

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 2 July 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

N J Walker (Chairman)

A Mandry (Vice-Chairman)

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



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Evans, Councillor Swanbrow and Councillor Mrs Trott.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 4 June 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 on the items indicated:-

Name	Pecuniary/Non-Pecuniary Interest	Planning Application/Site Address	Minute Number
All Members present	Non-Pecuniary	P/14/0368/FP – 1 Lower Church Road, Fareham	6(3)
Councillor P J Davies	Non-Pecuniary	P/14/0400/D3 – Private Car Park Palmerston Avenue, Fareham	6 (14)
Councillor T M Cartwright	Non-Pecuniary	P/14/0221/FP – Hangars West, Land at Daedalus West	6(19)
Councillor M J Ford	Non-Pecuniary	-ditto-	-ditto-
Councillor Mandry A	Non-Pecuniary	-ditto-	-ditto-
Councillor Mandry A	Pecuniary	P/14/0042/FP - Lee on Solent Golf Club, Brune Lane, Lee on Solent	6(21)

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	Minute No/ Application No
ZONE 1				
Mr J McPherson		Brook Lane Rest Home, 290 Brook Lane, Sarisbury Green, – Proposed ground floor extension to rear to allow re-organisation of existing accommodation and circulation space and the provision of three additional bedrooms, widening of vehicular access from Brook Lane and re-configuration of car parking to provide three additional parking spaces	Opposing	6 (1) P/14/0321/FP
Mr C Ward (Agent)		63 Bridge Road, Park Gate – Proposed building of two three bedroom chalet bungalows to the rear of 63 Bridge Road using the existing site entrance	Supporting	6 (2) P/14/0340/FP
Mr G Townley		1 Lower Church Road Fareham - proposed first-floor extension over garage, to achieve the provision of a one-bedroomed annexe.	Opposing	6 (3) P/14/0368/FP
Mr R Tutton (Agent)		-ditto-	Supporting	-ditto-

Mr N Green (Agent)		Land to the South West Side of Burrige Road Burrige Road, Burrige Southampton - Redesign of an existing pitch, including relocation of the caravans and utility/day room granted for residential purposes for 1 no gypsy pitch with the retention of the granted hard standing ancillary to that use	Supporting	6 (5) P/14/0415/FP
Ms L Pinnick		61A Swanwick Lane Swanwick Southampton - Conversion of garage with home office above to garage with granny annexe	Supporting	6 (7) P/14/0455/FP
Mr P Smith		5 Brook Lane, Warash – Change of use from A1 (retail) to A2 (estate agent)	Supporting	6 (8) P/14/0468/CU
Mr J White	Mr & Mrs Rogers Mr & Mrs Henderson Mr & Mrs Palmer Mrs Marsh Ms Howard Mr Wells	67 Church Road, Locks Heath – Demolition of existing detached bungalow and garage and erection of a pair of semi-detached 3-bed houses, one detached chalet 4-bed bungalow and a 3-bed bungalow	Opposing	6 (11) P/14/0409/OA
Mr L Rosenthal (Agent)		8 Pimpernel Close, Locks Heath – Erection of single storey side and rear extension	Supporting	6 (12) P/14/0462/FP
Stephen Whitewood		266 Brook Lane Sarisbury Green - Front boundary wall of 1.46 metres in height with scalloped upper edge.	Supporting	6 (13) P/14/0315/FP

ZONE 2				
Mr J Charles (also on behalf of Mrs L Clarke and Mr D Bryant)		Wykeham House School, 6 High Street, Fareham – Variation of condition 3 of P/14/0171/CU to increase the number of pupils to a maximum of 60 by August 2018.	Supporting	6 (16) P/14/0463/VC
Mr A Spragg		10 Holly Grove, Fareham – Two storey side extension including front dormer and single storey rear extension	Supporting	6 (17) P/14/0384/FP
ZONE 3				
Mr M Cope	Mr C Nuttall Mr R Austin Mr R Goman Ms S Thomas Mr B Staniland Ms C Johnson	Land at Hangars West, Daedalus West, Broom Way, – Planning application for erection of two terraces of hangars within class B2 and class B8, toilet block, car parking and associated works	Opposing	6 (19) P/14/0221/FP
Mr A Phillips	Mr L Clewer Mr B Parsons Mr J Lissamer Ms S Ramsden Ms P Freestone	-ditto-	-ditto-	-ditto-
Ms Esther Croft		-ditto-	Supporting	-ditto-

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/14/0321/FP - BROOK LANE REST HOME 290 BROOK LANE 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: *One further comment has been received objecting to the proposal and referring to the previous dismissed appeal. There have been numerous applications and there should be a final stop to development.*

A motion was proposed and seconded that the application be refused. Upon being put to the vote the motion was NOT CARRIED (Voting: 2 for refusal; 6 against refusal).

