

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 30 July 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

N J Walker (Chairman)

A Mandry (Vice-Chairman)

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

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies for absence made at this meeting.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that, subject to the following amendment to the wording to Minute 6 (11) (i), the minutes of the Planning Committee meeting held on 2 July 2014 be confirmed and signed as a correct record:-

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

- (i) *The Head of Development Management securing a contribution towards mitigation of the impact of the development upon the coastal SPA*

and

RESOLVED that subject to:-

- (i) *The Head of Development Management securing a contribution towards mitigation of the impact of the development upon the coastal SPA*

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

- (i) Members were reminded that the meeting of the Planning Committee in September 2014 will take place on Wednesday 24 September 2014 and not as originally scheduled 10 September 2014.
- (ii) The venue for the October and November Planning Committee meetings has had to be rearranged because of the Welborne Plan Hearings taking place in the Civic Offices. Members were requested to note the meetings scheduled for Wednesday 22 October 2014 and Wednesday 19 November 2014 will both be held in the Octagon Room, Ferneham Hall.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct Councillor Mrs Trott declared a non-pecuniary interest in Minute 7(1) – 170, Locks Road, Locks Heath.

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 M Townsend		170 Locks Road, Locks Heath – High hedge complaint at 170 Locks Heath Road	Supporting	7(1) HG/14/0001
Mr C Fox		-ditto-	Opposing	-ditto-
Ms C Martin (Agent)		151 Hunts Pond Road (Plot 3), Park Gate, – Erection of a new dwelling and alterations to existing shared driveway and landscaping.	Supporting	7 (3) P/14/0530/FP
Mr C Moore		Yew Tree Drive, Fareham – Variation of condition 2 of P/13/0547/VC to extend the trial opening of the bus gate for a further six months.	Opposing	7 (4) P/14/0570/VC
Mr M Sealey		-ditto-	Opposing	-ditto-
ZONE 2				
ZONE 3				
Mr J Standen	Miss M Skinner Mr J Lines	1 Hill View Road, Fareham – Erection of rear extension with accommodation above, build up hipped roof to cropped gable with front dormer window and replacement detached garage with covered area.	Opposing	7 (7) P/14/0383/FP
Mrs S Weightman		18 Down End Road, Fareham – Proposed new access way, close	Opposing	7 (9) P/14/0488/FP

		boarded fence at the front boundary and timber panel gate, hard surfacing area at the front and a timber framed car port.		
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6. ACTUAL REVENUE EXPENDITURE 2013/14

The Committee considered a report by the Director of Finance and Resources which provided details of the actual revenue expenditure for 2013/14 in respect of the services for which the Committee is responsible.

RESOLVED that the information contained in the report be noted.

7. 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 matters applications and miscellaneous matters, including information on Planning Appeals. An Update Report was tabled at the meeting.

(1) HG/14/0001 - 170 LOCKS ROAD LOCKS HEATH

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

Councillor Mrs Trott declared a non-pecuniary interest in the application on the grounds that one of the deputies is known to her in her capacity as a school governor.

Upon being proposed and seconded, the officer recommendation that a remedial notice be issued requiring the hedge to be brought down to 3.2 metres in height and prevented from exceeding a height of 3.7 metres in the future was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that a remedial notice be issued requiring the hedge to be brought down to 3.2 metres in height and prevented from exceeding a height of 3.7 metres in the future.

Reason for the Decision: The height of the hedge is causing obstruction of daylight and sunlight to the complainant's garden area and dwelling adversely affecting the complainant's reasonable enjoyment of their property.

(2) P/14/0519/TO - ESSO LOCKSHEATH SERVICE STN BRIDGE ROAD PARK GATE

It was proposed and seconded to approve the officer recommendation to grant consent to fell one Monterey Pine tree protected by TPO 209 due to stem

defect/significant basal decay identified following detailed investigation, subject to:-

- (i) the conditions in the report, as amended to specify that the replacement tree must be of advanced nursery stock (not less than 6 metres in height); and
- (ii) delegation to the Head of Development Management to approve the species of replacement tree.

was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that subject to:-

- (i) the conditions in the report, as amended to specify that the replacement tree must be of advanced nursery stock (not less than 6 metres in height);and
- (ii) delegation to the Head of Development Management to approve the species of replacement tree

CONSENT be granted to fell one Monterey Pine tree protected by TPO 209 due to stem defect/significant basal decay identified following detailed investigation. be granted.

