

FAREHAM

BOROUGH COUNCIL

COUNCIL MEETING SUMMONS

Members of Fareham Borough Council are hereby summoned to attend a meeting of the Council to be held in the Council Chamber, Civic Offices, Fareham, on
THURSDAY, 28 JULY 2022, commencing at **6.00 pm**.

The Mayor: Councillor Michael Ford, JP

The Deputy Mayor: Councillor Fred Birkett

Councillor Chrissie Bainbridge

Councillor Ian Bastable

Councillor Susan Bayford

Councillor Roger Bird

Councillor Pamela Bryant

Councillor Joanne Bull

Councillor Frair Burgess

Councillor Louise Clubley

Councillor Malcolm Daniells

Councillor Steve Dugan

Councillor Tina Ellis

Councillor Jack Englefield

Councillor David Foot

Councillor Nick Gregory

Councillor David Hamilton

Councillor Tiffany Harper

Councillor Pal Hayre

Councillor Connie Hockley

Councillor Stephen Ingram

Councillor Jean Kelly

Councillor Kay Mandry

Councillor Simon Martin

Councillor Jacquie Needham

Councillor Paul Nother

Councillor Sarah Pankhurst

Councillor Katrina Trott

Councillor Nick Walker

Councillor Mrs Susan Walker

Councillor Seán Woodward



1. Prayers

The meeting will commence with a short service of prayers.

2. Apologies for Absence

3. Minutes (Pages 5 - 12)

To confirm as a correct record the minutes of the Council Meeting held on 16 June 2022.

4. Mayor's Announcements

5. Executive Leader's Announcements

6. Executive Members' Announcements

7. Declarations of Interest

To receive any declarations of interest from members in accordance with Standing Orders and the Council's Code of Conduct.

8. Presentation of Petitions

To receive any petitions presented by a member of the Council.

Note: any petition so presented will be dealt with in accordance with the Council's petition scheme.

9. Deputations

To receive any deputations of which notice has been given.

10. Reports of the Executive

To receive, consider and answer questions on reports and recommendations of the Executive. Minutes of the meetings of the Executive are appended.

(1) Minutes of meeting Monday, 4 July 2022 of Executive (Pages 13 - 16)

11. Reports of Other Committees

To receive the minutes of the following Committees and to consider and answer questions on any reports and recommendations made.

(1) Minutes of meeting Wednesday, 15 June 2022 of Planning Committee (Pages 17 - 40)

(2) Minutes of meeting Wednesday, 6 July 2022 of Planning Committee (Pages 41 - 52)

(3) Minutes of meeting Wednesday, 13 July 2022 of Planning Committee (Pages 53 - 64)

- (4) Minutes of meeting Monday, 27 June 2022 of Licensing and Regulatory Affairs Committee (Pages 65 - 68)
- (5) Minutes of meeting Thursday, 7 July 2022 of Audit and Governance Committee (Pages 69 - 72)

12. Reports of the Scrutiny Panels

To receive, consider and answer questions on reports and recommendations of the meetings of the Scrutiny Panels.

- (1) Minutes of meeting Tuesday, 7 June 2022 of Leisure and Community Scrutiny Panel (Pages 73 - 76)
- (2) Minutes of meeting Wednesday, 8 June 2022 of Planning and Development Scrutiny Panel (Pages 77 - 80)
- (3) Minutes of meeting Tuesday, 21 June 2022 of Health and Public Protection Scrutiny Panel (Pages 81 - 84)
- (4) Minutes of meeting Thursday, 23 June 2022 of Daedalus Scrutiny Panel (Pages 85 - 88)
- (5) Minutes of meeting Wednesday, 6 July 2022 of Streetscene Scrutiny Panel (Pages 89 - 92)
- (6) Minutes of meeting Monday, 11 July 2022 of Policy and Resources Scrutiny Panel (Pages 93 - 96)
- (7) Minutes of meeting Tuesday, 12 July 2022 of Climate Change Scrutiny Panel (Pages 97 - 100)

13. Questions under Standing Order 2.12

To answer questions pursuant to Standing Order 2.12 for this meeting.

14. Motions under Standing Order 2.6

Members will be informed, prior to the meeting, of any motion duly notified in accordance with Standing Order 2.6 but received after print and dispatch of the agenda.

15. Changes to Schedule of Committee Meetings 2022/23

Members are requested to note the following changes to the Schedule of Committee meetings for the 2022/23 Municipal year:

The meeting of the Licensing and Regulatory Affairs Committee scheduled to take place on Tuesday 04 October 2022 has been moved to Tuesday 11 October 2022.

The Council meeting scheduled to take place on Thursday 13 October 2022 has been moved to Thursday 27 October 2022.

The meeting of the Planning Committee scheduled to take place on Wednesday 16

November 2022 has been moved to Wednesday 9th November 2022.

16. Appointments to Outside Bodies

The Earl of Southampton Charitable Trust aims to promote and improve the welfare of anyone in need in Titchfield, Sarisbury Green, Stubbington, Warsash, Locks Heath, Park Gate and Lee on Solent and seeks to make a real difference and a positive impact on peoples' lives.

The Charity provides one-off grants to help individuals improve the quality of their lives and provides support for organisations locally.

The terms of office of Mrs Frances Knight and Councillor Mrs C L A Hockley on the Charity's Board of Trustees are due to end in September 2022. The Council is asked to confirm the re-appointment of Mrs Knight and Councillor Mrs Hockley to the Board for a further 4 year term of office, effective from the end of the current terms of office.

17. Appointments to Committees

To make any changes in appointments to the seats on committees in accordance with the wishes of political groups. Such appointments will take effect from 29 July 2022.



P GRIMWOOD
Chief Executive Officer

www.fareham.gov.uk

20 July 2022

For further information please contact:
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FAREHAM

BOROUGH COUNCIL

Minutes of the Council

Date: Thursday, 16 June 2022

Venue: Council Chamber - Civic Offices

PRESENT:

M J Ford, JP
(Mayor)

F Birkett
(Deputy Mayor)

Councillors: Ms C Bainbridge, I Bastable, Mrs S M Bayford, R Bird, Mrs P M Bryant, Miss J Bull, Ms F Burgess, Mrs L E Clubley, M R Daniells, Mrs T L Ellis, J M Englefield, D G Foot, N R Gregory, D J Hamilton, Mrs P Hayre, Mrs C L A Hockley, S Ingram, Mrs J Kelly, Mrs K Mandry, S D Martin, Mrs J Needham, P Nother, Ms S Pankhurst, Mrs K K Trott, N J Walker, Mrs S M Walker and S D T Woodward



1. PRAYERS

The meeting commenced with a short service of prayer led by the Mayor's Chaplain.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor S Dugan and Councillor Miss T Harper.

3. MINUTES

An amendment to item 12(1) was proposed to clarify that at the annual Council meeting in May 2021 the Executive Leader was appointed for a 3 year term of office up to the end of the 2023/24 municipal year.

RESOLVED that, subject to the amendment above, the Mayor be authorised to sign as a correct record the minutes of the meeting held on 12 May 2022.

4. MAYOR'S ANNOUNCEMENTS

The Mayor announced that he would like to take the opportunity to thank all of those who were involved in making the Falklands commemoration event on Saturday 14 May so successful. This event marked the 40th Anniversary of the end of the conflict and he was honoured to unveil a memorial plaque at the Falklands Arch along with Falklands Veteran Derek Kimber. The Mayor announced he would especially like to thank HMS Collingwood, who exercised their Freedom of the Borough, and the band of Her Majesty's Royal Marines as well as the hundreds of people who came to watch the service and pay their respects.

In celebration and recognition of the Queen's Platinum Jubilee, more than 1,500 beacons were lit across the UK. The Mayor announced that he was privileged to light Fareham's very own beacon at the top of Portchester Castle and stated that it was great to see thousands of people attending and making the most of the good weather and entertainment.

5. EXECUTIVE LEADER'S ANNOUNCEMENTS

The Executive Leader announced that earlier this year, the Government announced that £2.6bn of funding would be released for Councils as part of the Levelling Up agenda. The Executive Leader was pleased to be able to advise Members that Fareham has been allocated £1m, spread over the three years (2022/23 – 2024/25). In order to receive this funding each Council has to submit a Local Investment Plan to Government by 1st August that

demonstrates how the funding will be used and the outcomes that will be achieved as a result.

The Council's actions must align with the Government's priorities for the fund which are:

- Community and Place
- Supporting local business
- People and Skills.

The Executive Leader stated that he has asked officers to bring a report to the July meeting of the Executive to provide more details on the fund and the Council will be consulting with business and community representatives as we prepare our plan. At this early stage, however, the emerging priorities for the funding are:

- To develop proposals for improving sports and community facilities in the Fareham North-West area, while delivering much needed affordable homes in this area of high need.
- Improvements to amenities in the Fareham South area, especially having regard to Crossfell Walk play area.
- A programme of business support, with a focus on improving our town, district and local centres and supporting businesses towards net zero carbon and the green growth agenda.

6. EXECUTIVE MEMBERS' ANNOUNCEMENTS

The Executive Member for Planning and Development made the following announcements:

Local Plan

The progression of the new Local Plan through examination continues in a positive manner. Earlier this week, we published on our website a letter we had received from the Inspector outlining her areas of concern, relating to the soundness of the Local Plan, following the conclusion of the hearings in early April.

The Inspector has requested that the Council undertake a focussed consultation on matters relating to housing supply to reflect her findings as follows:

- 1) the removal of two housing allocations adjacent to Fareham station; and
- 2) the pushing back of the housing delivery completions projected for Welborne by one year; and
- 3) a reduction in projected peak annual delivery rates at Welborne

All aspects of the Post Hearings letter, including the housing supply consultation, will be the subject of a report to the 4 July Executive meeting.

There is likely to be a further consultation on all changes, known as modifications, to the Local Plan later in the year, and this will be brought to a future Council meeting.

New Forest Recreational Disturbance

Members will recall that last December, the Council's Executive approved an interim mitigation solution to address concerns raised by Natural England on the potential for impact from residents of Fareham choosing to visit and recreate on the protected sites in the New Forest. At that time, there was much discussion about the findings of the report that Natural England based their opinion on, including the results of telephone surveys suggesting that the average Fareham resident visits the New Forest an average of 15.3 times a year. As part of agreeing the interim scheme, a commitment was made that through monitoring the scheme, the scheme could be reviewed.

I can announce that we have commissioned a repeat of the telephone surveys in order to help us understand whether there is a continuing level of potential impact that may need to be mitigated. Those surveys will take place over the coming weeks and I will keep this Council informed of the outcomes.

The Executive Member for Housing made the following announcement:

I am pleased to advise that the planning application for the redevelopment of Assheton Court is expected to be submitted in the coming weeks. Following community consultation on the initial drawings last autumn, officers have been working with the appointed architects to make adjustments and improvements to the scheme; this was in response to many of the comments raised.

Submitting this planning application is a key step forward for this Council owned site, which has been identified for potential redevelopment for some time. Subject to planning approval, building of the new Assheton Court will start in 2023. Not only will this development provide much needed additional sheltered housing in Portchester, it will also be providing high quality, modern homes, that are more accessible (including a number of fully wheelchair accessible flats), and homes which are "greener".

The Executive Member for Leisure and Community made the following announcement:

For those members that are not familiar with Access All Areas - it is a programme that provides young Fareham residents aged between 11 and 16 the opportunity to access different activities and experiences during the summer holidays.

This year's programme will run from Tuesday 2 to Thursday 25 August at various locations around the Borough.

Some of the activities on offer will include;

- Inflatable pool parties at Fareham and Holly Hill Leisure Centres
- Top Rock climbing at Fareham Leisure Centre
- Sailing with Seafarers Sailing Club in Hill Head
- Motorcycling with Solent Stars
- Paddleboarding/kayaking with Portchester Scouts
- Driving lessons for 14, 15 and 16 year olds with Phoenix Driving School

All of these organisations are offering the activities and use of their facilities for free and these are partnerships we are very grateful and thankful to have.

The Access All Areas scheme will open for registrations later this month.

The cost is £10.00, and this will entitle each young person to take part in 4 different activities – which is very good value for money. There will also be some free spaces on offer for those from disadvantaged backgrounds which will be taken by referral from partner organisations

For more information about Access All Areas, and other Council run summer events, such as Play Day and Thumbs up Friday, these can be found on the Council website under 'events'. You can also find out about other events from the Countryside Rangers, libraries, Fareham Shopping Centre, Everyone Active, Play Rangers and Westbury Manor Museum.

7. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

8. PRESENTATION OF PETITIONS

There were no petitions presented at this meeting.

9. DEPUTATIONS

A deputation was made by local resident Mr Gareth Jones in respect of Item 16 on the agenda.

16. APPOINTMENTS TO COMMITTEES

With the permission of the Mayor, this item was brought forward on the agenda and heard directly after item 9.

A deputation was made in respect of this item by local resident Mr Gareth Jones.

The Group Leader of the Liberal Democrats Councillor Mrs Trott made the following changes for the Liberal Democrat group:

Housing Scrutiny Panel – remove Councillor Norris as a member of the Panel and replace him with Councillor Mrs Kelly with Councillor Ms Bainbridge appointed as a deputy.

Licensing and Regulatory Affairs Committee – Councillor Hamilton to be appointed as a member of the Committee with Councillor Nother as deputy.

These changes will come into effect from 17 June 2022.

10. REPORTS OF THE EXECUTIVE

- (1) Minutes of meeting Monday, 16 May 2022 of Executive

RESOLVED that the minutes of the meeting of the Executive held on Monday 16 May 22 be received.

- (2) Schedule of Individual Executive Member and Officer Decisions

RESOLVED that the Schedule of Individual Executive Member and Officer Delegated Decisions be received.

11. REPORTS OF OTHER COMMITTEES

- (1) Minutes of meeting Wednesday, 13 April 2022 of Planning Committee

RESOLVED that the minutes of the meeting of the Planning Committee held on Wednesday 13 April 2022 be received.

- (2) Minutes of meeting Wednesday, 25 May 2022 of Planning Committee

RESOLVED that the minutes of the meeting of the Planning Committee held on Wednesday 25 May 2022 be received.

12. QUESTIONS UNDER STANDING ORDER 2.12

Questions by Councillor R N Bird:

Empty Homes

The Fareham Borough Council website gives advice about bringing empty homes back into use, an approach which smartens streets, reduces the need for greenfield development and increases Council Tax receipts. Would the Executive Leader:

- 1) Confirm how many empty homes there are in the Borough;
- 2) Agree that the Council would benefit from adopting an Empty Homes Policy to provide a framework for concerted action in this field; and
- 3) Agree that such a policy has the potential to generate income for the Council, by reducing Council Tax arrears, increasing the tax base and increasing grant income through the New Homes Bonus?

Response by the Executive Member for Housing:

- 1) There are over 50,000 dwellings in the Fareham and, according to council tax records, approximately 196 properties are recognised as long term empty properties, having remained empty for more than two years, although this number can change on a daily basis.

There are many reasons why a property may remain empty for long periods. For example, of the 196 long term empty homes,

- 138 properties relate to 3 specific developments of new “retirement living” homes in the borough.
- 18 are FBC owned properties held empty for strategic reasons (such as Assheton Court and Menin House) where there are plans for redevelopment.
- 8 properties are held by developers.
- 3 form part of a deceased estate.

This leaves 28 other empty properties that are privately owned homes, representing just 0.055% of the rateable residential properties in the borough.

- 2) The Council has an empty homes strategy, and when problematic properties are brought to our attention, the most expedient approach is to work with the owners to bring them back into use or resolve the issues of concern.

The Council also has various powers available to address issues with empty homes through direct intervention using Planning and Environmental Health enforcement powers, as well as CPO (Compulsory Purchase Order) and EDMO (Empty Dwelling Management Order) powers. Direct intervention should, however, be the last resort, as it is very resource intensive and does not resolve issues quickly. This is why the Council's first approach is to try and work with owners to bring homes back into use, and the Farelets scheme is a good example of where homeowners put their empty homes to good use, under the custody of the Council. 77 properties are managed under this scheme.

Nonetheless, the Council has used enforcement powers previously, and the Empty Homes policy is due to be reviewed and refreshed later this year, to ensure that we have a framework for using the powers available, in a proportionate way.

