

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 4 June 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

N J Walker (Chairman)

A Mandry (Vice-Chairman)

Councillors: B Bayford, K D Evans, M J Ford, JP, D C S Swanbrow,
Mrs K K Trott and T M Cartwright, MBE



1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor R H Price, JP.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 23 April 2014 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

In accordance with Standing Orders and the Council's Code of Conduct , declarations of interest were made by the following Councillors in the items indicated:-

Name	Pecuniary/Non-Pecuniary Interest	Planning Application/Site Address	Minute Number
Councillor T M Cartwright	Non-Pecuniary	P/ 14/0271/FP – 79 Osborne Road, Warsash	6(8)
Councillor Mrs K K Trott	Pecuniary	P/14/0207/CU – Maindell, North Wallington, Fareham	6(17)
Councillor A Mandry	Non-Pecuniary	P/14/024FP – 66, Old Street, Fareham	6(21)
Councillor A Mandry	Non-Pecuniary	P/14/026/FP – 55, Cottes Way, Hill Head, Fareham	6(22)
Councillor N J Walker	Pecuniary	P/14/0351/FP – 84, Romsey Avenue, Fareham	6(24)

5. DEPUTATIONS

The Committee received deputations 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	Item No/ Application No/Page No
ZONE 1				
Mr D Smart		12 Hanoverian Way, Whiteley – Erection of first floor side/front extension with velux lights, provision of new dormers within northern roofslope and new boundary wall (resubmission of previously approved application P/11/0078/FP)	Opposing	Minute 2 P/14/0051/FP
Mr A Hyndman		Makro Multi-Trade Centre, 4 Dewar Close, Fareham – Proposed generator compound	Supporting	Minute 5 P/14/0214/FP
Mr K Clark		79 Osborne Road, Warsash – Proposed extension and conversion of existing detached garage to provide annexe	Opposing	Minute 8 P/14/0271/FP
Mr B King		19 Valley Rise, Sarisbury Green – Raise existing roof and provision of front/rear dormer windows to form first floor accommodation	Supporting	Minute 14 P/14/0387/FP
Mr S Carrington		Land south of Midpoint, 27 Farm Road, Titchfield – Demolish existing buildings and erection of 19 (3 bed) houses, 9 (1 bed), and 6 (2 bed) flats including 14 affordable units & improvement works to A27 (variation of	Supporting	Minute 15 P/14/0414/VC

		condition 02 on planning permission P/11/0386/FR)		
ZONE 2				
Mr A Scott		53 Sommervell Drive, Fareham – Raised patio area at rear of house with privacy screen at each side (part retrospective)	Supporting	Minute 16 P/14/0150/FP
Mr M Holman (Agent)		14 Chalford Grange, Fareham – Proposed two storey rear extension	Supporting	Minute 18 P/14/0232/FP
ZONE 3				
Mr A Pepper		66 Old Street, Fareham – Raise existing roof to provide first floor accommodation, first floor side windows and pitch roof over existing single storey rear extension	Opposing	Minute 21 P/14/0248/FP
Mrs L Bena		-ditto-	Supporting	-ditto-
Mrs E Wetherick		53 Cottes Way, Hill Head – Garden room seating area	Opposing	Minute 22 P/14/0286/FP

6. PLANNING APPLICATIONS AND MISCELLANEOUS MATTERS INCLUDING AN UPDATE ON PLANNING APPEALS

The Committee noted a report by the Director of Planning and Development on development control applications and miscellaneous matters, including information on Planning Appeals. An Update Report was tabled at the meeting.

(1) P/13/0967/VC - 21 BRIDGE ROAD PARK GATE

The Committee's attention was drawn to the Update Report which provided the following information:- *The applicant has confirmed that the surface water discharge on site will not be dealt with by means of soakaway, as ground investigations have shown that the existing ground is not suitable. The proposal shows the surface water discharge will be pumped up to the main sewer in Bridge Road; attenuation (water storage) is shown on site to allow for the required flow rate into the sewer. For point of clarification, the recommendation should make reference to the applicant/owner entering into a*

Deed of Variation under section 106 of the Town and Country Planning Act 1990.