(3) P/14/0530/FP - 151 HUNTS POND ROAD (PLOT 3) PARK GATE

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

Comments received from Councillor J M Englefield, (Ward Councillor) relating to his concerns about highway safety and visibility from egress to the south of the site were reported at the meeting.

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

- (iii) The applicants providing the necessary contribution towards ecological mitigation for the Solent Disturbance Mitigation Project; and
- (iv) The conditions in the report

was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that subject to:-

- (i) The applicants providing the necessary contribution towards ecological mitigation for the Solent Disturbance Mitigation Project; and
- (ii) The conditions in the report

PLANNING PERMISSION be granted.

(4) P/14/0570/VC - YEW TREE DRIVE FAREHAM

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

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

One further letter has been received raising the following concerns: The application is an imposition on the original understanding that the road would be returned to its restricted state once the trial was complete; HCC has assumed it will remain open until decisions are made; The effect of restricting the road would be helpful when assessing the results; If the decision regarding its opening or otherwise was brought forward to 24 August then the extension would not be necessary.

Upon being proposed and seconded, the officer recommendation to grant temporary permission for the variation of condition 2 of P/13/0547/VC to extend the trial opening of the bus gate for a further six months, subject to the conditions already imposed on P/14/0570/VC, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that subject to the conditions already imposed on P/14/0570/VC, TEMPORARY PERMISSION for the variation of condition 2 of P/13/0547/VC to extend the trial opening of the bus gate for a further six months be granted

(5) P/14/0545/FP - 312 OLD SWANWICK LANE LOWER SWANWICK

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: 9 in favour; 0 against)

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

(6) P/14/0559/FP - 27 NICHOLAS CRESCENT 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: 9 in favour; 0 against)

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

(7) P/14/0383/FP - 1 HILL VIEW ROAD 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; 1 against)

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

(8) P/14/0458/FP - CAMS RIDGE NURSING HOME 7 CHARLEMONT DRIVE FAREHAM

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

One further comment was received before the consultation period for the revised application closed. The neighbour living at 4 Charlemont Drive is concerned that their property will be overlooked by upper windows in the western elevation of the extension to the care home. The applicant has provided a drawing showing the plotted distance between windows in the neighbour's house and the nearest new windows in the care home as being 23 metres. Appendix 6 of the Local Plan Review sets out the expectation that new windows that overlook adjacent dwellings must be a minimum of 22 metres from facing windows. The case officer has visited the neighbour's home to assess the likely impact and has concluded that, given the separation distance involved meets the guidelines set out in the local plan and in the absence of any other special circumstances requiring a greater distance, there would be no material harm to the privacy of the neighbours.

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

- (i) the conditions in the report, and
- (ii) delegation to the Head of Development Management to secure appropriate signage in the car park and the car parking area in the southern part of the site being surfaced in an appropriate porous material

was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that, subject to:-

- (i) the conditions in the report, and
- (ii) delegation to the Head of Development Management to secure appropriate signage in the car park and the car parking area in the southern part of the site being surfaced in an appropriate porous material

PLANNING PERMISSION be granted.

(9) P/14/0488/FP - 18 DOWN END ROAD FAREHAM

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

A motion was proposed and seconded that the application be deferred. On being put to the vote the motion was CARRIED.
(Voting: 9 for deferral; 0 against deferral)

RESOLVED that the application be deferred.

Reason for deferral: To allow officers sufficient time to negotiate the re-siting of the three bay carport building adjacent to the north boundary with No.20 Down End Road to a position which will reduce its impact upon the neighbouring property to the north, 20 Down End Road. It would be preferred if the car port were moved to the southern side of the site, or if not, it should be moved forward on the site away from the neighbour's window.

(10) P/14/0537/FP - 32 MAYS LANE STUBBINGTON FAREHAM

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: 9 in favour; 0 against)

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

(11) Planning Appeals

The Committee noted the information contained in the report.

(12) Update Report

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

8. TREE PRESERVATION ORDER

(i) Tree Preservation Order No 694 – 56, Maylings Farm Road, Fareham

The Committee considered the confirmation of the above Tree preservation order which had been made by officers under delegated powers and to which no formal objections had been received.

Tree Preservation Order No 694 was made on 3 June 2014 covering 2 individual trees.

RESOLVED that Fareham Tree Preservation Order No 694 be confirmed as made and served.

(The meeting started at 2.30 pm
and ended at 5.05 pm).