- 3) The Council already uses its council tax discretion to encourage empty properties back into use, by levying a premium charge of up to 300% on top of the normal council tax, for long term empty properties.

Of the 196 long term empty properties, 182 are charged a 100% premium, 11 are charged a 200% premium and 3 are charged a 300% premium, on top of the normal council tax charge.

As council tax is already chargeable on empty properties, at a premium, bringing a property back into use would not increase council tax income, nor would it increase the council tax base.

However, the Council's approach to empty homes is primarily about encouraging them back into use for the benefit of the borough and to address the shortage in housing for those in need.

13. MOTIONS UNDER STANDING ORDER 2.6

There were no motions submitted at this meeting.

14. STANDARDS ARRANGEMENTS - APPOINTMENT OF A DESIGNATED INDEPENDENT PERSON

RESOLVED that the Council agrees to re-appoint Mr Andrew Day as the Designated Independent Person for Fareham Borough Council with effect from 26 July 2022 for a term of 3 years.

15. REVISION TO THE MEMBERS' ALLOWANCES SCHEME

The Council received a report by the Head of Democratic Services which invited members to consider an adjustment to the Special Responsibility Allowances to include provision for remuneration to the Vice Chairman of the Audit and Governance Committee.

RESOLVED that the Council agrees that the position of Vice Chairman of the Audit and Governance Committee attracts 15 points in line with other Vice Chairman positions as set out in the Members' Allowance Scheme handbook under the table of Special Responsibility Allowances.

(The meeting started at 6.00 am
and ended at 6.27 am).

FAREHAM

BOROUGH COUNCIL

Minutes of the Executive

(to be confirmed at the next meeting)

Date: Monday, 4 July 2022

Venue: Collingwood Room - Civic Offices

Present:

S D T Woodward, Policy and Resources (Executive Leader)
S D Martin, Planning and Development (Deputy Executive Leader)
I Bastable, Streetscene
Miss J Bull, Health & Public Protection
Mrs C L A Hockley, Housing
Mrs S M Walker, Leisure and Community

Also in attendance:

Mrs K K Trott, for items 8(1) & 10(1)



1. APOLOGIES FOR ABSENCE

There were no apologies given for this meeting.

2. MINUTES

RESOLVED that the minutes of the meeting of the Executive held on 16 May 2022 be confirmed and signed as a correct record.

3. EXECUTIVE LEADER'S ANNOUNCEMENTS

There were no Executive Leader announcements.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

5. PETITIONS

There were no petitions submitted at this meeting.

6. DEPUTATIONS

There were no deputations made at this meeting.

7. REFERENCES FROM OTHER COMMITTEES

There were no references from other Committees.

8. PLANNING AND DEVELOPMENT

(1) Welborne Community Forum

At the invitation of the Executive Leader, Councillor Mrs K K Trott addressed the Executive on this item.

RESOLVED that the Executive:

- (a) approves the establishment of the Welborne Community Forum, as outlined in the Executive Briefing Paper;
- (b) agrees to delegate the completion of the final Terms of Reference and any other procedural documents which may be required to the Director of Planning and Regeneration; and
- (c) agrees that the Executive Leader, Councillor S D T Woodward be appointed as Chairman and the Executive Member for Planning & Development, Councillor S D Martin as Vice-Chairman with the Chairman of the Planning & Development Scrutiny Panel, Councillor M Daniells, the ward Councillor for Fareham North, Mrs P M Bryant, and the ward Councillor for Fareham East, Mrs K K Trott, also be appointed to the Forum as Fareham Borough Council Members.

(2) Local Plan Examination Update

RESOLVED that the Executive:

- (a) notes the content of the Inspector's Post Hearing letter;
- (b) notes the start of the focused consultation on the following three technical evidence papers:
 - i. The Housing Supply Topic Paper;
 - ii. The Affordable Housing Topic Paper; and
 - iii. The Windfall Analysis Update; and
- (c) authorises the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development, to formally respond to the Post Hearings letter.

9. POLICY AND RESOURCES

(1) UK Shared Prosperity Fund

At the invitation of the Executive Leader, Councillor Mrs K K Trott addressed the Executive on this item.

RESOLVED that the Executive:

- (a) notes the purpose of the UK Shared Prosperity Fund;
- (b) endorses the priority themes for use of the Council's funding allocation; and
- (c) agrees to delegate authority to the Deputy Chief Executive Officer, following consultation with the Executive Leader, to prepare and submit the detailed plan for Fareham, to Government, by the 01 August 2022.

10. EXCLUSION OF PUBLIC AND PRESS

RESOLVED that in accordance with the Local Government Act 1974, the Public & Press be excluded from the remainder of the meeting, as the Executive considers that it is not in the public interest to consider the matters in public on the grounds that they will involve the disclosure of exempt information, as defined in Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act.

11. POLICY AND RESOURCES

- (1) Consideration of the grant of an extension to an existing long lease on land at Southampton Road, Titchfield

RESOLVED that the Executive accepts the Tenant's offer and proceeds to extend the lease term as detailed in the confidential report.

(2) Budget for works to repair 166 Southampton Road

RESOLVED that a decision was taken in respect of this item as detailed in the confidential report.

(The meeting started at 6.00 pm
and ended at 6.49 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 15 June 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: Miss J Bull, D G Foot, M J Ford, JP, Mrs C L A Hockley,
S Ingram, P Nother and Mrs S M Walker

Also Present: Councillor Mrs K K Trott (Items 6 (2) and 6 (3))



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 25 April 2022 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcements:

The first announcement was:

I would like to remind members that we have a Training Session for Planning Members arranged for 29 June at 6pm. This is a mandatory training session, and it is essential that all members attend this session to ensure that you are fully up to date with all planning related matters.

The second announcement was:

The Council has recently received the post hearing letter from the Planning Inspector who is carrying out the examination of the Fareham Local Plan 2037. The letter does not address all of the issues which arose during the Examination, but rather focuses on the areas where the Inspector has soundness or legal compliance concerns.

One of the issues raised by the Inspector within their letter, relates to the delivery rate of housing at Welborne. The Inspector considered the matter in detail as part of the Examination, receiving evidence from this Council, from planning consultants acting on behalf of the developers of Welborne, and other development interests.

Following consideration of all of this evidence the Local Plan Inspector concluded that 'Whilst I accept that efforts to bring the site forward are now gathering pace... I consider completions in 2023/24 to be overly ambitious. The site should be pushed back a year in the trajectory.'

The Local Plan Inspector has requested that the Council prepare a revised and updated Housing and Supply Topic Paper which reflects this and other amendments advised by the Inspector for further consultation. This matter will be considered by the Executive at their meeting on 4 July 2022.

Turning to development management matters, Members of the Planning Committee at their meeting on the 25th May received a report on the Council's Five Year Housing Land Supply Position. Members were advised that the Council had a Five Year Housing Land Supply of 5.08 years as at the 31st March 2022 (with the 0.8 years equating to 52 units).

The delivery of housing at Welborne provides a significant contribution towards the Council's Five Year Housing Land Supply. Moving the completions at

Welborne back to 0224/25 as advised by the Local Plan Inspector, removes 240 units from the Council's Five Year Housing Land Supply as it stood at the 1st April 2022.

Following the detailed consideration of the evidence by the Inspector during the Local Plan Examination, Officers consider it would currently be very difficult to sustain the position (if challenged at appeal) that Welborne completions will take place on 2023/24.

Since the Five Year Housing Land Supply position was updated on the 1st April, further dwellings have been granted planning permission either by this Council or through planning appeals. This would not however offset the removal of the year's supply of dwellings at Welborne. Taking into account housing completions since the 1st April as well, Officers consider that the Council can demonstrate a Housing Land Supply of 4.95 years.

In the absence of a Five Year Housing Land Supply, Policy DSP40 of the adopted Local Plan Part 2: Development Sites and Policies is now engaged on relevant planning applications.

4. DECLARATIONS OF INTEREST

In accordance with Standing Orders and the Council's Code of Conduct, Councillors N J Walker and Mrs S M Walker declared a Personal Interest in Item 6 (5) – 61 Portchester Road, as the applicant and financial backer for the scheme are known to them. They both left the room for this item and took no part in the debate or vote on this application.

5. DEPUTATIONS

The Committee received a deputation 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/Page No	Dep Type
ZONE 1 –					
ZONE 2 – 2.30pm					
Mr Collins		97-99 WEST STREET FAREHAM PO16 0AS - CHANGE OF USE OF FIRST FLOOR TO PLACE OF WORSHIP (USE CLASS F1) & ASSOCIATED FIRST FLOOR REAR	Opposing	6(2) P/22/0571/FP Pg 34	In Person (3mins)

		EXTENSION AND EXTERNAL ALTERATIONS TO FORM GROUND FLOOR ENTRANCES FROM WEST STREET & WESTBURY ROAD			
Mr R Ahmed (agent)		-DITTO-	Supporting	-Ditto-	Written
Mr Marshall	B The Fareham Society	LAND EAST OF NORTH WALLINGTON FAREHAM - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED (EXCEPT FOR ACCESS) FOR RESIDENTIAL DEVELOPMENT OF UP TO 29 DWELLINGS, ASSOCIATED LANDSCAPING AND ACCESS OFF NORTH WALLINGTON	Opposing	6(3) P/19/0894/OA Pg 42	Written
ZONE 3 – 4.00pm					
Mr Marshall	B The Fareham Society	LAND EAST OF NEWGATE LANE EAST FAREHAM - OUTLINE PLANNING APPLICATION WITH ALL MATTERS RESERVED (EXCEPT ACCESS) FOR RESIDENTIAL DEVELOPMENT OF UP TO 375 DWELLINGS, ACCESS FROM NEWGATE LANE EAST, LANDSCAPING AND OTHER ASSOCIATED INFRASTRUCTURE WORKS	Opposing	6(4) P/22/0165/OA Pg 78	Written
Ms Dineage MP	C	-DITTO-	-Ditto-	-Ditto-	Written
Mr P Dudley (agent)		61 PORTCHESTER ROAD FAREHAM PO16 8AL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF A	Supporting	6(5) P/21/1602/FP Pg 114	In Person (3mins)

		PAIR OF SEMI DETACHED DWELLINGS ON THE FRONTAGE AND A DETACHED BUNGALOW TO THE REAR			
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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 regarding new appeals and decisions.

(1) P/21/1832/FP - LAND TO THE SOUTH OF 79 GREENAWAY LANE WARSASH SO31 9HT

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

- 6.1.1 *The Council has recently received the post hearing letter from the Planning Inspector who is carrying out the examination of the Fareham Local Plan 2037. The letter does not address all of the issues which arose during the Examination, but rather focuses on the areas where the Inspector has soundness or legal compliance concerns.*
- 6.1.2 *One of the issues raised by the Inspector within their letter, relates to the delivery rate of housing at Welborne. The Inspector considered this matter in detail as part of the Examination, receiving evidence from this Council, from planning consultants acting on behalf of the developers of Welborne, and other development interests.*
- 6.1.3 *Following consideration of all of this evidence the Local Plan Inspector concluded that 'Whilst I accept that efforts to bring the site forward are now gathering pace... I consider completions in 2023/24 to be overly ambitious. The site should be pushed back a year in the trajectory.'*
- 6.1.4 *Turning to development management matters, Members of the Planning Committee at their meeting on the 25th May received a report on the Council's Five Year Housing Land Supply Position. Members were advised that the Council had a Five Year Housing Land Supply of 5.08 years as at the 31st March 2022 (with the 0.8 years equating to 52 units).*
- 6.1.5 *The delivery of housing at Welborne provides a significant contribution towards the Council's Five Year Housing Land Supply. Moving the first completions at Welborne back to 2024/25 as advised by the Local Plan Inspector, removes 240 units from the Council's Five Year Housing Land Supply as it stood at the 1st April 2022.*
- 6.1.6 *Following the detailed consideration of the evidence by the Inspector during the Local Plan Examination, Officers considered it would*

currently be very difficult to sustain the position (if challenged at appeal) that Welborne completions will take place in 2023/24.

- 6.1.7 *Since the Five Year Housing Land Supply position was updated on the 1st April, further dwellings have been granted planning permission either by this Council or through planning appeals. This would not however offset the removal of the year's supply of dwellings at Welborne. Taking into account housing completions since the 1st April as well, Officers consider that the Council can demonstrate a Housing Land Supply of 4.95 years.*
- 6.1.8 *In the absence of a Five Year Housing Land Supply, Policy DSP40 of the adopted Local Plan Part 2: Development Sites and Policies is engaged.*
- 6.1.9 *Policy DSP40 is an important policy consideration in the determination of this planning application. The Officer's report does not currently undertake an assessment of the planning application against the five requirement of Policy DSP40.*
- 6.1.10 *In order to ensure fairness to planning applicants, agents and interested parties, Officers propose deferring this item from the Agenda, and reporting it back to the next meeting of the Planning Committee with an assessment of the proposal against the requirements of Policy DSP40.*

(2) P/22/0571/FP - 97-99 WEST STREET FAREHAM PO16 0AS

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

At the invitation of the Chairman, Councillor Mrs K K Trott addressed the Committee on this item.

Upon being proposed and seconded, the officer recommendation to grant planning permission subject to the conditions in the report with the addition of a 'note to applicant' as below, was voted on and CARRIED.
(Voting: 7 in favour; 2 against)

Note to applicant: Please can you ensure that the attending members are made aware of the available options for town centre parking so as to reduce the potential for indiscriminate car parking within the local area.

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

(3) P/19/0894/OA - LAND EAST OF NORTH WALLINGTON FAREHAM

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

At the invitation of the Chairman, Councillor Mrs K K Trott addressed the Committee on this item.

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

- 6.3.1 *The Council has recently received the post hearing letter from the Planning Inspector who is carrying out the examination of the Fareham Local Plan 2037. The letter does not address all of the issues which arose during the Examination, but rather focuses on the areas where the Inspector has soundness or legal compliance concerns.*
- 6.3.2 *One of the issues raised by the Inspector within their letter, relates to the delivery rate of housing at Welborne. The Inspector considered this matter in detail as part of the Examination, receiving evidence from this Council, from planning consultants acting on behalf of the developers of Welborne, and other development interests.*
- 6.3.3 *Following consideration of all of this evidence the Local Plan Inspector concluded that 'Whilst I accept that efforts to bring the site forward are now gathering pace... I consider completions in 2023/24 to be overly ambitious. The site should be pushed back a year in the trajectory.'*
- 6.3.4 *Turing to the development management matters, Members of the Planning Committee at their meeting on 25h May received a report on the Council's Five Year Housing Land Supply Position. Members were advised that the Council had a Five Year Housing Land Supply of 5.08 years at the 31st March 2022 (with the 0.8 years equating to 52 units).*
- 6.3.5 *The delivery of housing at Welborne provides a significant contribution towards the Council's Five Year Housing Land Supply. Moving the first completions at Welborne back to 2024/25 as advised by the Local Plan Inspector, removes 240 units from the Council's Five Year Housing Land Supply as it stood at the 1st April 2022.*
- 6.3.6 *Following the detailed consideration of evidence by the Inspector during the Local Plan Examination, Officers consider it would currently be very difficult to sustain the position (if challenged at appeal) that Welborne completions will take place in 2023/24.*
- 6.3.7 *Since the Five Year Housing Land Supply position was updated on the 1st April, further dwellings have been granted permission either by this Council or through planning appeals. This would not however offset the removal of the year's supply of dwellings at Welborne. Taking into account housing completions since the 1st April as well, Officers consider that the Council can demonstrate a Housing Land Supply of 4.95 years.*
- 6.3.8 *In the absence of a Five Year Housing Land Supply, Policy DSP40 of the adopted Local Plan Part 2: Development Sites and Policies is engaged.*
- 6.3.9 *Policy DSP40 states:*
- "Where it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core*

strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- i) The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;*
- ii) The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with neighbouring settlement;*
- iii) The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;*
- iv) It can be demonstrated that the proposal is deliverable in the short term; and,*
- v) The proposal would not have any unacceptable environmental, amenity or traffic implications.”*

6.3.10 The purpose of this update sheet is to consider the five criteria of Policy DSP40 and update the applied Planning Balance from Section 8(i) (paragraphs 8.61 – 8.70) of the Committee Report.

