date