It was proposed and seconded to approve the officer recommendation to approve the application for a variation of conditions under reference P/11/0966/FP, to allow minor amendments to the approved development subject to:-

- (i) the applicant/owner entering into a Deed of Variation under Section 106 of the Town and Country Planning Act 1990 to reflect the change in the planning reference; and
- (ii) the conditions in the report

the proposal was voted on and CARRIED.
(Voting: 8 for; 0 against)

RESOLVED that subject to:-

- (i) the applicant/owner entering into a Deed of Variation under Section 106 of the Town and Country Planning Act 1990 to reflect the change in the planning reference; and
- (ii) the conditions in the report.

PERMISSION for a variation of conditions under reference P/11/0966/FP, to allow minor amendments to the approved development, be granted.

(2) P/14/0051/FP - 12 HANOVERIAN WAY WHITELEY

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

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

- (i) the conditions in the report, and
- (ii) a condition requiring the louvres to be painted a colour to be agreed with officers and to have a matte finish

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

RESOLVED that subject to:-

- (i) the conditions in the report, and
- (ii) a condition requiring the louvres to be painted a colour to be agreed with officers and to have a matte finish

PLANNING PERMISSION be granted.

(3) P/14/0197/FP - 69A BROOK LANE WARSASH

The Committee's attention was drawn to the Update Report which provided the following information:- *A notice should have been placed in the press in line with the Council's publicity procedures. If Members grant consent, it should be subject to a notice being placed in the press and no new material considerations being raised as a result of the additional publicity.*

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

- (i) the completion of a Section 106 Agreement of the Town and Country Planning Act 1990 to secure a contribution towards the Solent Mitigation Project;
- (ii) a notice being placed in the press and no new material considerations being raised as a result of the additional publicity; and
- (iii) the conditions in the report;

was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that subject to:-

- (i) the completion of a Section 106 Agreement of the Town and Country Planning Act to secure a contribution towards the Solent Mitigation Project;
- (ii) a notice being placed in the press and no new material considerations being raised as a result of the additional publicity; and
- (iii) the conditions in the report,

PLANNING PERMISSION be granted.

(4) P/14/0198/LB - 69A BROOK LANE WARSASH

The Committee's attention was drawn to the Update Report which provided the following information:- *A notice should have been placed in the press. It is therefore recommended that the recommendation should be subject to a notice being placed in the press and no new material considerations being raised as a result of the additional publicity. The applicant has confirmed the location of the boiler flue which the conservation officer has agreed is appropriate subject to details of the flue being secured by condition. The plans for the proposed windows have not been amended therefore it is recommended that an additional condition is included which states that notwithstanding the approved plans, the windows will not contain vertical glazing bars.*

Upon being proposed and seconded, the officer recommendation to grant listed building consent, subject to:-

- (i) a notice being placed in the press and no new material considerations being raised as a result of the additional publicity;
- (ii) confirmation of where the vents and boiler flues are to be located;
- (iii) details of any alterations required to comply with fire and building regulations;
- (iv) removal of the vertical glazing bar from the proposed windows; and
- (v) the conditions in the report

was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that subject to:-

- (i) a notice being placed in the press and no new material considerations being raised as a result of the additional publicity;
- (ii) confirmation of where the vents and boiler flues are to be located;
- (iii) details of any alterations required to comply with fire and building regulations;
- (iv) removal of the vertical glazing bar from the proposed windows; and
- (v) the conditions in the report

LISTED BUILDING CONSENT be granted.

**(5) P/14/0214/FP - MAKRO MULTI-TRADE CENTRE 4 DEWAR CLOSE
FAREHAM**

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

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the condition in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that subject to the condition in the report PLANNING PERMISSION be granted.

**(6) P/14/0241/OD - LAND ADJOINING 268 BROOK LANE SARISBURY
GREEN**

The Committee's attention was drawn to the Update Report which provided the following information:- *The date of the legal agreement within the recommendation should read 8 August 2001*

Upon being proposed and seconded, the officer recommendation to approve the application for the discharge of a covenant was voted on and CARRIED.
(Voting: 8 for; 0 against)

RESOLVED that the Solicitor to the Council be authorised to enter into a Deed of Release of Clause 2 (b) of the legal agreement dated 8 August 2001 as there is no longer a requirement to safeguard the land for a greenway

(7) P/14/0244/FP - LAND ADJACENT TO 3 FLEET END ROAD WARSASH

The Committee's attention was drawn to the Update Report which provided the following information:- *The Director of Planning and Development (Ecology) - no objection subject to conditions seeking further information:-*