6.3.11 In summary, the proposal conflicts with criteria ii, iii & v of Policy DSP40 as explained in the following paragraphs.

Policy DSP40 (i)

6.3.12 The resultant shortfall from moving the Welborne trajectory forward one year is a 4.95 year Housing Land Supply Provision. The proposed development would result in approximately 29 dwellings being constructed. The scale of the proposal is relative to the identified shortfall and as such criterion (i) of Policy DSP40 is passed.

Policy DSP40 (ii)

6.3.13 The site is located approximately 35 metres from the nearest part of the urban settlement boundary. There are residential properties fronting the road along the whole extent of North Wallington to the south-west of the proposed access to the site. However, the stretch of road between the site and Riverside Avenue retains its rural character with properties behind well-established, mature planting meaning the road does not have an urbanised appearance of a continuous built-up frontage. The site is not located adjacent to the urban settlement boundary.

6.3.14 Section 8c), paragraphs 8.20 – 8.29 of the Officer report explains that, in the absence of improvements to North Wallington to facilitate safe and convenient pedestrian journeys to and from the site, the development is not considered to be sustainably located.

6.3.15 The site is located on the corner of North Wallington and Standard Way with no connections with or physical relationship with the existing urban area. The development would therefore fail to be well related to and integrated with the urban settlement boundary.

6.3.16 In summary, the proposed development fails to meet criterion (ii) of Policy DSP40.

Policy DSP40 (iii)

6.3.17 Section d), paragraph 8.30 -8.33 of the Officers report considers the landscape and visual impacts of the proposed development. In that assessment, the relatively enclosed nature of the landscape parcel in which the site lies is acknowledged as is potential for existing and proposed planting around the northern boundary of the site to further mitigate the localised visual impacts that would result. It is noted that, since the application is in outline form, details of how the site would be landscaped would be an issue for the reserved matters stage. However, based on the applicant's submitted illustrative site plan it appears that there would be potential for the existing mature tree planting along the northern site boundary to be reinforced and supplemented by additional planting to reduce the visual impact of the development.

6.3.18 Based on the above assessment, Officers consider that, had the application been considered acceptable in all other regards, the applicant would have been invited to provide a landscape strategy or illustrative landscape proposals to demonstrate that the adverse visual impacts of the development could indeed be minimised so as to accord with criterion (iii) of Policy DSP40.

Policy DSP40 (iv)

6.3.19 The development of 29 dwellings by the applicant, a well-established regional housebuilder with a substantial track record of housing delivery, is considered deliverable in the short term to satisfy criterion (iv) of Policy DSP40.

Policy DSP40 (v)

6.3.20 This section of Policy DSP40 looks at environmental, amenity and traffic implications.

6.3.21 In terms of environmental implications, the Officer committee report explains the likely adverse effects on the integrity of Habitat Sites. There are no amenity implications which are likely to be unresolvable at reserved matters stage. Finally, with regards traffic implications, the report sets out the outstanding concerns over the applicant's proposed improvements to provide a footway connection along North Wallington and that this would adversely affect the safety and operation of the highway.

6.3.22 As a result, there are held to be environmental and traffic implications generated by the development which would result in conflict with criterion (v) of Policy DSP40.

Updated Planning Balance

6.3.23 Officers have carefully assessed the proposals against Policy DSP40: Housing Allocations which is engaged as this Council cannot demonstrate a 5YHLS. In weighing up the material considerations and conflicts between policies; the development of a greenfield site weighted against Policy DSP40, Officers have concluded that the proposal is relative in scale to the demonstrated 5YHLS shortfall (DSP40(i)) and can be delivered in the short-term (DSP40(iv)). There

would however be conflict with criterion (ii) of that policy in that the development would not be sustainably located adjacent to, nor well related or well integrated with, the urban settlement boundary. The applicant has not done enough to demonstrate that the visual impact of the development on the countryside would be minimised and so there is also conflict with criterion (iii). Finally, there are environmental and traffic implications arising contrary to criterion (v).

6.3.24 In balancing the objectives of adopted policy which seeks to restrict development within the countryside alongside the shortage in housing supply, Officers acknowledge that the proposal could deliver 29 dwellings, as well as providing affordable housing on site, in the short term. The contribution the proposed scheme would make towards boosting the Borough's housing supply would be modest but is still a material consideration in the light of this Council's current 5YHLS.

6.3.25 There is a clear conflict with development plan policy CS14 as this is development in the countryside. Ordinarily, Officers would have found this to be the principal policy such that a scheme in the countryside should be refused. However, in light of the Council's lack of a 5YHLS, development plan policy DSP40 is engaged and Officers have considered to satisfy just two of the five criteria and, in the circumstances, Officers consider that more weight should be given to this policy than CS14 such that, on balance, when considered against the development plan as a whole, the scheme fails to accord with the development plan. Had Members been able to determine the application, Officers would have recommended it be refused.

6.3.26 In summary, in undertaking a detailed assessment of the proposals throughout this report, and assuming that the 'tilted balance' is applied to those assessments (the Inspector having carried out an Appropriate Assessment concluding there would be no adverse effects on the integrity of the Habitats sites) Officers consider that in respect of NPPF Paragraph 11(d):

- (i) there are no policies within the National Planning Policy Framework that protect areas or assets of particular importance which provide a clear reason for refusing the development proposed; and
- (ii) any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

6.3.27 In light of this assessment, and taking into account all other material planning considerations, had the Council be able to determine this application, Officers would have recommended that planning permission should be refused.

Updated Recommendation

6.3.28 The following recommendation would replace that set out in Section 9 of the published Committee Report, and recommend the following:

6.3.29 Members confirm that had they been able to determine the planning application they would have resolved to REFUSE PERMISSION for the following reasons:

The development is contrary to Policies CS2, CS4, CS5, CS6, CS14, CS15, CS17, CS18 and CS20 of the Adopted Fareham Borough Core Strategy 2011, Policies DSP6, DSP13, DSP15 & DSP40 of the Adopted Local Plan Part 2: Development Site and Policies Plan and is unacceptable in that:

- a) The proposal represents development outside the defined urban settlement boundary for which there is no justification or overriding need;*
- b) The proposal fails to demonstrate that proposed improvements to provide a footway connection along North Wallington would be deliverable and viable and would not adversely affect the safety and operation of the highway. In the absence of such improvements, the proposal is not considered to sustainable development in that its location is poor in relation to access on foot or cycle to local services and facilities meaning future residents would rely heavily on use of the private motor car;*
- c) The proposed development would be harmful to the landscape character, appearance and function of the countryside and fail to respect or respond positively to the key characteristics of the surrounding area;*
- d) The proposal would have likely adverse effects on the integrity of habitat sites in combination with other developments due to the additional generation of nutrients entering the water environment and the lack of appropriate and appropriately secured mitigation;*
- e) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of habitat sites which, in combination with other developments, would arise due to the impacts of recreational disturbance;*
- f) In the absence of a legal agreement to secure such, the proposal fails to make on-site provision of affordable housing at a level in accordance with the requirements of the local plan;*
- g) In the absence of a legal agreement to secure such, the proposal fails to secure a financial contribution towards a school travel plan and cycle/scooter storage at Harrison Primary School.*

Upon being proposed and seconded the Officer recommendation that should Members had the opportunity to determine this application, they would have resolved to refuse planning permission, was voted on and CARRIED.
(Voting: 9 in favour; 0 against)

RESOLVED that, had Members had the opportunity to determine this application, they would have resolved to REFUSE PLANNING PERMISSION.

Reasons for Refusal:

The development is contrary to Policies CS2, CS4, CS5, CS6, CS14, CS15, CS17, CS18 and CS20 of the Adopted Fareham Borough Core Strategy 2011, Policies DSP6, DSP13, DSP15 & DSP40 of the Adopted Local Plan Part 2: Development Site and Policies Plan and is unacceptable in that:

- a) The proposal represents development outside the defined urban settlement boundary for which there is no justification or overriding need;
- b) The proposal fails to demonstrate that proposed improvements to provide a footway connection along North Wallington would be deliverable and viable and would not adversely affect the safety and operation of the highway. In the absence of such improvements, the proposal is not considered to be sustainable development in that its location is poor in relation to access on foot or cycle to local services and facilities meaning future residents would rely heavily on use of the private motor car;
- c) The proposed development would be harmful to the landscape character, appearance and function of the countryside and fail to respect or respond positively to the key characteristics of the surrounding area;
- d) The proposal would have likely adverse effects on the integrity of habitat sites in combination with other developments due to the additional generation of nutrients entering the water environment and the lack of appropriate and appropriately secured mitigation;
- e) In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of habitat sites which, in combination with other developments, would arise due to the impacts of recreational disturbance;
- f) In the absence of a legal agreement to secure such, the proposal fails to make on-site provision of affordable housing at a level in accordance with the requirements of the local plan;
- g) In the absence of a legal agreement to secure such, the proposal fails to secure a financial contribution towards a school travel plan and cycle/scooter storage at Harrison Primary School.

(4) P/22/0165/OA - LAND EAST OF NEWGATE LANE EAST FAREHAM

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

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

- 6.4.1 *The Council has recently received the post hearing letter from the Planning Inspector who is carrying out the examination of the Fareham Local Plan 2037. The letter does not address all of the issues which arose during the Examination, but rather focuses on the areas where the Inspector has soundness or legal compliance concerns.*
- 6.4.2 *One of the issues raised by the Inspector within their letter, relates to the delivery rate of housing at Welborne. The Inspector considered this matter in detail as part of the Examination, receiving evidence from this Council, from planning consultants acting on behalf of the developers of Welborne, and other development interests.*
- 6.4.3 *Following consideration of all of this evidence the Local Plan Inspector concluded that 'Whilst I accept that efforts to bring the site forward are now gathering pace... I consider completions in 2023/24 to be overly ambitious. The site should be pushed back a year in the trajectory.'*
- 6.4.4 *Turning to development management matters, Members of the Planning Committee at their meeting on the 25th May received a report on the Council's Five Year Housing Land Supply Position. Members were advised that the Council had a Five Year Housing Land Supply of 5.08 years as at the 31st March 2022 (with the 0.8 years equating to 52 units).*
- 6.4.5 *The delivery of housing at Welborne provides a significant contribution towards the Council's Five Year Housing Land Supply. Moving the first completions at Welborne back to 2024/25 as advised by the Local Plan Inspector, removes 240 units from the Council's Five Year Housing Land Supply as it stood at the 1st April, 2022.*
- 6.4.6 *Following the detailed consideration of the evidence by the Inspector during the Local Plan Examination, Officers consider it would currently be very difficult to sustain the position (if challenged at appeal) that Welborne completions will take place in 2023/24.*
- 6.4.7 *Since the Five Year Housing Land Supply position was updated on the 1st April, further dwellings have been granted planning permission either by this Council or through planning appeals. This would not however offset the removal of the year's supply of dwellings at Welborne. Taking into account housing completions since the 1st April as well, Officers consider that the Council can demonstrate a Housing Land Supply of 4.95 years.*
- 6.4.8 *In the absence of a Five Year Housing Land Supply, Policy DSP40 of the adopted Local Plan Part 2: Development Sites and Policies is engaged.*

6.4.9 Policy DSP40 states:

“Where it can be demonstrated that the Council does not have a five year supply of land for housing against the requirements of the Core Strategy (excluding Welborne) additional housing sites, outside the urban area boundary, may be permitted where they meet all of the following criteria:

- i) The proposal is relative in scale to the demonstrated 5 year housing land supply shortfall;*
- ii) The proposal is sustainably located adjacent to, and well related to, the existing urban settlement boundaries, and can be well integrated with the neighbouring settlement;*
- iii) The proposal is sensitively designed to reflect the character of the neighbouring settlement and to minimise any adverse impact on the Countryside and, if relevant, the Strategic Gaps;*
- iv) It can be demonstrated that the proposal is deliverable in the short term; and,*
- v) The proposal would not have any unacceptable environmental, amenity or traffic implications.”*

6.4.10 The purpose of this update sheet is to consider the five criteria of Policy DSP40 and update the applied Planning Balance from Section 8(j) (paragraphs 8.78 – 8.88 of the Committee Report.

Policy DSP40 (i)

6.4.11 The resultant shortfall from moving the Welborne trajectory forward one year is a 4.95 Housing Land Supply Provision. The proposed development would result in approximately 375 dwelling being constructed, which would make a significant contribution towards achieving a 5-year housing land supply provision. It is therefore considered at criteria (i) of Policy DSP40 is passed.

Policy DSP40 (ii)

6.4.12 The site is located immediately adjacent to and well related to the existing defined urban settlement boundary of Woodcot and Bridgemary within Gosport Borough and lies immediately to the south of the Fareham Urban Settlement Boundary. Consideration of the accessibility of the site to the neighbouring settlements was set out in Section 8(c) paragraphs 8.20 – 8.29 of the Committee Report. Section 8(c) highlights that on balance the site would be sustainably located. However, having regard to the comments raised by the Appeal Inspector for Appeal A (to the south of the site) criteria (ii) of DSP40 should also be considered from a landscape and visual impact perspective (paragraph 26 of the Appeal Decision). Despite its location, and connectivity to the north and proposed development to the south, the proposed development would remain largely cut off and isolated

from the remainder of the built-up area to the east. It is therefore considered that the proposals would not be well related to the existing urban settlement boundaries or well integrated with the neighbouring settlement, and would therefore fail to fully comply with criteria (ii) of Policy DSP40.

Policy DSP40 (iii)

6.4.13 The site is located within the open, undeveloped countryside which presently form part of the important Fareham/Gosport/Stubbington Strategic Gap. Criteria (iii) recognises that any development in the countryside is likely to have an impact due to the nature of urban expansion; however, that harm should be minimised. The scale and extent of the proposed development, and its resultant coalescence and loss of openness would be significant. Detailed consideration of the impact of the development on this landscape setting and the Strategic Gap have been set out in Section 8(d), paragraphs 8.30 – 8.39 and Section 8(e), paragraphs 8.40 – 8.47 of the Committee Report. The Committee Report, which includes detailed consideration of the impact from the Council's Landscape and Visual Impact consultants would result in significant harm to local landscape character and the physical and visual coalescence of settlements. The development would fail to comply with criteria (iii) of Policy DSP40 as it fails to minimise the impact on the countryside and Strategic Gap, in addition to the other policies outlined in the Committee Report.

Policy DSP40 (iv)

6.4.14 The supporting Planning Statement submitted with the application highlights that the two developers (Miller Homes and Bargate Homes) are major housebuilders and are committed to the early delivery of the proposals. They anticipate the delivery of between 250 and 300 houses within a five year period, with an immediate commencement on site if permission was granted. The scheme is therefore considered to be deliverable in the short term, and criteria (iv) of Policy DSP40 is therefore passed.

Policy DSP40 (v)

6.4.15 This section of Policy DSP40 looks at environmental, amenity and traffic implications. Matters regarding environmental implications are set out in Section 8(g), paragraphs 8.53 – 8.73 (Impact on Habitat Sites), Section 8(h), paragraphs 8.74 – 8.75 (Ecology and Protected Species) and Section 8(i), paragraph 8.77 (loss of agricultural land) of the Committee Report. The Committee Report identifies conflict with various policies of the Local Plan, and subsequently there are significant identified environmental implications as a result of the development which would result in conflict with this part of Policy DSP40 (v) Environmental Implications.

6.4.16 As the application has only been submitted in outline, a detailed assessment of amenity implications has not been fully considered in the Committee Report. The indicative masterplan provided with the application shows a good level of separation between the existing houses in Gosport Borough and the location of the allowed scheme at Appeal A to the south of the site to ensure that the living conditions of these occupiers would not be adversely impacted by the development proposal. Additionally, the applicants have highlighted that there would be a 2 storey height limit for the proposed housing, and with the proposed green infrastructure, it is likely that the scheme could be acceptable in amenity terms in order to comply with this criteria of Policy DSP40 (v) Amenity Implications.

