

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Monday, 24 February 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

N J Walker (Chairman)

A Mandry (Vice-Chairman)

Councillors: B Bayford, P J Davies, M J Ford, JP, R H Price, JP,
Mrs K K Trott, T M Cartwright, MBE (deputising for D C S
Swanbrow) and Mrs C L A Hockley (deputising for K D Evans)



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor K D Evans and Councillor D C S Swanbrow.

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 Cartwright and Councillor Davies both declared a non-pecuniary interest in the application (see minute 5 below).

4. DEPUTATIONS

The Committee received deputations from the following in respect of planning application P/13/1055/FP and the deputees were thanked accordingly.

Name	Spokesperson representing the persons listed	Supporting or Opposing the Application	Minute
Mr A Wilcock		Opposing	5
Ms S Jamieson	Mr & Mrs Hearn	Opposing	-ditto-
Mrs B Clapperton (The Fareham Society)		Opposing	-ditto-
Mr P Marsh		Supporting	-ditto-
Mr J Cleary (Agent)		Supporting	-ditto-

5. PLANNING APPLICATION P/13/1055/FP - FAREHAM COLLEGE, BISHOPSFIELD ROAD, FAREHAM

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

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

1. The applicant and officers have had discussions with Sport England regarding their objection to the proposal. Sport England requested that the Council reconsult them, specifically in relation to the findings of the Council's Playing Pitch Study. Upon receipt of the further comments of Sport England,

Officers will forward the comments to the National Planning Casework Unit to assist in their consideration of the proposal.

2. Blackbrook Grove Grade II listed building and historic park and garden lies to the north east. In light of the distance from the proposed development and the historic park and garden boundary, Officers consider that the proposal would not harm the setting of this Grade II* listed building and historic park and garden.*

3. The owner of Blackbrook Grove (23 The Avenue) has commented on the proposal as follows:-

- Upon receipt of planning permission the College intend to market the site. It is the case that the housing proposals will change substantially, leading to a more dense scheme;*
- A lengthy boundary is shared with the College therefore we should have been notified;*
- There is concern with security; the College should erect a solid fence not less than two metres in order to safeguard the neighbouring property;*
- Drainage is very important and the existing culvert should remain intact;*
- It is suggested the dwelling mix is wrong; there should be a greater proportion of family houses;*
- The Council should encourage inspired development and architecture.*

4. Bullet point 'a' of legal agreement should read:-

- a. To secure the transfer of 2.9 hectares of land to Fareham Borough Council for public open space in perpetuity, before occupation of 100th dwelling with a maintenance contribution upon transfer of land;*

5. An amended site plan of the educational element of the proposal was received on 20 February 2014.

6. Further weekly surveys have been carried out and a final Brent Goose and Wader survey report for the proposals has been received. The final report confirms that no further change in Brent Goose or Wader activity was recorded on the College site. It can therefore be concluded that the site is not an inland roosting/foraging site for the Special Protection Area (SPA) qualifying Wading bird species.

Councillor Cartwright declared a non-pecuniary interest in this application on the grounds that he has recently been appointed as the Council's representative on the Fareham College CEMAST Curriculum Development Group. Councillor Davies declared a non-pecuniary interest in this application on the grounds that he was a lecturer at Fareham College in the 1980's.

A motion was proposed and seconded that the application for full planning permission and outline planning permission be determined as follows:-

Part A - Full Planning Application. That in accordance with the officer recommendation and subject to:-

1. The proposal being referred to the National Planning Casework Unit and confirmation received that the Secretary of State does not wish to call the application in for determination;
2. The results of surveys being received and demonstrating that there is no harm to bird use of the playing field;
3. The applicant/owner entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect to the following:-
 - (a) To secure the transfer of 2.9 hectares of land to Fareham Borough Council for public open space in perpetuity, before occupation of 100th dwelling with a maintenance contribution upon transfer of land;
 - (b) Provision of Children's Equipped Play Area and subsequent transfer to Council with maintenance contribution before occupation of the 100th dwelling;
 - (c) Secure community use of the MUGA before occupation of the 101st dwelling;
 - (d) Secure public access (to adoptable standard) from The Avenue south to the POS before occupation of the 100th dwelling;
 - (e) Secure public access (to adoptable standard) from Redlands Lane to Bishopsfield Road before occupation of the 100th dwelling.
4. The conditions contained in the report;
5. A condition requiring retention of the trees along The Avenue frontage located at the northwest corner of the site;
6. A condition requiring replanting of the trees along the frontage of The Avenue which are to be removed to create a temporary access during the construction phase of the development ;
7. A further covenant in the legal agreement securing a further parking survey six months after the redeveloped college is up and running. If the survey reveals a shortfall in onsite parking then additional parking should be required within the site, subject to an appropriate planning application;

planning permission be granted.

AND

Part B – Outline Planning Application.

That in accordance with the officer recommendation and subject to the conditions in the report outline planning permission be granted.

Upon being put to the vote the motion was CARRIED.
(Voting: 6 in favour; 3 against)

A. Full Planning Application –

RESOLVED that subject to:-

1. The proposal being referred to the National Planning Casework Unit and confirmation received that the Secretary of State does not wish to call the application in for determination;
2. The results of surveys being received and demonstrating that there is no harm to bird use of the playing field;
3. The applicant/owner entering into a planning obligation under Section 106 of the Town and Country Planning Act 1990 on terms drafted by the Solicitor to the Council in respect to the following:-
 - (a) To secure the transfer of 2.9 hectares of land to Fareham Borough Council for public open space in perpetuity, before occupation of 100th dwelling with a maintenance contribution upon transfer of land;
 - (b) Provision of Children's Equipped Play Area and subsequent transfer to Council with maintenance contribution before occupation of the 100th dwelling;
 - (c) Secure community use of the MUGA before occupation of the 101st dwelling;
 - (d) Secure public access (to adoptable standard) from The Avenue south to the POS before occupation of the 100th dwelling;
 - (e) Secure public access (to adoptable standard) from Redlands Lane to Bishopsfield Road before occupation of the 100th dwelling.
4. The conditions contained in the report;
5. A condition requiring retention of the trees along The Avenue frontage located at the northwest corner of the site;
6. A condition requiring replanting of the trees along the frontage of The Avenue which will be removed to create a temporary access during the construction phase of the development
7. A further covenant in the legal agreement securing a further parking survey six months after the redeveloped college is up and running. If the survey reveals a shortfall in onsite parking then additional parking should be required within the site, subject to an appropriate planning application;

PLANNING PERMISSSION be granted.

B. Outline Planning Application

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

Planning Appeals

- 5(i)** The Committee noted the information contained in the report relating to Planning Appeals.

6. UPDATE REPORT

The Update Report was tabled at the meeting and considered with the agenda item.

(The meeting started at 2.30 pm
and ended at 4.45 pm).