A further motion was proposed and seconded that the officer recommendation to grant planning permission be granted subject to the conditions in the report. Upon being put to the vote the motion was CARRIED. (Voting: 6 in favour; 2 against)

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

(2) P/14/0340/FP - 63 BRIDGE ROAD PARK GATE

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 applicants providing a Unilateral Undertaking Under Section 106 of the Town and County Planning Act 1990 to make an appropriate financial contribution towards the provision of off-site ecological mitigation; and
- (ii) the conditions in the report,

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

RESOLVED that, subject to:-

- (i) The applicants providing a Unilateral undertaking Under Section 106 of the Town and County Planning Act 1990 to make an appropriate financial contribution towards the provision of off site ecological mitigation; and
- (ii) the conditions in the report,

PLANNING PERMISSION be granted.

(3) P/14/0368/FP - 1 LOWER CHURCH ROAD FAREHAM

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

All members present declared a non-pecuniary interest in this application on the grounds that the applicant is a fellow Fareham Borough councillor.

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.

(4) P/14/0405/FP - 54 BEACON WAY PARK GATE

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.

(5) P/14/0415/FP - LAND TO THE SOUTH WEST SIDE OF BURRIDGE ROAD BURRIDGE

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:- *1 further letter has been received from Hamble Reach: - How many permanent gypsy sites have you got? as in 2006 the Council should have had 6. We found out in 2013, seven years after, that the council has only two temporary sites. As far as I am concerned we are paying for the Council's incompetence on the lack of alternative sites! How many more tax paying residents are going to be affected by the Council's unprofessional conduct before you take action to get the set amount of gypsy sites in the area. I blame Fareham Borough Council for this gypsy site in Burridge Road.*

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/14/0429/FP - 5 EASTBROOK CLOSE PARK GATE

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.

(7) P/14/0455/FP - 61A SWANWICK LANE SWANWICK

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 receipt of amended plans correcting minor discrepancies between the submitted elevations and those on the ground; and
- (ii) the conditions in the report,

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

RESOLVED that subject to:-

- (i) the receipt of amended plans correcting minor discrepancies between the submitted elevations and those on the ground; and
- (ii) the conditions in the report,

PLANNING PERMISSION be granted.

(8) P/14/0468/CU - 5 BROOK LANE WARSASH SOUTHAMPTON

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:- *Recommendation is for PERMISSION.*

Upon being proposed and seconded, the officer recommendation to grant permission for a change of use from A1 (Retail) to A2 (Estate Agent) was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that PERMISSION for a change of use from A1 (Retail) to A2 (Estate Agent) be granted.

(9) P/14/0485/FP - 28 HAMPTON GROVE FAREHAM - APPLICATION WITHDRAWN BY THE AGENT

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

(10) P/14/0498/SU - HUNTS POND ROAD/NETLEY ROAD TITCHFIELD

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.

(11) P/14/0409/OA - 67 CHURCH ROAD LOCKS HEATH

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:- 1. *An updated ecological survey has been received following which the Director of Planning and Development (Ecology) has no objections subject to an additional condition to secure compliance with this latest report.* 2. *Members are advised that the proposed Unilateral Undertaking is only necessary if the Applicant wishes. S111 of the Local Government Act 1972 may now be used to collect contributions without recourse to an agreement.*

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

(i) completion of a Unilateral Undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 to secure a contribution towards mitigation of the impact of the development upon the coastal SPA, if the applicant wishes; and

(ii) the conditions in the report, was voted on and CARRIED.
(Voting: 8 in favour; 0 against).

RESOLVED that subject to:-

(i) completion of a Unilateral Undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 to secure a contribution towards mitigation of the impact of the development upon the coastal SPA if the applicant wishes; and

(ii) the conditions in the report,

OUTLINE PLANNING PERMISSION be granted.

(12) P/14/0462/FP - 8 PIMPERNEL CLOSE LOCKS HEATH

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.

(13) P/14/0315/FP - 266 BROOK LANE 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:- *The description which heads the report and describes the wall as being 1.46m in height is the description provided by the applicant and is incorrect. The proposed wall would have brick piers of 2.3-2.4m in height with a scalloped edge of between 1.8 and 2.2m.*

Upon being proposed and seconded, the officer recommendation to refuse planning permission was voted on and CARRIED.
(Voting: 6 in favour of refusal; 2 against refusal)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for refusal: It is considered that the proposal would have an adverse impact on the character of the area contrary to Policy CS17 of the Core Strategy and saved Policy DG4 of the Local Plan Review.

Policies: Approved Fareham Borough Core Strategy – CS17 - High Quality Design; Development Sites and Policies: DSP2 – Design; Fareham Borough local plan Review: DG4 – Site Characteristics.

(14) P/14/0400/D3 - PRIVATE CAR PARK PALMERSTON AVENUE FAREHAM

Councillor Davies declared a non-pecuniary interest in this application on the grounds that he is Chairman of Fareham Borough Council's Housing Tenancy Board.

Upon being proposed and seconded, the officer recommendation to grant planning permission pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, subject to:-

- (i) the conditions in the report; and
- (ii) an additional condition requiring details of lighting within the parking area and along the access routes for pedestrians to be submitted for approval and subsequently installed.

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

RESOLVED that subject to:-

- (i) the conditions in the report; and
- (ii) an additional condition requiring details of lighting within the parking area and along the access routes for pedestrians to be submitted for approval and subsequently installed

PLANNING PERMISSION pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992 be granted.