6.4.17 The final aspect of DSP40 (v) is consideration of Traffic Implications. Matters regarding Highway Impacts have been set out in Section 8(f), paragraphs 8.48 – 8.52 of the Committee Report. The proposal includes a number of pedestrian and cycle links to surrounding developments, although impact for future school pupils regarding accessibility for catchment area schools has been raised as a concern by the Local Education Authority. Further, as set out in the Committee Report, the Highway Authority has raised objection to the proposal, and it has therefore been concluded that the proposal would conflict with this part of Policy DSP40 (v) Traffic Implications.

6.4.18 Having regard therefore to the overall consideration of Policy DSP40, the development proposal would fail to accord with Parts (iii) and (v) of the Policy.

Updated Planning Balance

6.4.19 The Planning Balance in the published Committee Report reflects the consideration that the Council has an identified 5-year Housing Land Supply provision, and accordingly applies the appropriate weight to the relevant policies of the adopted Local Plan, together with the implications of paragraph 182 of the NPPF regarding the impact on protected Habitat Sites. Paragraph 8.86 then considers that by virtue of the Housing Delivery Test results that the application must be determined in accordance with paragraph 11(d) of the NPPF, with paragraph 8.88 concluding that taking into account all material considerations, had the Council been in a position to determine the application, Officers would have recommended refusal of planning permission.

6.4.20 Given the identified shortfall in HLS provision, Policy DSP40 is now engaged and should be weighed into consideration as the principal policy for the consideration and determination of this planning application. The preceding paragraphs in this Update Report highlight the conflict with Policy DSP40, namely criteria (ii), (iii) and (v).

6.4.21 Officers have carefully weighed the benefits which would be delivered by the proposals, having regard to the Council's updated 5 year housing land supply position, against the conflict with adopted Local Plan policies. In Officer's view, the poor relation and integration with the wider urban area to the east, together with the harm to the character and appearance of the countryside, coalescence of settlements and environmental and highway implications would outweigh the benefits arising from the scheme.

6.4.22 In summary, in undertaking a detailed assessment of the proposals throughout the report, and assuming that the 'tiled balance' was applied to those assessments (Officers consider that in respect of NPPF paragraph 11(d):

- (i) There are no policies within the National Planning Policy Framework that protect areas or assets of particular importance which provide a clear reason for refusing the development proposed; and
- (ii) Any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole.

6.4.23 In light of this assessment, and taking into account all other material planning considerations, had the Council been able to determine this application, Officer's would have recommended that planning permission should have been refused.

Updated Recommendation

6.4.24 The following recommendation would replace that set out in Section 9 of the published Committee Report, and recommend the following:

6.4.25 Members confirm that had they been able to determine the planning application they would have resolved to **REFUSE PLANNING PERMISSION** for the following reasons:

The development would be contrary to Policies CS2, CS4, CS5, CS6, CS14, CS16, CS17, CS18, CS20 and CS22 of the Adopted Fareham Borough Core Strategy 2011, Policies DSP6, DSP13, DSP14, DSP15 and DSP40 of the Adopted Local Plan Part 2: Development Sites and Policies 2015, and paragraphs 110 and 111 of the National Planning Policy Framework 2021 and is unacceptable in that:

- a) *The provision of residential development in this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;*
- b) *The application site lies outside of the defined urban settlement boundary within the open countryside. The proposed development would result in a range of significant adverse landscape and visual effects, harmful to the landscape character, appearance and function of the countryside and failing to respect or respond positively to the key characteristics of the surrounding area;*
- c) *The proposed development would physically and visually reduce the separation between settlements significantly adversely affecting the integrity of the Strategic Gap;*
- d) *The proposal would have likely adverse effects on the integrity of Habitat Sites alone and in combination with other developments due to additional nutrients entering the water environment of The Solent and the absence of appropriate and appropriately secured mitigation;*
- e) *In the absence of appropriate and appropriately secured mitigation, the proposal would have likely adverse effects on the integrity of Habitat Sites alone and in combination with other developments due to additional recreational disturbance arising from residents of the development;*
- f) *The proposal would have likely adverse effects upon the integrity of Habitat Sites and the wider Solent Waders and Brent Goose network due to the unacceptable loss of functionally linked Special Protection Area habitat. Insufficient information has been provided to demonstrate that adequate mitigation for the loss of Secondary Support Area and Low Use Areas is being provided;*
- g) *The applicant has failed to provide sufficient evidence to demonstrate that the development would not result in unacceptable harm to protected species that may be present on site or affected by its development;*
- h) *The proposal would result in the loss of best and most versatile agricultural land;*
- i) *The applicant has failed to demonstrate the development would not result in an unacceptable impact on highway operation and safety, nor that the development can be accommodated in a manner that would not cause increased danger and inconvenience to highway users, including those travelling by sustainable modes. On this*

basis the proposed development would result in a severe impact on the road network;

- j) Had it not been for the overriding reasons for refusal, the Council would have sought to secure the details of the SuDS strategy including the mechanisms for securing its long-term maintenance through an appropriate legal agreement;*
- k) In the absence of a legal agreement to secure such, the proposal fails to secure on-site provision of affordable housing at a level in accordance with the requirements of the Local Plan;*
- l) In the absence of a legal agreement to secure provision of the open space and facilities and their associated management and maintenance, the recreational needs of residents of the proposed development would not be met;*
- m) In the absence of a legal agreement to secure the submission and implementation of a full Travel Plan, payment approval and monitoring fees and provision of a surety mechanism to ensure implementation of the Travel Plan, the proposed development would not make the necessary provision to ensure measures are in place to assist in reducing the dependency on the use of the private motorcar;*
- n) In the absence of a legal agreement to secure such, the proposal would fail to provide a financial contribution towards education provision.*

Upon being proposed and seconded the Officer recommendation, that should Members had the opportunity to determine this application they would have resolved to refuse planning permission, was voted on and CARRIED.

(Voting: 9 in favour; 0 against)

RESOLVED that, had Members had the opportunity to determine this application they would have resolved to REFUSE PLANNING PERMISSION.

Reasons for Refusal

The development would be contrary to Policies CS2, CS4, CS5, CS6, CS14, CS16, CS17, CS18, CS20 and CS22 of the Adopted Fareham Borough Core Strategy 2011, Policies DSP6, DSP13, DSP14, DSP15 and DSP40 of the Adopted Local Plan Part 2: Development Sites and Policies 2015, and paragraphs 110 and 111 of the National Planning Policy Framework 2021 and is unacceptable in that:

- a) The provision of residential development in this location would be

contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;

- b) The application site lies outside of the defined urban settlement boundary within the open countryside. The proposed development would result in a range of significant adverse landscape and visual effects, harmful to the landscape character, appearance and function of the countryside and failing to respect or respond positively to the key characteristics of the surrounding area;
- c) The proposed development would physically and visually reduce the separation between settlements significantly adversely affecting the integrity of the Strategic Gap;
- d) The proposal would have likely adverse effects on the integrity of Habitat Sites alone and in combination with other developments due to additional nutrients entering the water environment of The Solent and the absence of appropriate and appropriately secured mitigation;
- e) In the absence of appropriate and appropriately secured mitigation, the proposal would have likely adverse effects on the integrity of Habitat Sites alone and in combination with other developments due to additional recreational disturbance arising from residents of the development;
- f) The proposal would have likely adverse effects upon the integrity of Habitat Sites and the wider Solent Waders and Brent Goose network due to the unacceptable loss of functionally linked Special Protection Area habitat. Insufficient information has been provided to demonstrate that adequate mitigation for the loss of Secondary Support Area and Low Use Areas is being provided;
- g) The applicant has failed to provide sufficient evidence to demonstrate that the development would not result in unacceptable harm to protected species that may be present on site or affected by its development;
- h) The proposal would result in the loss of best and most versatile agricultural land;
- i) The applicant has failed to demonstrate the development would not result in an unacceptable impact on highway operation and safety, nor that the development can be accommodated in a manner that would not cause increased danger and inconvenience to highway users, including those travelling by

sustainable modes. On this basis the proposed development would result in a severe impact on the road network;

- j) Had it not been for the overriding reasons for refusal, the Council would have sought to secure the details of the SuDS strategy including the mechanisms for securing its long-term maintenance through an appropriate legal agreement;
- k) In the absence of a legal agreement to secure such, the proposal fails to secure on-site provision of affordable housing at a level in accordance with the requirements of the Local Plan;
- l) In the absence of a legal agreement to secure provision of the open space and facilities and their associated management and maintenance, the recreational needs of residents of the proposed development would not be met;
- m) In the absence of a legal agreement to secure the submission and implementation of a full Travel Plan, payment approval and monitoring fees and provision of a surety mechanism to ensure implementation of the Travel Plan, the proposed development would not make the necessary provision to ensure measures are in place to assist in reducing the dependency on the use of the private motorcar;
- n) In the absence of a legal agreement to secure such, the proposal would fail to provide a financial contribution towards education provision.

(5) P/21/1602/FP - 61 PORTCHESTER ROAD FAREHAM PO16 8AL

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

Councillor N J Walker (Chairman) and Councillor Mrs S M Walker both declared a personal interest in this item as the applicant and the financial backer for the scheme are known to them. They both left the room and took no part in the debate or vote on this application.

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

6.5.1 Para 8.28 should read;

A nitrogen budget has been calculated in accordance with Natural England's 'National Generic Nutrient Neutrality Methodology' (Feb 2022) ('the NE Advice') and the updated calculator (20 April 2022) which confirms that the development will generate 1.59kgTN/yr.

6.5.2 Para 8.269 should read;

The applicant has purchased 2kgTN/yr of nitrate mitigation 'credits' from a wetland scheme at Whitewool Farm and provided the Council with the completed allocation agreement to confirm.

Upon being proposed and seconded the Officer recommendation to grant planning permission, subject to the conditions of 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.

**(6) P/22/0338/FP - TURRET HOUSE HOSPITAL LANE PORTCHESTER
FAREHAM PO16 9LT**

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

- 6.6.1 *The Council has recently received the post hearing letter from the Planning Inspector who is carrying out the examination of the Fareham Local Plan 2037. The letter does not address all of the issues which arose during the Examination, but rather focuses on the areas where the Inspector has soundness or legal compliance concerns.*
- 6.6.2 *One of the issues raised by the Inspector within their letter, relates to the delivery rate of housing at Welborne. The Inspector considered this matter in detail as part of the Examination, receiving evidence from this Council, from planning consultants acting on behalf of the developers of Welborne, and other development interests.*
- 6.6.3 *Following consideration of all of this evidence the Local Plan Inspector concluded that 'Whilst I accept that efforts to bring the site forward are now gathering pace... I consider completions in 2023/24 to be overly ambitious. The site should be pushed back a year in the trajectory.'*
- 6.6.4 *Turning to development management matters, Members of the Planning Committee at their meeting on the 25th May received a report on the Council's Five Year Housing Land Supply Position. Members were advised that the Council had a Five Year Housing Land Supply of 5.08 years as at the 31st March 2022 (with the 0.8 years equating to 52 units).*
- 6.6.5 *The delivery of housing at Welborne provides a significant contribution towards the Council's Five Year Housing Land Supply. Moving the first completions at Welborne back to 2024/25 as advised by the Local Plan Inspector, removes 240 units from the Council's Five Year Housing Land Supply as it stood at the 1st April, 2022.*

- 6.6.6 *Following the detailed consideration of the evidence by the Inspector during the Local Plan Examination, Officers consider it would currently be very difficult to sustain the position (if challenged at appeal) that Welborne completions will take place in 2023/24.*
- 6.6.7 *Since the Five Year Housing Land Supply position was updated on the 1st April, further dwellings have been granted planning permission either by this Council or through planning appeals. This would not however offset the removal of the year's supply of dwellings at Welborne. Taking into account housing completions since the 1st April as well, Officers consider that the Council can demonstrate a Housing Land Supply of 4.95 years.*
- 6.6.8 *In the absence of a Five Year Housing Land Supply, Policy DSP40 of the adopted Local Plan Part 2: Development Sites and Policies is engaged.*
- 6.6.9 *Policy DSP40 is an important policy consideration in the determination of this planning application. The Officer's report does not currently undertake an assessment of the planning application against the five requirements of Policy DSP40.*
- 6.6.10 *In order to ensure fairness to planning applicants, agents and interested third parties, Officers propose deferring this item from the Agenda, and reporting it back to the next meeting of the Planning Committee with an assessment of the proposal against the requirements of Policy DSP40.*

(7) Planning Appeals

The Committee noted the information in the report.

(8) UPDATE REPORT

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

(The meeting started at 2.30 pm
and ended at 5.15 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 6 July 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: Miss J Bull, D G Foot, Mrs C L A Hockley, P Nother and
S Dugan (deputising for M J Ford, JP)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors M J Ford, JP, S Ingram and Mrs S M Walker.

2. MINUTES OF PREVIOUS MEETING

RESOLVED that the minutes of the Planning Committee meeting held on 15 June 2022 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, Councillor N J Walker declared a disclosable pecuniary interest in item 6(2) – Turret House, Hospital Lane in that he is the landowner. He left the room at the start of the item and was not present for the debate or vote on the application.

Councillors I Bastable, Miss J Bull, D G Foot, Mrs C L A Hockley, P Nother and S Dugan declared a Personal Interest in Item 6(2) – Turret House, Hospital Lane as the Landowner, Councillor N J Walker, is known to them.

5. DEPUTATIONS

The Committee received a deputation 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	Dep Type
ZONE 1 – 2.30pm					
Mr P Airey (Agent)		LAND ADJOINING 79 GREENAWAY LANE – ERECTION OF 6 RESIDENTIAL UNITS AND ASSOCIATED DETACHED GARAGES WITH ACCESS FROM GREENAWAY LANE AND ADJACENT DEVELOPMENT	Supporting	6 (1) P/21/1823/FP Pg 26	Written

ZONE 2 – 2.30pm					
ZONE 3 – 2.30pm					
Mr P Barry (Agent)		TURRET HOUSE HOSPITAL LANE – NEW DETACHED DWELLING (SELF-BUILD)	Supporting	6 (2) P/22/0338/FP Pg 56	In Person
Mr T Lawrence		-Ditto-	-Ditto-	-Ditto-	Written

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.