- i) details of the the location of hedgerow planting,*
- ii) details of the treatment of the watercourse both during construction and operationally including types of planting/seeding,*
- iii) clarification of the red line in relation to the watercourse,*
- iv) a naturally vegetated buffer (ideally of several metres) should be restored along the watercourse (from the top of the bank to the proposed fenceline), details of how the buffer will be restored. The buffer should be protected through development (e.g. through use of temporary fencing and pollution prevention measures, which should be outlined), and maintained operationally,*
- v) clarification of the proximity of development to the watercourse channel and any engineering works proposed to the watercourse itself,*
- vi) details of the likely operational impacts upon the watercourse (and any species which may use this corridor), including any management of the area and whether it will be accessible, introduction of non-native species etc, dumping of garden waste, runoff etc, lighting.*

Note for information: Ordinary Watercourse Consent may be required for works to the watercourse.

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

- (i) the completion of a Section 106 Agreement to secure a contribution towards the Solent Disturbance Mitigation Project;
- (ii) conditions of the Director of Planning and Development (Ecology) as detailed in the Update Report; and
- (iii) the conditions in the report,

was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that subject to:-

- (i) the completion of a Section 106 Agreement to secure a contribution towards the Solent Disturbance Mitigation Project;
- (ii) conditions of the Director of Planning and Development (Ecology) as detailed in the Update Report; and
- (iii) the conditions in the report.

PLANNING PERMISSION be granted.

(8) P/14/0271/FP - 79 OSBORNE ROAD WARSASH

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

Councillor Cartwright declared a non-pecuniary interest in this application as the depute is known to him.

The Committee was informed that information received from the agent has stated that the occupant of the proposed annexe is the applicant's father.

A motion proposed and seconded that the application be refused. Upon being put to the vote the motion was LOST. (Voting: 4 for refusal; 4 against refusal, following which the Chairman used his casting vote against refusal).

A further motion was proposed and seconded that planning permission be granted subject to:-

- (i) the receipt of satisfactory amended plans showing the removal of the 3 windows in the south facing elevation;
- (ii) a condition stating the occupants of the annexe to be the applicant's father and the annexe subsequently to be used solely for purposes ancillary to 79 Osborne Road; and
- (iii) the conditions in the report.

Upon being put to the vote the motion was CARRIED (Voting: 4 in favour; 4 against, following which the Chairman used his casting vote in favour).

RESOLVED that subject to:-

- (i) the receipt of satisfactory amended plans showing the removal of the 3 windows in the south facing elevation;
- (ii) a condition stating the occupants of the annexe to be the applicant's father and the annexe subsequently to be used solely for purposes ancillary to 79 Osborne Road; and
- (iii) the conditions in the report.

PLANNING PERMISSSION be granted.

(9) P/14/0321/FP - BROOK LANE REST HOME 290 BROOK LANE SARISBURY GREEN --- ITEM WITHDRAWN FROM THE AGENDA

The Committee's attention was drawn to the Update Report which provided the following information:- *This application has been withdrawn from the agenda.*

(10) P/14/0328/FP - 45 WARSASH ROAD WARSASH

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

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

(11) P/14/0348/FP - 115 LOCKS HEATH PARK ROAD LOCKS HEATH

The Committee's attention was drawn to the Update Report which provided the following information:- *1. Amended Tree Layout Plan received 27 May 2014 showing closest tree to proposed garage as 3.6m.*

2. Amended Plans received 23 May 2014 correcting minor discrepancies between submitted plans.

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

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

(12) P/14/0353/FP - 32 CATISFIELD ROAD FAREHAM

Upon being proposed and seconded, the officer recommendation to grant planning permission was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that subject to the condition in the report PLANNING PERMISSION be granted.

(13) P/14/0373/SU - LAND ADJ TO UNIT 12 CHANDLERS WAY PARK GATE

Upon being proposed and seconded, the officer recommendation that prior approval was not required was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that PRIOR APPROVAL NOT REQUIRED.

(14) P/14/0387/FP - 19 VALLEY RISE SARISBURY GREEN

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

The Committee's attention was drawn to the Update Report which provided the following information:- *2 objections have been received since the report was published which raise the following issues: Overshadowing of no. 51's rear garden. Overshadowing of windows in no. 51's rear elevation the proposed development would not be in keeping with the other properties in the road. Loss of privacy to no. 49's garden and windows in the rear elevation.*

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

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

(15) P/14/0414/VC - LAND SOUTH OF MIDPOINT 27 FARM ROAD TITCHFIELD

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

Upon being proposed and seconded, the officer recommendation to approve the application to vary condition 2 imposed on planning permission P/11/0386/FR, subject to:-

- (i) delegation to the Head of Development Management for the completion of the required legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990; and
- (ii) the conditions in the report

was voted on and CARRIED

(Voting: 8 for; 0 against)

RESOLVED that subject to:-

- (i) delegation to the Head of Development Management for the completion of the required legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990; and
- (ii) the conditions in the report

PERMISSION to vary condition 2 imposed on planning permission P/11/0386/FR be granted.