(15) P/14/0456/SU - LONGFIELD AVENUE 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.

(16) P/14/0463/VC - WYKEHAM HOUSE SCHOOL 6 HIGH STREET FAREHAM

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:- *Travel and Access Plan received 30th June 2014. This document is acceptable to the Director of Planning and Development (Highways). Its implementation should be made subject to a condition.*

Upon being proposed and seconded, the officer recommendation to grant planning permission for a variation of condition 3 of planning permission P/14/0171/CU, subject to the conditions in the report relating to maximum number of pupils and compliance with agreed Travel and Access Plan was voted on and CARRIED.
(Voting: 8 in favour; 0 against;)

RESOLVED that, subject to the conditions in the report relating to maximum number of pupils and compliance with agreed Travel and Access Plan, PLANNING PERMISSION for a variation of condition 3 of planning permission P/14/0171/CU, be granted.

(17) P/14/0384/FP - 10 HOLLY GROVE 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.

(18) P/14/0476/LB - FAREHAM CEMETERY WICKHAM ROAD FAREHAM

The Committee's attention was drawn to the Update Report which provided the following information:- *Further details have been submitted to confirm that all the coping stones are to be replaced, the railings are to be repaired with steel and the new horizontal bar at the bottom of the railings will be 40mm*

A motion was proposed and seconded to approve the officer recommendation to forward the application to the Secretary of State of the Department for

Communities and Local Government for listed building consent, subject to the receipt of satisfactory details in respect of the following matters:-

- The extent of the coping stone replacement; the materials used in the repair of the railings; and the diameter of the new horizontal bar along the base of the railings; and
- The Secretary of State be invited to impose the following conditions on any consent granted:-
 - (i) The construction of the piers should be recorded before dismantling. The piers should be reconstructed to ensure that the quoins and capping stones are accurately replaced in their original locations replicating the dimensions of their bedding joints as closely as possible.
 - (ii) The lime mortar used to bed the quoins, coping stones and flints should match as closely as possible that used for the existing wall. The ratio of flints to mortar should be carefully replicated with any shortfall made up with flints to match.
 - (iii) Details of the replacement coping stone shall be submitted to and approved by the local planning authority in writing before the works are carried out.

The motion was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that subject to the receipt of satisfactory details in respect of the following matters:-

- The extent of the coping stone replacement; the materials used in the repair of the railings; and the diameter of the new horizontal bar along the base of the railings; and
- The Secretary of State be invited to impose the following conditions on any consent granted:-
 - (i) The construction of the piers should be recorded before dismantling. The piers should be reconstructed to ensure that the quoins and capping stones are accurately replaced in their original locations replicating the dimensions of their bedding joints as closely as possible.
 - (ii) The lime mortar used to bed the quoins, coping stones and flints should match as closely as possible that used for the existing wall. The ratio of flints to mortar should be carefully replicated with any shortfall made up with flints to match.
 - (iii) Details of the replacement coping stone shall be submitted to and approved by the local planning authority in writing before the works are carried out.

(19) P/14/0221/FP - LAND AT BROOM WAY DAEDALUS WEST HANGARS WEST

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

The following members declared a non-pecuniary interest in this application on the grounds indicated:-

Councillor A Mandry	Member of Daedalus Strategy Group
Councillor T M Cartwright	Chairman of Daedalus Working Group
Councillor M J Ford	Member of Daedalus Working Group

The Committee’s attention was drawn to the Update Report which provided the following information:- *One further letter of objection has been received from 11 Jersey Close. No new issues to those in the main agenda are raised but matters of size, noise, disturbance are repeated.*

(During the course of discussion on this application the Committee agreed to adjourn the meeting from 5.40pm to 5.45pm)

It was proposed and seconded to approve the officer recommendation to grant planning permission subject to:-

- (i) the conditions in the report, (excluding the condition restricting hours of use from 0700 – 2300hours); and
- (ii) an amended condition stating the hours of use are restricted to 0700 to 2000 hours (aircraft movement excepted.)

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

RESOLVED that subject to:-

- (i) the conditions in the report, (excluding the condition restricting hours of use from 0700 – 2300hours); and
- (ii) an amended condition stating the hours of use are restricted to 0700 to 2000 hours (aircraft movement excepted)

PLANNING PERMISSION be granted.

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

A motion was proposed and seconded that the Committee note that the representations made by a neighbour and reported within the officer report, presented to the Committee on 4 June 2014, should have been regarded as comments only and not an objection. The motion was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that the Committee note that representations made by a neighbour and reported within the officer report, presented to the Committee on 4 June 2014, are to be regarded as comments only and not an objection.

(21) P/14/0042/FP - LEE ON SOLENT GOLF CLUB BRUNE LANE LEE ON SOLENT

Councillor Mandry declared a pecuniary interest in this application on the grounds that he is Chairman of the charity to whom the golf club has made an application for funding. Councillor Mandry left the meeting room prior to consideration of the application and took no part in the discussion or voting thereon.

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.

7. PLANNING APPEALS

The Committee noted the information contained in the report.

8. UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 6.15 pm).