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

Five Year Housing Land Supply Position (as at 1st Jul 2022)

HOUSING REQUIREMENT

A	Local Housing Need: Dwellings per annum	541
B	Local Housing Need: Total requirement for 1 st July 2022 to 30 th June 2027 (A x 5)	2,705
C	20% buffer - delivery of housing over the previous 3 years, has fallen below 85% of the requirement, as set out in the 2020 Housing Delivery Test results (B x 20%)	541
D	Total housing requirement for period from 1st July 2022 to 30th June 2027 (B+C)	3,246
E	Annual requirement for period from 1st July 2022 to 30 th June 2027 (D/5)	649

HOUSING SUPPLY

F	Net outstanding planning permissions for small sites (1-4 units) expected to be built by 30 th June 2027 (discounted by 10% for lapses)	70
G	Net outstanding full planning permissions for large sites (5 or more units) expected to be built by 30 th June 2027	1184
H	Net outstanding outline planning permissions for large sites (5 or more units) expected to be built by 30 th June 2027	1387
I	Dwellings with a Resolution to Grant Planning Permission that are expected to be built by 30 th June 2027	278

J	Dwellings allocated in Adopted Local Plan that are expected to be built by 30 th June 2027	41
K	Dwellings from brownfield register sites that are expected to be built by 30 th June 2027	192
L	Small site windfall allowance (years 4 – 5) (51 dwellings x 2 years)	100
M	Expected housing supply for the period from 1st July 2022 to 30th June 2027 (F+G+H+I+J+K+L)	3,252
N	Housing Land Supply Position over period from 1st July 2022 to 30th June 2027 (M – D)	6
O	Housing Supply in Years (M / E)	5.01

Site Address	1 st Jul – 30 th Jun 2022/23	2023/24	2024/25	2025/26	2026/27	1 st Apr – 30 th Jun 2027	Totals
Outstanding Planning Permissions - Small (1-4 dwellings) (10% discount)							
Total across borough	21	23	26				
Sub-total							70
Outstanding Full Planning Permissions - Large (5+ dwellings)							
Avon Park Rest Home P/19/1348/FP			5				
Swanwick Marina, Bridge Road (15/0424/VC)		25	25				
24 West Street, Fareham (P/19/0654/PC)		7					
Stubbington Lane, Hill Head (LP2 H12) P/19/0915/FP	11						
Corner of Station Road, Portchester (LP2 H20)	16						
399-403 Hunts Pond Road (1072) (HA19) (LP2 H9) (P/19/0183/FP)	16						
Former Scout Hut Coldeast Way Sarisbury Green (P/20/0702/FP)		9					
Funtley Court, Funtley Hill (P/20/1326/PC)	24						
Beacon Bottom East, Park Gate (P/19/1061/FP)	9						
68 Titchfield Park Road (P/20/1137/FP)	9						
88a West Street, Fareham (P/20/0737/FP)	6						
12 West Street, Portchester (P/21/0899/FP)		30					
East & West of 79 Greenaway Lane, Warsash (P/21/0133/RM)				6			
HA12 Moraunt Drive, Portchester (P/18/0654/FP)		24	24				
22-27a Stubbington Green (P/18/1410/FP)			9				
Phase 1 69 Botley Road (P/19/0643/FP)	12						
Land at Addison Road, Sarisbury Green (P/20/0204/FP)	6						
Land South West of Sovereign Crescent, Locks Heath (P/18/0484/FP)	19	19					
Beacon Bottom West, Park Gate (P/18/1258/FP)	19	10					
Land at Northfield Park (P/18/1437/FP)	11	11					
Eagle Point, Little Park Farm Road (P/21/1235/PC)		46					
Land East of Southampton Road (P/20/1584/RM)	40	40	15				

Site Address	1 st Jul – 30 th Jun 2022/23	2023/24	2024/25	2025/26	2026/27	1 st Apr – 30 th Jun 2027	Totals
201 West Street (P/21/0744/FP)				9			

195-205 Segensworth Road (P/21/1257/FP)		8					
The Grange (P/21/1576/RM)	16						
Hammond Ind Est (P/20/1597/FP)		36					
Wates House, Wallington Hill (P/20/1483/PC & P/21/0350/FP)	29						
Land to the East of Brook Lane & South of Brookside Drive, Warsash (P/19/0313/RM)	15	50	20				
Land east of Crofton Cemetery & west of Peak Lane (P20/0522/FP)		20	70	70	46		
200 Bridge Road (P/20/1313/FP)				8			
Land south of Romsey Avenue (P/18/1073/FP)			25	50	50	13	
Land east of Brook Lane, Warsash (P/21/0300/RM)	20	40	16				
Egmont Nurseries, Brook Avenue, Warsash (P/21/1301/FP)				8			
Land rear of the Red Lion Hotel, Fareham (P/20/1359/FP)		18					
Magistrates Court (P/21/1932/RM)			37				
Burridge Lodge, 246 Botley Road (P/21/0561/RM)		7					
Sub-total							1,184
Outstanding Outline Planning Permissions - Large (5+ dwellings)							
Land South of Funtley Road, Funtley (P/18/0067/OA)			40	40	45		
Land to East of Bye Road (P/17/1317/OA)			7				
Land to the East of Brook Lane, Warsash (P/17/0752/OA)			20	22	22		
Land adjacent to 125 Greenaway Lane (P/19/0402/OA)		50	50				
East & West of 79 Greenaway Lane, Warsash (P/18/0107/OA)			24				
3-33 West Street, Portchester (P/19/1040/OA)				26			
Land east of Newgate Lane East (P/19/1260/OA)			45	54			
Land at 18 Titchfield Park Road (P/20/0235/OA)			6				
Downend Road East, Portchester (P/20/0912/OA)		30	50	100	100	18	
Welborne (P/17/0266/OA)			30	180	240	60	

Site Address	1 st Jul – 30 th Jun 2022/23	2023/24	2024/25	2025/26	2026/27	1 st Apr – 30 th Jun 2027	Totals
Land between and to the rear of 56-66 Greenaway Lane, Warsash (P/18/0756/OA)			14	14			
Land east of Posbrook Lane (P/19/1193/OA)				57			
Newgate Cottage, 245 Newgate Lane (P/21/0178/OA)			5				
Eyersdown Farm, Burridge					38		
Sub-total							1,387

Resolution to Grant Planning Permission - Large (5+ dwellings)							
Land at Brook Lane, Warsash - (P/17/0845/OA)			24	50	50	13	
Heath Road, Locks Heath – Hampshire County Council (LP2 H11) (P/17/1366/OA)		35	35				
Robann Park, Southampton Road (P/19/1322/OA)		19	20				
Rookery Avenue, Sarisbury (P/19/0870/FP)	19	13					
Sub-total							278
Brownfield Register Sites							
Warsash Maritime Academy		50	50				
Locks Heath District Centre			35				
Former Filling Station, Locks Heath Centre			30				
Assheton Court, Portchester				27			
Sub-total							192
Local Plan Adopted Housing Allocations							
Wynton Way, Fareham (LP2 H3)			13				
335-357 Gosport Road, Fareham (LP2 H4)		8					
Land East of Church Road		5	15				
Sub-total							41
Windfall							
Small (1-4 dwellings)				50	50		
Sub-total							100
Total							3,252

(1) P/21/1823/FP - LAND TO THE SOUTH OF 79 GREENAWAY LANE WARSASH

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

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

- Members will be aware of the updated Five Year Housing Land Supply (5YHLS) position published on this same Update report. The current position is that the Council is able to demonstrate a 5.01 year supply of land for housing.*
- At the time of publishing the main report on the application for land south of 79 Greenaway Lane, Officers accepted that the Council could not demonstrate a 5-year supply of deliverable housing sites (paragraph 8.2). the report considers the various planning matters and accordingly, in the absence of a five year housing land supply, applies Policy DSP40 which is engaged as a result (paragraphs 8.27-8.60). Those parts of the report no longer apply if the Council can demonstrate a 5YHLS.*
- Members' attention is drawn to part H) of the report (paragraph 8.72) of the main report which was written to provide an alternative conclusion in the event that the Council was able to demonstrate a 5YHLS. It*

concludes that in the event that the Council achieves a 5YHLS, the Officer recommendation would remain to grant planning permission notwithstanding the fact that Policy DSP40 is no longer engaged. The recommendation therefore remains that planning permission is granted.

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

- (i) Delegation being given to the Head of Development management in consultation with the Solicitor to the Council to complete a s106 agreement to secure:
 - a) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;
 - b) A financial equivalent to the value of 40% of on-site affordable housing towards off-site provision;
 - c) Pedestrian and Cycle Connectivity to the east and west;
 - d) The creation and retention of ecology buffers on the site prior to occupation of any dwelling;
 - e) The creation of a management company to monitor and manage the ecology buffers for the lifetime of the development;
 - f) The creation of a management company to monitor and manage the wildflower meadow for the lifetime of the development (in the event that the land is not offered to the Council for adoption);
 - g) Mechanism for securing appropriate funding of the management company for the life time of the development;
 - h) Mechanism for ensuring collection and enforcement of the funding stream provided in f) above to fund the monitoring and management of the communal areas of the development for the lifetime of the development; and
 - i) Commuted sums towards management of the open space and any trees within the open space in the event that the public spaces are adopted by the Council; and

(ii) The conditions in the report.

Was voted on and CARRIED.

(Voting: 7 in favour; 0 against)

RESOLVED that, subject to: -

- (i) Delegation be given to the Head of Development Management, in consultation with the Solicitor to the Council to complete a s106 agreement to secure:
 - (a) A financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;
 - (b) A financial contribution equivalent to the value of 40% of on-site affordable housing towards off-site provision;
 - (c) Pedestrian and Cycle Connectivity to the east and west;

- (d) The creation and retention of ecology buffers on the site prior to occupation of any dwelling;
- (e) The creation of a management company to monitor and manage the ecology buffers for the lifetime of the development;
- (f) The creation of a management company to monitor and manage the wildflower meadow for the lifetime of the development (in the event that the land is not offered to the Council for adoption);
- (g) Mechanism for securing appropriate funding of the management company for the lifetime of the development;
- (h) Mechanism for ensuring collection and enforcement of the funding stream provided in f) above to fund the monitoring and management of the communal areas of the development for the lifetime of the development; and
- (i) Commuted sums towards management of the open space and any trees within the open space in the event that the public spaces are adopted by the Council; and

(ii) The conditions in the report.
PLANNING PERMISSION be granted.

(2) P/22/0338/FP - TURRET HOUSE HOSPITAL LANE PORTCHESTER

Councillor N J Walker (Chairman) declared a Disclosable Pecuniary Interest in this item as he is the Landowner. He left the room for this item and took no part in the debate and vote on the application. The Vice-Chairman, Councillor Bastable took over as Chairman for the remainder of the meeting.

Councillors I Bastable, Miss J Bull, D G Foot, Mrs C L A Hockley, P Nother and S Dugan all declared a Personal Interest in this item as the landowner (Councillor Walker) is known to them.

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

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

1. *Members will be aware of the updated Five Year Housing Land Supply (5YHLS) position published on this same Update report. The current position is that the Council is able to demonstrate a 5.01 year of supply of land for housing.*
2. *At the time of publishing the main report on the application at Turret House, Officers accepted that the Council could not demonstrate a 5-year supply of deliverable housing sites (paragraph 8.8). The report considers the various planning matters and accordingly, in the absence of a five year housing land supply, applies Policy DSP40 which is engaged as a result (paragraphs 8.88 – 8.102 & 8.111). Those parts of the report no longer apply if the Council can demonstrate a 5YHLS.*
3. *Members' attention is drawn to paragraph 8.114 of the main report which was written to provide an alternative conclusion in the event that the Council was able to demonstrate a 5YHLS. It concludes that, notwithstanding the fact that Policy DSP40 is no longer engaged, the*

proposed development conflicts with other adopted local plan policies meaning that proposals do not accord with the development plan. Furthermore, there are clear reasons for refusing the development having applied the policies of the NPPF that protect areas or assets of particular importance. The recommendation remains that planning permission be refused.

4. *Paragraph 8.65 of the report should be updated to state the 'Council is currently able to demonstrate a housing land supply of 5.01 years which will deliver 3,252 homes over the five year period from the 1st July 2022 to the 30th June 2027'.*

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

(Voting: 4 in favour; 2 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal

The development is contrary to Policies CS2, CS4, CS6, CS14, CS15 & CS17 of the Adopted Fareham Borough Core Strategy 2011, Policies DSP5, DSP6, DSP13, DSP15 & DSP40 of the Adopted Local Plan Part 2: Development Site and Policies Plan and paragraphs 162 & 199 of the National Planning Policy Framework and is unacceptable in that:

- i. The provision of a dwelling in this location would be contrary to adopted Local Plan policies which seek to prevent additional residential development in the countryside;
- ii. The proposed dwelling fails to respond positively to and be respectful of the key characteristics of the area and would be harmful to the landscape character, appearance and functions of the countryside;
- iii. The proposal fails to demonstrate that there are no other reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding;
- iv. The proposed dwelling would intrude into the area of open land west of Hospital Lane resulting in less than substantial harm to the significance of the setting of the Grade I Listed Schedule Ancient Monument Portchester Castle and the Portchester Castle Street Conservation Area; and
- v. In the absence of a legal agreement to secure such, the proposal fails to appropriately secure mitigation of the likely adverse effects on the integrity of European Protected Sites which, in combination with other developments, would arise due to the additional generation of nutrients entering the water environment and recreational disturbance.

(3) UPDATE REPORT

The Update Report was circulated prior to the meeting and considered along with the relevant agenda item.

(The meeting started at 2.30 pm
and ended at 3.59 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 13 July 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: D G Foot, M J Ford, JP, S Ingram, P Nother, Mrs S M Walker
and F Birkett (deputising for Miss J Bull)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillor Miss J Bull and Councillor Mrs C L A Hockley.

2. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

3. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

4. DEPUTATIONS

The Committee received a deputation 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/Page No	Dep Type
ZONE 1 – 2.30pm					
Mr Jason Parker		COLDEAST MANSION COLDEAST DRIVE – ERECTION OF TWO STOREY REAR EXTENSION TO CONTAIN 18 APART – HOTEL ROOMS & TWO STOREY FREESTANDING ANNEXE BUILDING TO CONTAIN 4 DUPLEX APARTMENTS & EXTENSION TO CAR PARK	Supporting	5 (1) P/18/0520/FP Pg 4	In Person
Mr Daniel Byrne		-DITTO-	-Ditto-	-Ditto-	In Person
Mr Nick Whittington (Agent)		LAND EAST OF BROOK LANE AND NORTH OF WARSASH ROAD – RESERVED MATTERS APPLICATION PERTAINING TO LAYOUT, SCALE, APPEARANCE AND	Supporting	5 (2) P/21/2019/RM Pg 24	In Person

		LANDSCAPING FOR THE CONSTRUCTION OF 42 DWELLINGS (PHASE 2) TOGETHER WITH ASSOCIATED PARKING, OPEN SPACE, LANDSCAPING AND OTHER INFRASTRUCTURE AND DEVELOPMENT WORKS, PURSUANT TO OUTLINE PLANNING PERMISSION P/17/0752/OA			
Mr Ian Greenacre		LAND ADJACENT TO NO. 8 NORTHWAY, TITCHFIELD – RETROSPECTIVE RETENTION OF SIX PIECE LOCALLY EQUIPPED AREA OF PLAY	Opposing	5 (3) P/22/0550/CU Pg 41	In Person
ZONE 2 – 4.00pm					
ZONE 3 – 4.00pm					
Mr Robert Tutton (Agent)		93 THE HILLWAY PORTCHESTER – USE OF ANNEXE AS AN INDEPENDENT DWELLING	Supporting	5 (7) P/22/0615/FP Pg 87	In Person

5. 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 regarding new appeals and decisions.

(1) P/18/0520/FP - COLDEAST MANSION COLDEAST DRIVE SARISBURY GREEN SO31 7PT

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

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

- i) The receipt of a financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;

- ii) The receipt of a financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the New Forest SPA/SAC/Ramsar; and

- iii) The conditions in the report.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to: -

- i) The receipt of a financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the Solent Coastal Special Protection Areas;
- ii) The receipt of a financial contribution to secure satisfactory mitigation of the 'in combination' effects that the increase in residential units on the site would cause through increased recreational disturbance on the New Forest SPA/SAC/Ramsar; and

- iii) The conditions in the report.

PLANNING PERMISSION be granted.

(2) P/21/2019/RM - LAND EAST OF BROOK LANE AND NORTH OF WARSASH ROAD

The Committee received the deputation referred to in Minute 4 above.

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

1. Updated Consultee Response

Natural England have confirmed no objection to the HRA subject to the mitigation being secured.