(16) P/14/0150/FP - 53 SOMERVELL DRIVE FAREHAM

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

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

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

(17) P/14/0207/CU - MAINDELL NORTH WALLINGTON FAREHAM

Councillor Mrs Trott declared a pecuniary interest in this matter on the grounds that she is the Council representative on the Wallington Village Community Association Executive Committee who had made representations on the application and is also a member of the WI. Having addressed the Committee on this matter Councillor Trott then left the meeting room taking no further part in the discussion or voting thereon.

Upon being proposed and seconded, the officer recommendation to grant permission for a change of use, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 7 in favour; 0 against)

RESOLVED that, subject to the conditions in the report, PERMISSION for CHANGE OF USE be granted.

(18) P/14/0232/FP - 14 CHALFORD GRANGE FAREHAM

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

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 7 in favour; 0 against; 1 abstention)

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

(19) P/14/0249/FP - 40 SOUTHAMPTON ROAD FAREHAM

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

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

(20) P/14/0438/SU - WICKHAM ROAD SOUTH WICKHAM ROAD FAREHAM

Upon being proposed and seconded, the officer recommendation that prior approval was not required was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that PRIOR APPROVAL NOT REQUIRED.

(21) P/14/0248/FP - 66 OLD STREET FAREHAM

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

Councillor Mandry declared a personal interest in this application on the grounds that one of the deputees is known to him.

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 6 in favour; 2 against)

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

(22) P/14/0286/FP - 53 COTTES WAY HILL HEAD FAREHAM

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

Councillor Mandry declared a personal interest in this application on the grounds that the deputee is known to him as one of his constituents.

The Committee was informed that the applicant had recently submitted plans detailing the applicant's intentions regarding issues relating to drainage and guttering. It was stated that the proposals would be secured through a planning condition.

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

- (i) the conditions in the report, and
- (ii) a further condition to ensure that the applicants proposals relating to drainage and guttering are carried out in accordance with the submitted details

was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that subject to:-

- (i) the conditions in the report, and

- (ii) a further condition to ensure that the applicants proposals relating to drainage and guttering are carried out in accordance with the submitted details

PLANNING PERMISSION be granted.

(23) P/14/0304/FP - 30 PENTLAND RISE FAREHAM

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

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

(24) P/14/0351/FP - 84 ROMSEY AVENUE FAREHAM

The Committee's attention was drawn to the Update Report which provided the following information:- *For Members information, the applicant is related to a Council employee.*

The Chairman, Councillor Walker declared a pecuniary interest in this application on the grounds that the applicant is well known to him. Councillor Walker left the meeting room prior to consideration of this item and took no part in the discussion or voting thereon.

(Vice-Chairman in the Chair for this item)

Upon being proposed and seconded, the officer recommendation to grant planning permission, subject to the conditions in the report, was voted on and CARRIED.

(Voting: 7 in favour; 0 against)

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

(25) P/14/0427/SU - TELECOMMUNICATION MAST NELSON LANE FAREHAM

Upon being proposed and seconded, the officer recommendation that prior approval was not required was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that PRIOR APPROVAL NOT REQUIRED.

(26) Planning Appeals

The Committee noted the information contained in the report.

(27) Update Report

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

7. TREE PRESERVATION ORDERS

(1) Tree Preservation Order No 303 - 96, Burnt House Lane, Stubbington

The Committee considered a report by the Director of Planning and Development regarding the revocation of Tree Preservation Order No 303 relating to 96, Burnt House Lane, Stubbington.

RESOLVED that Fareham Tree Preservation Order No 303 be revoked.

(2) Tree Preservation Order No 689 - Mayflower Close, Hill Head

The Committee considered the confirmation of Fareham Tree Preservation Order No 689 which had been made by officers under delegated powers and to which no formal objections had been received. The Order was made on 7 February 2014 covering 3 individual trees.

RESOLVED that Fareham Tree Preservation Order No 689 be confirmed as made and served.

(The meeting started at 2.30 pm
and ended at 5.10 pm).