2. Conditions numbers 1 and 3 to be updated as follows:

-Condition 1

The development hereby permitted shall be carried out strictly in accordance with the following drawings/documents:

Arboricultural Assessment and Method Statement – 16023-AA10-PB

Tree Protection Plan – 16023-15

Engineering Technical Note – Discharge of Conditions 9, 10, 11 and 14 – 22747 – V3.0

Planning Documents Submission List – Discharge of Conditions 9, 10, 11 and 14 – 22747 – V3.0

Flood Risk Assessment Part 1 (from outline permission) – 22747

Flood Risk Assessment Part 2 (from outline permission) – 22747

Engineering Drawing Issue Register – 22747
Causeway Flows Surface Water Calculations
Generic Quantitative Risk Assessment (Soakaway Testing) – J18-024-R01
Ecological Appraisal and Protected Species Survey
Biodiversity Mitigation Strategy
Materials Schedule
Affordable Housing Statement – Addendum May 2022
Location Plan – LP.03 – RevA
Coloured Site Layout Phase 2 – CSL.03 – RevD
Coloured Site Layout Phase 1 and Phase 2 – CSL.04 – RevC
Site Layout Phase 2 – SL.03 – RevD
Site Layout Phase 1 and Phase 2 – SL.04 – RevC
Site Layout Phase 2 – SL.03 – RevD
Site Layout Phase 1 and 2 – SL.04 – RevC
Dwelling Materials Layout – DML.03 – RevC
Boundary Materials Layout – BML.03 – RevD
Parking Strategy Layout – PSL.03 – RevC
Coloured Street Elevations – CSE.04 – RevD
Street Elevations Phase 2 – SE.04 – RevD
House Type 2.2 (2 Blk) Plans and Elevations – HT.202(2Blk).pe – RevC
House Type 3.1 (2 Blk) Floor Plans – HT.3.1(2Blk).p – RevB
House Type 3.1 (2 Blk) Elevations Option 1 – HT.3.1(2blk)-1.e – RevC
House Type 3.1 (2 Blk) Elevations Option 2 – HT.3.1(2blk)-2.e – RevB
House Type 3.5 Elevations – HT.3.5.e – RevA
House Type 3.5 Floor Plan - HT.3.5.p – RevA
House Type 4.1 Floor Plans and Elevations Variation A - HT.4.1-A.pe – RevB
House Type 4.2 Floor Plans and Elevations Variation A - HT.4.2-A.pe – RevB
House Type 4.3 Floor Plans and Elevations - HT.4.3.pe – RevB
House Type 4.3 Floor Plans and Elevations Option 2 - HT.4.3-2.pe – RevA
House Type 4.4 Floor Plans and Elevations Variation A - HT.4.4-A.pe – RevB
House Type S.2.1 Elevations - HT.S.2.1.e – RevA
House Type S.2.1 Floor Plans - HT.S.2.1.p – Rev A
Plots 79-81 Elevations - P.79-81.e – RevB
Plots 79-81 Floor Plans - P.79-81.p – RevB
Plots 82-100-101 Elevations - P.82-100-101.e – RevA
Plots 82-100-101 Floor Plans - P.82-100-101.p – RevA
Plots 83-90-91 Elevations - P.83-90-91.e – RevB
Plots 83-90-91 Floor Plans - P.83-90-91.p – RevB
Plots 84-85_86-87 Elevations - P.84-85_86-87.e – RevA
Plots 84-85_86-87 Floor Plans - P.84-85_86-87.p – RevA
Plots 88-89 Elevations - P.88-89.e – RevA
Plots 88-89 Floor Plans - P.88-89.p – RevA
Plots 117-120 Elevations Sheet 1 of 2 - P.117-120.e1 – RevB
Plots 117-120 Elevations Sheet 2 of 2 - P.117-120.e2 – RevA
Plots 117-120 Floor Plans Sheet 1 of 2 - P.117-120.p1 – RevA
Plots 117-120 Floor Plans Sheet 2 of 2 - P.117-120.p2 – RevB
Single Garage 1 Floor Plan and Elevations - GAR.01.pe – RevB
Single Garage 2 Floor Plan and Elevations - GAR.02.pe – RevB
Double Garage 1 Floor Plan and Elevations - GAR.03.pe – RevB
Triple Garage 1 Floor Plan and Elevations - GAR.04.pe – RevA
Twin Garage 2 Floor Plan and Elevations - GAR.05.pe – RevA
Shed Floor Plan and Elevations - SH.01.pe – RevA
Proposed Drainage Sheet 1 of 2 – 2201 – RevE

Proposed Drainage Sheet 2 of 2 – 2202 – RevE
Proposed Drainage Whole Site – 2205 – RevE
Proposed Drainage Manhole Schedule – 2205 RevC
Proposed Drainage Maintenance Plan Sheet 1 of 2 – 2251 – RevE
Proposed Drainage Maintenance Plan Sheet 2 of 2 – 2252 – RevE
Construction Details Sheet 1 of 3 – 2501 – RevA
Construction Details Sheet 2 of 3 – 2502 – RevA
Construction Details Sheet 3 of 3 – 2503 – Rev/
Existing Overland Flow Routes – 2700 – Rev/
Proposed Overland Flow Routes – 2701 – RevE
Soakage Testing Results and Locations - 22747-02 – Rev-
Proposed Impermeable Areas - 22747-03 – RevE
Existing Topography and Drainage - 22747-06 – Rev-
Road Horizontal Alignments – 2811 – RevE
Road Vertical Alignments – 2801 – RevE
Fire Vehicle Tracking – 2631 – RevE
Refuse Vehicle Tracking - 2632 – RevE
Proposed Levels – 2401 – RevE
Landscape proposals (open space) - 2235-TFC-00-XX-RG-L-1005 – P06
Landscape Proposals (south-west) - 2235-TF-XX-00-DR-L-1007 – P05
Landscape Proposals (north) - 2235-TF-XX-00-DR-L-1008 – P05
Landscape Proposals (east) - 2235-TF-XX-00-DR-L-1009 – P05
Visibility Splays - ENC/170818/4U4E-VS

REASON: To avoid and doubt over what has been permitted.

-Condition 3

No development hereby permitted shall proceed beyond damp proof course (dpc) level until details of how and where electric vehicle charging points will be provided at the following level:

-At least one electric vehicle charging point per dwelling with allocated parking provision

-At least one electric vehicle charging point in shared/unallocated parking areas per 10 dwellings with no allocated parking provision.

REASON: To promote sustainable modes of transport, to reduce impacts on air quality arising from the use of motorcars and in the interests of addressing climate change.

The Committee was also provided with a verbal update from the Planning Case Officer, who informed them that:

- a) Condition 1 should be amended to omit the following four drawings:
Landscape Proposals (open space) – 2235-TFC-00-XX-RG-L-1005 – P06
Landscape Proposals (south-west) – 2235-TF-XX-00-DR-L-1007 – P05
Landscape Proposals (north) – 2235-TF-XX-00-DR-L-1008 – P05
Landscape Proposals (east) – 2235-TF-XX-00-DR-L-1009 – P05

- b) Condition 5 should read:

5. None of the dwellings hereby approved shall be first occupied until details of the water efficiency measures to be installed in each dwelling have been submitted to and approved in writing by the Local Planning Authority. These

water efficiency measures should be designed to ensure portable water consumption does not exceed **a maximum** of 110 litres per person per day. The development shall be carried out in accordance with the approved details.

Upon being proposed and seconded the officer recommendation to grant RESERVED MATTERS APPROVAL, subject to: -

- A) DELEGATION being given to the Head of Development Management in consultation with the Solicitor to the Council to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and to make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor changes arising as a result of Natural England's comments regarding the Appropriate Assessment;
- B) Completion of a legal agreement to secure the management and maintenance of the open space;
- C) The amended Conditions 1, 3 & 5 in the Update Report and verbal update from the Planning Case Officer as detailed above;
- D) The Conditions in the report insofar as they remain the same following the above revisions.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to: -

- A) DELEGATION being given to the Head of Development Management in consultation with the Solicitor to the Council to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor changes arising as a result of Natural England's comments regarding the Appropriate Assessment;
- B) Completion of a legal agreement to secure the management and maintenance of the open space;
- C) The amended Conditions 1, 3 & 5 in the Update Report and verbal update from the Planning Case Officer as detailed above;
- D) The conditions the report insofar as they remain the same following the above revisions..

RESERVED MATTERS be APPROVED.

**(3) P/22/0550/FP - LAND ADJACENT TO NO 8 NORTHWAY
TITCHFIELD PO15 5EE**

The Committee received the deputation referred to in Minute 4 above.

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

Additional neighbourhood consultation responses received:

Further to the Officer Report prepared, the Council has received three additional neighbourhood representations, two of the representations were from the same household. The representations were all in favour of the play park and raised similar comments in support stating it is a good place from children to make friends and that noise would have been an impact from the open space prior to the development of the play park.

The Planning Case Officer also provided a verbal update to the Committee stating that since the publication of the Update Report 3 further comments have been received, however they did not raise any new points that had not been covered by the previous comments received.

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

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposed development is contrary to Policies DSP2 and DSP3 of the Fareham Borough Local Plan Part 2: Development Sites Policy and the Fareham Borough Design Guidance Supplementary Planning Document (Excluding Welborne) and is unacceptable in that:

- a) The increased noise and disturbance from the play park has a significant unacceptable adverse impact on the living conditions of neighbouring residents;
- b) The development has a significant unacceptable adverse impact on the privacy of the occupants of neighbouring properties to the detriment of the living conditions of those residents.

(4) P/19/0946/FP - 82 THE AVENUE FAREHAM PO14 1PB

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

Additional consultation response received:

Natural England

An updated Habitats Regulation Assessment (HRA) dated 20 June 2022 has been produced by your authority, in support of this planning application. Natural England notes that your authority, as competent authority, has undertaken an appropriate assessment of the proposal in accordance with regulation 63 of the Conservation of Species and Habitats Regulations 2017 (as amended). Natural England is a statutory consultee on the appropriate assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions, providing that all mitigation measures are appropriately secured in any planning permission given.

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

- i) The prior completion of a legal agreement pursuant to Section 016 of the Town and Country Planning Act 1990 on terms to the satisfaction of the Solicitor to the Council to secure a contribution of up to £6,000 to fund the provision of a Traffic Regulation Order on Chalford Grange;
- ii) DELEGATION be given to the Head of Development Management, in consultation with the Solicitor to the Council to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor arising as a result of Natural England's comments regarding the Appropriate Assessment; and

- iii) The conditions in the report.

Was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to: -

- i) The prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 on terms to the satisfaction of the Solicitor to the Council to secure a contribution of up to £6,000 to fund the provision of a Traffic Regulation Order on Chalford Grange;
- ii) DELEGATION being given to the Head of Development Management, in consultation with the Solicitor to the Council, to consider any comments received from Natural England relating to the consultation on the Appropriate Assessment and make any minor modifications to the proposed conditions, addition of conditions or any other subsequent minor arising as a result of Natural England's comments regarding the Appropriate Assessment; and

- iii) The conditions in the report.

PLANNING PERMISSION be granted.

(5) P/22/0655/TO - 17 REGENCY PLACE FAREHAM PO15 5JE

Upon being proposed and seconded the officer recommendation to grant consent, 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, CONSENT is granted.

(6) P/21/0794/FP - 95 WEST STREET PORTCHESTER PO16 9UG

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.

(7) P/22/0615/FP - 93 THE HILLWAY PORTCHESTER PO16 8BP

The Committee received the deputation referred to in Minute 4 above.

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

(Voting: 8 in favour; 0 against)

RESOLVED that PLANNING PERMISSION be REFUSED.

Reasons for Refusal:

The proposed development is contrary to Policy CS17 of the Adopted Fareham Borough Core Strategy and Policies DSP13 and DSP15 of the Fareham Borough Local Plan Part 2: Development Sites Policy and the Fareham Borough Design Guidance SPD and is unacceptable in that:

- a) The proposal is to subdivide the existing property to create a one-bedroom dwelling distinctly smaller in terms of its scale and resultant plot size than other dwellings in The Hillway. In doing so, the proposal would give rise to an unsympathetic and cramped form of development which would be out of keeping with the prevailing character of the area and fail to respond positively to and be respectful of the key characteristics of the area including its scale, form and spaciousness;
- b) The proposal fails to meet a high standard of design and fails to provide a satisfactory standard of living accommodation which makes adequate provision of internal and external space for the proposed new dwelling;
- c) In the absence of a legal agreement to secure such, the proposal would fail to provide satisfactory mitigation of the 'in combination' effects that the proposed increase in residential units on the site would cause through increased recreational disturbance on the designated Solent Special Protection Areas; and
- d) The proposal would have likely adverse effects on the integrity of Habitat Sites in combination with other developments due to the additional generation of nutrients entering the water environment and the lack of appropriate and appropriately secured mitigation.

(8) Planning Appeals

The Committee noted the information in the report.

(9) UPDATE REPORT

The Update Report was circulated prior to the meeting and considered along with the relevant agenda item.

6. TPO 774 2022 - FAIRACRE RISE TITCHFIELD

The Committee considered a report by the Director of Planning and Regeneration on Tree Preservation Order No. 774 2022 at Fairacre Rise, to which one objection to the making of a provisional order in April 2022 was made.

RESOLVED that Tree Preservation Order No. 774 is confirmed as originally made and served.

(The meeting started at 2.30 pm
and ended at 5.25 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Licensing and Regulatory Affairs Committee

(to be confirmed at the next meeting)

Date: Monday, 27 June 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor Mrs P M Bryant (Chairman)

Councillor Ms F Burgess (Vice-Chairman)

Councillors: I Bastable, Mrs S M Bayford, S Dugan, J M Englefield,
Mrs P Hayre, S Ingram, Mrs J Kelly, Ms S Pankhurst,
Mrs K K Trott, Mrs S M Walker and Mrs K Mandry (deputising
for M J Ford, JP)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M J Ford, JP and D J Hamilton.

2. MINUTES

(1) Minutes of the Licensing & Regulatory Affairs Committee

RESOLVED that the minutes of the meeting of the Licensing and Regulatory Affairs Committee held on 29 March 2022 be confirmed and signed as a correct record.

(2) Minutes of the Licensing Panel

RESOLVED that the minutes of the Licensing Panel held on 12 April 2022 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that Licensing training has been arranged for Monday 5th September at 3pm and that members should all have received an invitation to attend.

The Chairman reminded Members that they are required to complete this training every year so that they are aware of the Licensing Objectives and are able to apply them at a hearing. The Chairman stated that it is important that as many members as possible are trained to sit on panel hearings as it is often necessary to hold them at short notice. The Chairman also stated that Panel hearings take place during the daytime rather than in the evenings. This is because depending on the complexity of the matters involved, they could easily take more than half a day to be heard.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. RESPONSIBILITIES OF THE LICENSING AND REGULATORY AFFAIRS COMMITTEE

The Committee received a presentation by the Head of Environmental Health and the Head of Democratic Services which provided an overview of the responsibilities of the Licensing and Regulatory Affairs Committee. A copy of the presentation is attached as Appendix A to these minutes.

RESOLVED that the Licensing and Regulatory Affairs Committee notes the content of the Presentation.

7. LOCAL GOVERNMENT BOUNDARY REVIEW - WARDING ARRANGEMENTS

The Committee received a report by the Head of Democratic Services which provided members with an update on the Local Government Boundary Review warding arrangements.

An updated Appendix B was tabled at the meeting to detail some changes to the map of proposed new warding arrangements from the published version. The Head of Democratic Services advised that the changes are minimal and do not alter the overall approach and concept of creating an additional ward within the Fareham Town Centre area and extending the Downend and Wallington areas into a larger ward configuration. The amendments were agreed by the Member Working Group which met on Tuesday of last week and have been to tidy up some issues created such as splitting a road or separating an individual property from the rest of the street.

RESOLVED that, having reviewed the working draft of the Warding Arrangements Submission as set out in Appendix A to the report, the Licensing and Regulatory Affairs Committee:

- (a) considered the wording of the narrative and agreed that individual Members would send additional material to the Head of Democratic Services for inclusion in the Warding Arrangements submission;
- (b) delegates authority to the Head of Democratic Services to make further alterations to the Ward Boundaries Plan and corresponding narrative to ensure calculations remain within the target electorate figures; and
- (c) agrees to the draft plan being submitted to the Local Government Boundary Commission for England on 11 July 2022, subject to any further tweaks to ward boundaries being agreed by the Members Working Group.

8. LICENSING AND REGULATORY AFFAIRS COMMITTEE WORK PROGRAMME

The Committee received a report by the Head of Environmental Health which provided members with the opportunity to carry out a review of the Work Programme for the current Municipal Year.

RESOLVED that the Licensing and Regulatory Affairs Committee:

- (a) notes the progress on actions arising from the meeting of the Committee held on 29 March 2022, as shown at Appendix A to the report; and
- (b) agrees the updated Work Programme for 2022/23, as attached at Appendix B to the report.

(The meeting started at 6.00 pm
and ended at 7.56 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Audit and Governance Committee (to be confirmed at the next meeting)

Date: Thursday, 7 July 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor Ms F Burgess (Chairman)

Councillor R Bird (Vice-Chairman)

Councillors: Mrs T L Ellis, J M Englefield, D J Hamilton and S D Martin

**Also
Present:**



1. APOLOGIES

An apology of absence was received from Councillor N Gregory.

2. MINUTES

RESOLVED that the Minutes of the Audit and Governance Committee held on the 14 March 2022 be signed and agreed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcement –

I would like to pass on my thanks to the previous Chairman of this Committee Tom Davies and Vice-Chairman Councillor S Martin. I am delighted to have been appointed Chairman for this municipal year and am grateful for the experience of Councillors, Mrs T Ellis, S Martin and N Gregory who have been on this Committee for a number of years. I would also like to welcome Councillors D Hamilton, J Englefield and Vice-Chairman Councillor R Bird as new Members of the Committee. I look forward to working with you all this year.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at the meeting.

5. DEPUTATIONS

No deputations were received at this meeting.

6. MONITORING OFFICER REPORT

The Committee received the Monitoring Officer report from the Council's Monitoring Officer. The reports outlined the purpose of the Audit and Governance Committee in line with the Committee's functions. It also confirmed the Committee's work programme and asked Members to approve updates to the Council's Constitution. The report is set out in two parts. Part One provided details of items for noting and Part Two set out those items for approval or endorsement.

The Monitoring Officer explained that this is the first report of this type to be delivered the Audit and Governance Committee and will be a standard report on every meeting agenda. She also highlighted to Members that the incorrect document had been appended at appendix D. The correct version was tabled at the meeting. The Monitoring Officer explained that as the Committee were being asked to approve the addition of the document to the Constitution and not approve the document itself, this error doesn't affect the Committees ability to recommend the updates for approval.

RESOLVED that the Audit and Governance Committee: -

- a) note the contents of Part One of the report; and
- b) recommend that Council approve the updates to the constitution set out in Part Two.

7. EXTERNAL AUDIT - ANNUAL REPORT & VALUE FOR MONEY COMMENTARY

The Committee received a report from the Deputy Chief Executive Officer which presents the External Auditor's Annual Audit Report for 2020/21.

The Committee raised concerns over the increased fees outlined on page 72 of the agenda pack, as these are significantly higher than the PSAA scale fee and a £20,000 increase on the previous year. The Deputy Chief Executive Officer addressed the Committee to reassure Members that although Officers do accept some of the reasons for the increase in Ernst & Youngs fees, the Council have formally challenged the fees with the PSAA. The outcome of the challenge should be provided to the Council later this year. The Chairman asked that the Committees support to the Council's challenge be noted.

RESOLVED that the Audit and Governance Committee notes the contents of the Annual Audit Report 2020/21 submitted by the Council's external auditors, attached as Appendix A.

8. COUNTER FRAUD ANNUAL REPORT

The Committee received a report from the Head of Finance and Audit providing an update on the counter fraud work carried out in the last 12 months including the numbers and outcomes of fraud cases.

RESOLVED that the Audit and Governance Committee note the contents of the report.

9. HEAD OF AUDITS REPORT

The Committee received the Head of Audits report from the Head of Finance and Audit providing Members with the assurances arising from the latest internal audit work. It also gave an update on the progress being made with setting and delivering the audit plans.

RESOLVED that the Audit and Governance Committee: -

- a) note the progress of the internal audit work; and
- b) approve the interim annual audit plan for 2022/23.

(The meeting started at 6.00 pm
and ended at 6.56 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Leisure and Community Scrutiny Panel (to be confirmed at the next meeting)

Date: Tuesday, 7 June 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor D G Foot (Chairman)

Councillor Mrs L E Clubley (Vice-Chairman)

Councillors: R Bird, Mrs K K Trott, Miss T G Harper and Mrs P M Bryant
(deputising for M J Ford, JP)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors M Ford and Mrs S Bayford.

2. MINUTES

RESOLVED that the Minutes of the Leisure and Community Scrutiny Panel meeting held on the 11 January 2022 be signed and confirmed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no announcements made by the Chairman.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. LEISURE AND COMMUNITY PORTFOLIO OVERVIEW

The Panel received a presentation from the Executive Member for Leisure and Community, Councillor Mrs S Walker providing an overview of the Leisure and Community Portfolio. A copy of the presentation is appended to these Minutes.

The Director of Leisure and Community introduced the item to the Panel and began by highlighting the purpose of the Leisure and Community Scrutiny Panel to Members. This included highlighting the areas of responsibility which sit within the Leisure and Community Portfolio and explaining the scrutiny role of the Panel.

Councillor Mrs Walker then delivered the remainder of the presentation to the Panel explaining in detail what is provided within the Leisure and Community Portfolio that she, as Executive Member, is responsible for. She began by highlighting to the Panel that the only statutory provision that the Council is required to provide is allotments.

The presentation went on to discuss Community Buildings, Leisure Centres and an overview of the play areas throughout the Borough including the destination play areas at Holly Hill, Daedalus and Abbey Meadows. Councillor Mrs Walker expressed delight at the recent installation of a wheelchair swing at the Holly Hill play area and hoped that more inclusive equipment will be installed at more sites across the Borough.

Also highlighted within the presentation were the many events that the Leisure and Community Team had organised across the Borough. In particular Councillor Mrs Walker praised the team for the recent Queens Platinum

Jubilee celebrations at Portchester Castle. The Beacon Lighting saw in excess of 5000 people in attendance which is testament to the hard work of the Leisure and Community Team.

Members of the Panel asked questions for clarification throughout the presentation. Namely questions were asked about the ongoing challenges with moving forward the Cams Alders Vision. This has been an item of discussion for the Panel for some time and Members requested an update. The Director of Leisure and Community reassured the Panel that a great deal of discussions had been taking place and it is hoped that an update would be brought to the Panel within this calendar year.

Lastly, Members expressed disappointment that the sand pit would not feature within the programme of events for the Town Centre this summer. Officers explained that although the sand pit was very popular last year and had attracted many visitors to Fareham Town Centre, the challenges faced with logistics and funding had meant that the Council wasn't able to provide the facility this year. It is hoped that the proposed programme of events will be as popular, and officers will investigate securing the sand pit for future years.

RESOLVED that the Leisure and Community Scrutiny Panel note the contents of the presentation.

7. EXECUTIVE BUSINESS

(1) Community Fund Application - Dinky Tinkers

No comments were received.

(2) The Queen's Platinum Jubilee Proposals

No comments were received.

(3) Grant Money for Carbon Reduction Initiatives at Community Centres

No comments were received.

(4) Community Fund Application - Funtley Village Society

No comments were received.

8. LEISURE AND COMMUNITY SCRUTINY PANEL PRIORITIES

The Panel considered the Scrutiny Priorities for the Leisure and Community Scrutiny Panel.

The Director for Leisure and Community addressed the Panel to highlight the priority areas that had been identified in the last municipal year and talk through some of the topics which the Panel can expect to be brought by way of pre-scrutiny within this municipal year.

The Chairman asked Members if they had any topics which they wished to brought to a future meeting.

The Panel agreed that they wish to invite the Hampshire Cultural Trust to a future meeting in order to ask questions about the Westbury Manor Museum. Members expressed interest in footfall for both the café and the museum, including details on the impact the Covid-19 Pandemic has had on attendance to both the café and the museum and what is being done to encourage people to visit the venue. Members would also like to know about the volunteer provision as it is believed there have been challenges with staffing. It was agreed that officers would compose a scoping report in consultation with the Chairman to invite the Hampshire Cultural Trust to a future meeting of the Panel.

Members of the Panel also asked if some information could be provided through an agenda item on the grant money that has been made available to Community Centres to reduce their carbon footprint. Specifically, Members asked for information on what this money had been spent on and what other measures the Centers are introducing to reduce their impact on the environment. The Director of Leisure and Community advised that officers would investigate this as an item to be brought to a future meeting of the Panel.

RESOLVED that the Panel considered the Scrutiny Priorities for the Leisure and Community Scrutiny Panel.

(The meeting started at 6.00 pm
and ended at 7.00 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning and Development Scrutiny Panel (to be confirmed at the next meeting)

Date: Wednesday, 8 June 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor M R Daniells (Chairman)

Councillor Ms S Pankhurst (Vice-Chairman)

Councillors: Ms F Burgess, Mrs J Needham, P Nother, N J Walker and
Mrs P Hayre (deputising for Mrs T L Ellis)

**Also
Present:**



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor T L Ellis.

2. MINUTES

RESOLVED that the Minutes of the Planning and Development Scrutiny Panel meeting held on the 02 February 2022 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed Members of the Planning and Development Scrutiny Panel to the new municipal year and in particular provided a warm welcome to the four new Members of the Panel including the Vice-Chairman.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. PLANNING AND DEVELOPMENT PORTFOLIO OVERVIEW

The Panel received a presentation from the Director of Planning and Regeneration on an overview of the Planning and Development Portfolio along with an explanation of the role of the Scrutiny Panel. A copy of the presentation is appended to these Minutes.

The presentation highlighted the functions of the Planning and Development Scrutiny Panel and clarified the purpose of the standard agenda items and what the Panels role is in scrutinising those items. The Director of Planning and Regeneration went on to discuss the current priorities and advised that the Welborne Delivery and the Council's Local Plan would feature predominantly within this municipal year's panel priorities.

The Chairman followed up on a question that had been raised at the last meeting with regards to the housing delivery test and if empty homes were included in the figure. Officers confirmed that they were not included in the figure, but the number of vacant properties would be circulated to Members outside of the meeting for clarification.

RESOLVED that the Panel note the contents of the presentation.

7. COASTAL PARTNERS

The Panel received a presentation by Jane Ryan, Business Manager, Andy Pearce, Engineering Manager and Samantha Box, Feasibility, Option Appraisal and Funding Team Leader in the Policy, Environment and Research

Team from the Coastal Partners. The presentation provided an update on the service as a whole, climate change and information on current projects within the Fareham Borough. A copy of the presentation is appended to these Minutes.

Councillor S Martin, Executive Member for Planning and Development was invited by the Chairman to take part in discussions on this item.

Jane Ryan began the presentation by providing an overview of Coastal Partners, which Fareham Borough Council joined in 2012. She explained that the partnership currently has sixty-four dedicated staff that are all passionate about protecting the coastline. Chichester District Council have also just recently joined the partnership which will build a stronger resilient workforce and increase the skills of the team.

Andy Pearce then went on to highlight the asset management and maintenance work of Coastal Partners. He explained how these projects are influenced by climate change. He explained that maintenance work is not funded by central Government so sourcing affordable, sustainable materials is an ongoing challenge for his team. Biodiversity is also a key element of the projects to ensure installations have a positive impact on the environment with every project being assessed to reduce the carbon footprint of Coastal Partners.

Finally, Samantha Box addressed the Panel to highlight the two projects currently being developed within the Fareham Borough, at Fareham Quay and Alton Grove to Cadour Drive. Flood and Coastal Erosion Risk Management (FCERM) scheme options will be developed to reduce flood and erosion risk and address historic landfill issues. It is hoped that these studies will start this summer once a consultant has been procured.

Samantha also provided an overview of the Hook Lane Coastal Management Study which is currently underway. Exhibitions on the shortlisted design options are to be held on the 12th and 13th of July 2022 in Warsash.

Members engaged in a detailed discussion on a wide variety of the information delivered by Coastal Partners and asked questions for clarification particularly regarding the recent Standing Conference on Problems Associated with the Coastline (SCOPAC) research which shows concerning trends in sea level rise, wave height and storms along the south coast of England.

Members also asked about Coastal Partners ability to budget for long term projects considering the rising costs of materials. Andy Pearce explained that material costs had increased by around 40% within the last twelve months so forecasting budgets is a significant challenge for the Coastal Partners team.

RESOLVED that the Panel note the contents of the presentation.

8. PLANNING STRATEGY UPDATE

The Panel received a Planning Strategy update presentation by the Head of Planning Strategy and Economic Development. A copy of the presentation is appended to these Minutes.

Councillor S Martin, Executive Member for Planning and Development was invited by the Chairman to take part in discussions on this item.

The presentation provided Members with an overview of the topics which the Panel can expect to see within this standard agenda item throughout this municipal year. This allowed Members of the Panel to ask questions for clarification on some of the more complex items which the Panel will be asked to scrutinise over the next twelve months. In particular, the Head of Planning Strategy and Economic Development explained in detail the phases of developing the Local Plan which is entering its final phases before adoption by Council. The Housing Delivery Test was also discussed in detail along with its impact on the planning process.

RESOLVED that the Panel note the contents of the presentation.

9. EXECUTIVE BUSINESS

(1) Fareham Coastal Defence Study (Fareham Quay and Alton Grove to Cador Drive)

No comments were received.

10. PLANNING AND DEVELOPMENT SCRUTINY PANEL PRIORITIES

The Panel considered the Scrutiny Priorities of the Planning and Development Scrutiny Panel.

The Director of Planning and Regeneration addressed the Panel to suggest that at the next scheduled meeting of the Panel, Sarah Ward, Head of Strategic Sites, be asked to attend and provide an update to the Panel on the Welborne Delivery. The Panel agreed that this would be very useful and asked for an item to be added to the agenda.

RESOLVED that: -

- a) the Panel considered the priorities of the Planning and Development Scrutiny Panel; and
- b) agreed that an item on the Welborne delivery be brought to the next scheduled meeting of the Panel.

(The meeting started at 6.00 pm
and ended at 8.45 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Health and Public Protection Scrutiny Panel

(to be confirmed at the next meeting)

Date: Tuesday, 21 June 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor F Birkett (Chairman)

Councillor Ms S Pankhurst (Vice-Chairman)

Councillors: Mrs P M Bryant, Mrs T L Ellis, Miss T G Harper, Mrs J Needham
and Mrs K K Trott

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies for absence.

2. MINUTES

The Panel noted an amendment at item 8 of the previous minutes to reflect that as the motion proposing height barriers at Portchester precinct car park related to an Executive function, the recommendation made by the Panel would be referred to the Executive, rather than full Council, for consideration.

RESOLVED that the minutes of the meeting of the Health and Public Protection Scrutiny Panel held on 22 March 2022 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's Announcements.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OR ADVICE OR DIRECTIONS

Councillor Mrs P M Bryant declared a non-pecuniary interest in respect of item 7 on the agenda as she is the Neighbourhood Watch coordinator for her local area.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. EXECUTIVE BUSINESS

(1) Dog Control Public Spaces Protection Order

There were no questions or comments for clarification.

(2) Introducing marked parking bays at Meon Shore Car Park

There were no questions or comments for clarification.

7. THE ROLE AND FUNCTION OF THE HEALTH & PUBLIC PROTECTION SCRUTINY PANEL

Councillor Mrs P M Bryant declared a non-pecuniary interest in this item as she is the Neighbourhood Watch coordinator for her local area.

The Panel received a presentation by Councillor J Bull, Executive Member for Health and Public Protection which provided an overview for new members on the role and functions of the Health and Public Protection Scrutiny Panel. A copy of the presentation is attached to these minutes as Appendix A.

During the discussion on this item, it was requested by the Panel that thanks be put forward to the Community Safety Team for their help in resolving a recent issue relating to Homelessness.

RESOLVED that:

- (a) the Executive Member for Health and Public Protection be thanked for providing a very interesting and informative presentation; and
- (b) the Health and Public Protection Scrutiny Panel notes the content of the presentation.

8. FOOD SAFETY SERVICE RECOVERY PLAN

The Panel considered a report by the Director of Leisure and Community which presented the Food Safety Service Recovery Plan for consideration and approval.

During the discussion of this item, a few minor grammatical amendments to the Food Safety Service Recovery Plan were identified for correction.

RESOLVED that, subject to the correction of minor grammatical amendments, the Health and Public Protection Scrutiny Panel approves the Food Safety Service Recovery Plan as presented at Appendix A to the report.

9. HEALTH AND PUBLIC PROTECTION SCRUTINY PANEL PRIORITIES

The Director of Leisure and Community advised members that a report will be brought to the next meeting of the Panel which will detail the outcomes of the 12 month review of the car parking charges that were introduced in August last year at the Borough's coastal car parks.

During the discussion of the Scrutiny Priorities, it was requested by members that:

- i) a representative from Queen Alexandra Hospital be invited to a future meeting of the Panel to provide an update on the new Accident and Emergency Facility that is being built; and
- ii) in light of the nationally low level of resolved burglary crimes, information be provided by the police in respect of burglary crimes in Fareham.

It was agreed that a scoping report will be prepared for approval at the next meeting which will outline the areas of interest for scrutiny at Queen Alexandra Hospital and that burglary crime rates for Fareham would be taken forward with the local Chief Inspector to see if information can be provided.

RESOLVED that the Scrutiny Priorities for the Health and Public Protection Panel were reviewed.

(The meeting started at 6.00 pm
and ended at 7.26 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Daedalus Scrutiny Panel (to be confirmed at the next meeting)

Date: Thursday, 23 June 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor S Dugan (Chairman)

Councillor Mrs J Needham (Vice-Chairman)

Councillors: Mrs S M Bayford, Mrs P Hayre, Mrs K Mandry, P Nother and

**Co-opted
Members:** Mr J Butts

**Also
Present:** Councillor S D T Woodward Executive Member for Policy and
Resources (Items 8, 10 (1) and 10 (2))



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor M J Ford.

2. MINUTES

RESOLVED that the minutes of the Daedalus Scrutiny Panel meeting held on 1 March 2022 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman welcomed Councillor Mrs J Needham (Vice-Chairman) and Councillor P Nother to the meeting.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTION

There were no Chairman's announcements made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. PRESENTATION - INTRODUCTION TO THE DAEDALUS SCRUTINY PANEL

The Panel received a presentation from the Director of Planning and Regeneration on an Introduction to the Daedalus Scrutiny Panel (a copy of this presentation has been appended to these minutes).

The presentation gave a brief outline of the functions of the Panel and the role that Members play within the Scrutiny process.

Mr Butts commented that in respect of pre-scrutiny he felt that sometimes there was not sufficient time between the agenda publication and the meeting for Members to have been able to fully scrutinise reports prior to attending the meeting.

A discussion took place as to how members of the Panel could be better informed of upcoming decisions to allow more time for pre-scrutiny. It was agreed that under the standard item of Scrutiny Priorities on the agenda, that members would be given an update as to any known reports/decisions that may be coming forward at some point.

RESOLVED that the Panel noted the presentation.

7. NEIGHBOURHOOD IMPACT OF AIRPORT

The Committee received a verbal update and a presentation from the Head of Environmental Health on the Neighbourhood Impact of the Airport. (A copy of this presentation has been appended to these minutes).

RESOLVED that the Head of Environmental Health be thanked for this presentation and verbal report.

8. SOLENT AIRPORT - ANNUAL REPORT

The Panel received a presentation from Marshall Barrand, Project Director from Regional and City Airports Ltd (RCA) on the Annual Report of the Airport performance for 2021/22.

At the invitation of the Chairman, Councillor S D T Woodward (Executive Member for Policy and Resources) addressed the Committee on this item.

Members asked questions following the presentation, however many of the queries surrounded the continuing rise in fuel costs and how this may impact on the Airport. Mr Barrand addressed the Panel to confirm that at present there has been no noticeable drop in fuel purchases, but that they will continue to monitor this.

Mr Butts enquired as to whether there was a Safeguarding Plan in place that has been prepared by RCA (as Airport Operator) and submitted to and agreed with the Local Planning Authority.

It was agreed that the situation pertaining to a Safeguarding Plan would be investigated further with RCA (as Airport Operator) and the Local Planning Authority.

RESOLVED that Marshall Barrand be thanked for his informative presentation.

9. FAREHAM INNOVATION CENTRE: 2021 - 2022 ANNUAL REPORT

The Panel received a presentation from Stephen Brownlie, Centre Director of Fareham Innovation Centre, on the performance of the Innovation Centre for 2021/22.

Members asked questions following the presentation on marketing of the apprenticeships and what work is being undertaken to ensure that businesses remain within the Borough once graduating from the Innovation Centre. Mr Brownlie addressed the Panel to confirm that the Innovation Centre works closely with the Council to try and identify sites within the Borough where these businesses can relocate to, as well as trying to utilise other office space within the Daedalus site.

RESOLVED that Stephen Brownlie be thanked for his informative presentation.

10. EXECUTIVE BUSINESS

The Panel consider the Executive items of business which fall under the remit of the Policy and Resources Portfolio, specifically in relation to Daedalus, including Executive Member decisions and Officer delegated decisions, that have all taken place since the last meeting of the Panel on 1 March 2022.

The Panel considered the decisions at items 10(1) – 10(2) of the agenda.

RESOLVED that the Daedalus Scrutiny Panel considered the following items of Business.

(1) Daedalus Finance Strategy

The Executive Member for Policy and Resources was asked if there were any major changes to this decision following the Panel's Pre-Scrutiny of this item at its meeting on 1 March 2022.

The Executive Member for Policy and Resources confirmed that there were no changes.

(2) Investment Programme for Solent Airport, Daedalus

The Executive Member for Policy and Resources was asked if there were any major changes to this decision following the Panel's Pre-Scrutiny of this item at its meeting on 1 March 2022.

The Executive Member for Policy and Resources confirmed that there were no changes.

11. SCRUTINY PRIORITIES

The Head of Strategic Sites addressed the Panel on this item and provided members with an update on some items that should be coming forward to the September and October meetings for this year.

She also invited the Panel to put forward suggestions for items that they would like to scrutinise at a future meeting.

Councillor Mrs Bayford requested a site visit to CTECH and CEMAST, as they found the previous visit to the Innovation Centre extremely useful.

Councillor Mrs Mandry requested an Update on the AGL Aeronautical Ground Lighting scheme, and also requested a further report on the performance of the Council's Airport Operator.

(The meeting started at 6.00 pm
and ended at 7.23 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Streetscene Scrutiny Panel (to be confirmed at the next meeting)

Date: Wednesday, 6 July 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor Miss T G Harper (Chairman)

Councillor Mrs P Hayre (Vice-Chairman)

Councillors: Ms C Bainbridge, D G Foot, N R Gregory and Mrs K Mandry

Also Present: I Bastable, Executive Member for Streetscene.



1. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Mrs L E Clubley.

2. MINUTES

RESOLVED that the minutes of the meeting of the Streetscene Scrutiny Panel held on 24 March 2022 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no Chairman's announcements.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. EXECUTIVE BUSINESS

There were no items of Executive business for the Panel to consider at this meeting.

7. THE ROLE AND FUNCTIONS OF THE STREETSCENE SCRUTINY PANEL

The Panel received a presentation by the Head of Streetscene and the Executive Member for Streetscene which provided an overview for new members on the role and functions of the Streetscene Scrutiny Panel. A copy of the presentation is attached to these minutes as Appendix A.

During the discussion of this item a possible opportunity was identified to encourage local community groups and volunteers to help maintain the increasing amount of land that the Council adopts as a result of planning approvals. It was agreed that this be added to the Scrutiny Priorities for the Panel for further consideration at a later date.

Members raised concern that at some of the larger open spaces across the Borough, particularly where there are often significant numbers of visitors over the weekend and holiday periods, the capacity of the rubbish bins is sometimes inadequate and can overspill onto the ground, causing wildlife to forage and scatter the contents. Members were advised to let the Public Spaces Operations Manager know if they become aware of any particular bins that cause this issue.

In discussing the Council's annual herbicide treatment across the Borough, concern was raised that the use of glyphosate could be detrimental to the bee population and may also be harmful to dogs. It was agreed that Scrutiny of the Council's herbicide treatment programme would be added to the Scrutiny

Priorities for the Panel to consider, in particular, if there are any alternative effective treatments available.

At the end of this item, the Chairman and the Vice Chairman commented on the incredibly diverse areas of work covered by the Streetscene portfolio and expressed their thanks to all members of the Streetscene Team for the fantastic service they provide. The Chairman also encouraged new members of the Panel to visit the Depot to see first-hand the work that takes place there. Members wishing to make such a visit were requested to contact the Head of Streetscene to make suitable arrangements.

RESOLVED that the Streetscene Scrutiny Panel notes the content of the presentation.

8. STREETSCENE SCRUTINY PANEL PRIORITIES

Members considered the Scrutiny Priorities for the Panel and agreed that, as discussed at item 7 of the agenda, the following items be added to the Plan:

- i) the potential for Local Community Groups to assist with the maintenance of adopted land in the Borough, which is increasing as a result of planning approvals;
- ii) consideration of the availability and effectiveness of alternative products for use in the Council's future annual herbicide treatments across the Borough

RESOLVED that Members discussed and agreed the Scrutiny Priorities for the Streetscene Panel.

(The meeting started at 6.00 pm
and ended at 7.30 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Policy and Resources Scrutiny Panel (to be confirmed at the next meeting)

Date: Monday, 11 July 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor Mrs S M Bayford (Chairman)

Councillor N J Walker (Vice-Chairman)

Councillors: F Birkett, M R Daniells, D J Hamilton, Miss T G Harper and Mrs K Mandry

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence.

2. MINUTES

RESOLVED that the minutes of the Policy and Resources Scrutiny Panel meeting held on 3 March 2022 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 AND DISCLOSURES OF ADVICE OR DIRECTION

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. CAPITAL AND TREASURY MANAGEMENT OUTTURN 2021-22

The Panel considered a report by the Deputy Chief Executive Officer on the Capital and Treasury Management Outturn 2021/22.

RESOLVED that the Panel recommends that the Executive endorses the Capital and Treasury Management Outturn 2021/22 report when it considers it at its meeting on 5 September 2022.

7. UK SHARED PROSPERITY FUND INVESTMENT STRATEGY

The Panel considered a report by the Deputy Chief Executive Officer which reviewed the Executive's proposals for the use of the Council's allocation from the UK Shared Prosperity Fund, prior to the submission of the Borough Investment Plan.

RESOLVED that the Panel agreed that the Executive proposals for the use of the Council's allocation from the UK Shared Prosperity Fund be included in the Borough Investment Plan.

8. NEW WAYS OF WORKING UPDATE

The Panel received a presentation from the Deputy Chief Executive Officer which provided an update on the New Ways of Working. (A copy of this presentation is appended to these minutes).

The Panel commented on how well the new approach is working, and noted that the customer is main priority, with the Council ensuring any changes to staff working patterns does not have any impact on the level service provided to its customers.

The Panel asked questions regarding confidentiality and how this is being maintained with those employees working at home. The Deputy Chief Executive Officer confirmed that here is guidance provided to all employees with regard to working at home, which states that employees must be able to work in an environment where confidentiality is ensured.

The Panel also enquired whether any revenue opportunities had been explored with the decreased number of staff in the building. The Deputy Chief Executive Officer confirmed that initially cost savings on lighting, heating etc are being worked out by combining teams into fewer floors. He confirmed that there then may be an opportunity to lease more floor space of the civic offices to other organisations which would generate revenue income for the Council.

RESOLVED that the Panel thank the Deputy Chief Executive Officer for his informative presentation.

9. EXECUTIVE BUSINESS

The Panel considered the Executive items of business which falls under the remit of the Policy and Resources Portfolio, including Executive Member decisions and Officer delegated decisions, that have taken place since the last meeting of the Panel on 3 March 2022.

The Panel considered the decisions at items 9(1) to 9(8) of the agenda.

(1) Irrecoverable Debts

There were no comments received.

(2) Cash Office Provision

There were no comments received.

(3) Citizen of Honour Nominations 2022

There were no comments received.

(4) Approval of a Disposal at Spitfire Way

There were no comments received.

(5) Daedalus Financial Strategy

There were no comments received.

(6) Energy Rebate Discretionary Policy

There were no comments received.

(7) Investment Programme for Solent Airport, Daedalus

There were no comments received.

(8) Regeneration of Fareham Town Centre, including Fareham Live and Osborn Road Multi-Storey Car Park

There were no comments received.

10. SCRUTINY PRIORITIES

The Deputy Chief Executive Officer addressed the Panel on this item and offered members the opportunity to put forward any items of business that they may wish to consider at a future meeting.

There were no further items put forward on this occasion.

(The meeting started at 6.00 pm
and ended at 7.01 pm).

FAREHAM

BOROUGH COUNCIL

Minutes of the Climate Change Scrutiny Panel (to be confirmed at the next meeting)

Date: Tuesday, 12 July 2022

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor Mrs T L Ellis (Chairman)

Councillor N R Gregory (Vice-Chairman)

Councillors: M R Daniells, Mrs L E Clubley, J M Englefield, Mrs J Kelly
(deputising for Ms C Bainbridge) and Mrs J Needham
(deputising for S Dugan)

Also Present: Mrs K K Trott (Item 10)



1. APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors, Ms C Bainbridge and S Dugan.

2. MINUTES

It was AGREED that the Minutes of the Climate Change Scrutiny Panel held on the 09 March 2022 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made the following announcement –

I wanted to comment on today's press release regarding UPOWA's purchase of the new unit at the Faraday business park. The company's Director was quoted as saying, that one of the main reasons for choosing the unit is due to its energy efficient and forward-thinking design. This is a testament to the investment in environmental technology that Fareham Borough Council has made in building the new units, consistent with the Climate Change Action Plan.

4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS

There were no declarations of interest made at the meeting.

5. DEPUTATIONS

A deputation was received from Anne Stephenson from Fareham and Gosport Friends of the Earth on items 6, 7, 8, 9 and 10. Andy Rolfe attended the meeting to read the deputation out on Annes behalf.

6. CLIMATE CHANGE SCRUTINY PANEL OVERVIEW

The Panel received a presentation from the Director of Planning and Regeneration which provided an overview for Members on the role and functions of the Climate Change Scrutiny Panel.

Members queried their ability to influence the Executive to make changes to the Climate Change Action Plan (CCAP). The Director of Planning and Regeneration explained that the Panel has a unique function in that it directly influences the work within the CCAP. At every meeting an update on the CCAP is brought to the Panel to provide Members with the opportunity to comment on the scope of and priority given to future projects.

RESOLVED that the Panel note the contents of the presentation and made comments and raised questions for clarification.

7. COUNCIL'S CARBON FOOTPRINT UPDATE

The Panel received a presentation from the Policy, Research and Engagement Officer, Alex Jolley, on the Council's Carbon Footprint. The presentation provided details on recent carbon footprint calculations and detailed analysis of the changes in the Council's operational emissions.

Members raised concerns over the gas usage of some of the Council's community buildings, and in particular the Leisure Centres, as this equates to large amounts of CO2 within the Borough. Officers explained that this is a key focus for both the Policy and Leisure and Community Departments. Leisure Centres use very high amounts of energy which is a national problem. Discussions are already taking place with Everyone Active, who run both the Holly Hill and Fareham Leisure Centres, to work with them in tackling this issue long term.

RESOLVED that the Panel note the contents of the presentation.

8. CLIMATE CHANGE ACTION PLAN - ANNUAL REVIEW

The Panel received a presentation from the Policy, Research and Engagement Manager providing an annual review of the Council's The Climate Change Action Plan (CCAP) which was approved by the 7 June 2020 Executive.

A public document providing an overview of the main areas of progress that have been made since the CCAP was first presented to the Climate Change Scrutiny Panel on the 27 May 2021 at Appendix A was presented to the Panel page by page and explained in detail allowing Members to ask questions for clarification.

Members agreed the annual review provided a positive overview and it is clear that the Council is moving in the right direction with the CCAP.

RESOLVED that the Climate Change Scrutiny Panel note and comment on the contents of the review document in Appendix A.

9. EXECUTIVE BUSINESS

There were no items of Executive Business for the Panel to consider.

10. CLIMATE CHANGE SCRUTINY PANEL PRIORITIES

The Panel considered the priorities for the Climate Change Scrutiny Panel for the new municipal year. Several items were discussed and at the invitation of the Chairman, Councillor K K Trott addressed the Panel to suggest that the Asset Management Team be asked to attend in order to provide Members with an overview of the work being undertaken to reduce the carbon footprint of the Civic Offices.

The Director of Planning and Regeneration addressed the Committee to summarise the items that had been discussed. The proposed agenda items are as follows: -

- i. Building Control Partnership, to present information on the changes to the building regulations in relation to Climate Change.

- ii. Climate Change Action Plan Programme: To provide a report on the timed project programme.
- iii. Asset Management Team, to present details on the work to reduce the Civic Offices carbon footprint.
- iv. Hampshire County Council, a scoping report will be brought to a future meeting of the Panel to allow Members to invite officers from Hampshire County Council to a future meeting of the Panel to explain the plans for carbon neutrality by 2050.
- v. Streetscene, for the Head of Service to present information to the Panel on the Streetscene services work to reduce emissions across the Borough.

RESOLVED that the Panel considered the Scrutiny Priorities for the Climate Change Scrutiny Panel.

(The meeting started at 6.00 pm
and ended at 7.35 pm).