

FAREHAM

BOROUGH COUNCIL

Minutes of the Council

Date: Thursday, 15 December 2016

Venue: Council Chamber - Civic Offices

PRESENT:

Mrs C L A Hockley
(Mayor)

G Fazackarley
(Deputy Mayor)

Councillors: K A Barton, B Bayford, Mrs S M Bayford, Miss S M Bell, F Birkett, Mrs M Brady, Mrs P M Bryant, J E Butts, T M Cartwright, MBE, Mrs L E Clubley, S Cunningham, P J Davies, Mrs T L Ellis, J M Englefield, K D Evans, M J Ford, JP, Miss T G Harper, Mrs C Heneghan, L Keeble, R H Price, JP, D L Steadman, Mrs K K Trott, N J Walker, C J Wood and S D T Woodward



1. PRAYERS

The meeting was opened with prayers from Reverend Susan Allman of St. Peter's Church in Titchfield.

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A. Mandy, Mrs K. Mandy, S. Martin and Ms S. Pankhurst.

3. MINUTES

RESOLVED that the Mayor be authorised to sign as a correct record the minutes of the Council meeting held on the 13 October 2016.

4. MAYOR'S ANNOUNCEMENTS

The Mayor announced that she had recently undertaken a Civic Visit to Pulheim. This was a successful visit where everyone was made very welcome.

The Mayor took the opportunity to wish everyone a very happy Christmas.

Mayor's Tea Party

The Mayor announced that a Tea Party will be held on Thursday 2 February 2017 in the Mayor's Parlour at the Civic Offices. This will commence at 2.30pm and admission is £4.00. Nick Girdler of BBC Solent fame will be in attendance.

Quiz Night

The Mayor announced that on Saturday 4 February 2017 there will be a quiz night at the Palmerston Indoors Bowls Club in Palmerston Drive, Fareham. This will start at 7pm and tickets can be purchased for £15 which includes a two course meal.

5. EXECUTIVE LEADER'S ANNOUNCEMENTS

The Executive Leader was pleased to announce that Fareham Borough Council had been presented with two Awards from The Fareham Society's 40th Anniversary Design Awards. The first one was presented for a new build non-residential in recognition of the excellent standard of design and execution of the Fareham Innovation Centre.

The second award was received in recognition of the excellent standard of design and execution of the repair of the Bell Tower and Spire at Fareham Cemetery.

6. EXECUTIVE MEMBERS' ANNOUNCEMENTS

The Executive Member for Public Protection announced that on Thursday 24 November, he attended the Police Crime Commissioner's launch of his Restorative Justice and approaches strategy 2017-2020.

The Executive Member for Public Protection explained that it is known, through extensive research, that Restorative Justice (RJ) meets the needs of victims and puts them at the heart of the process through establishing what harm has been caused, what the needs of the victim are and how these can best be met. Restorative Justice is also demonstrating that it has a potential to reduce re-offending when combined with the right interventions.

The Executive Member for Public Protection stated that at the launch in Portsmouth Guildhall, they heard from the Director of Service Delivery for Restorative Justice who had been using restorative approaches over the last 15 years. They also heard from a victim of a sex crime, and also a perpetrator who was convicted of manslaughter and served time in prison. Both these speakers were passionate advocates of Restorative Justice and explained how it had helped them to come to terms with their respective situations, in that both met - in the first case - the perpetrator, and in the second case, the bereaved family. In doing so, it helped them come to terms with their situation and made them better people for the future.

The Executive Member for Public Protection stated that the Restorative Justice paper can be found on the Commissioner's website.

7. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

8. PRESENTATION OF PETITIONS

The Executive Leader presented a Petition entitled "Remove the Newgate 4 Horses". This Petition is demanding the removal of neglected horses from land in Newgate Lane.

The Mayor advised that this Petition will be dealt with in accordance with the Council's Petition Scheme.

The Mayor announced that a Petition has been received entitled "Preserve the unique identity of Portchester – We the undersigned petition the Council to preserve the unique identity of Portchester as a village and not simply part of Fareham by lobbying Royal Mail to maintain the name of Portchester in postal addresses". This was a combined paper and e-petition comprising 1,564 signatures which ended on the 14 October 2016.

Councillor G Fazackarley presented the Motion that Fareham Borough Council writes to Royal Mail to affirm the unique identity of Portchester and to request that the name of Portchester continues to be used in postal addresses.

In considering this item, a Deputation was received from Mr Trevor Alford.

Having duly been seconded by Councillor Walker and following a debate, the Motion was carried unanimously.

9. DEPUTATIONS

A deputation was received from Mr Trevor Alford and heard under item 8 during the presentation of the Petition.

10. REPORTS OF THE EXECUTIVE

(1) Minutes of meeting Monday, 10 October 2016 of Executive

RESOLVED that:

- (a) the minutes of the Executive meeting held on Monday, 10 October 2016 be received; and
- (b) that the recommendations contained in minute 9(1)(b) be accepted and accordingly the Council approve the update Pay Policy which was annexed to the Medium Term Finance Strategy.

(2) Minutes of meeting Monday, 7 November 2016 of Executive

RESOLVED that the minutes of the Executive meeting held on Monday, 7 November 2016 be received.

(3) Minutes of meeting Monday, 5 December 2016 of Executive

RESOLVED that the minutes of the Executive meeting held on Monday, 5 December 2016 be received.

(4) Schedule of Individual Executive Member and Officer Delegated Decisions

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

11. REPORT OF THE SCRUTINY BOARD

(1) Minutes of meeting Thursday, 24 November 2016 of Scrutiny Board

RESOLVED that the minutes of the Scrutiny Board held on Thursday, 24 November be received.

12. REPORTS OF OTHER COMMITTEES

- (1) Minutes of meeting Wednesday, 12 October 2016 of Planning Committee

RESOLVED that the minutes of the Planning Committee held on Wednesday, 12 October 2016 be received.

- (2) Minutes of meeting Wednesday, 16 November 2016 of Planning Committee

RESOLVED that the minutes of the Planning Committee held on Wednesday, 16 November 2016 be received.

- (3) Minutes of meeting Monday, 28 November 2016 of Audit and Governance Committee

RESOLVED that:

- (a) the Minutes of the Audit and Governance Committee held on Monday, 28 November 2016 be received;
- (b) that the recommendations contained in minute 7(a) be accepted and accordingly:
- i. the Council agree the proposed changes to Authorisation limits in Financial Regulation 4; and
 - ii. that the recommendations contained in minute 7(b) be accepted and accordingly the Council approve the proposed changes to the wording in Financial Regulation 13.2.2 to include the inclusion of the words "and within the remit of their service" so that it reads "Property, Estates or Procurement teams, as appropriate to the acquisition and within the remit of their service".

13. QUESTIONS UNDER STANDING ORDER 17.2

Question received from Councillor P J Davies:

1. Would the Executive Member advise how many affordable homes were built in the Borough of Fareham in 2015/16?
2. Would the Executive Member advise how affordable homes are to be provided in the Borough of Fareham in the future?
3. Would the Executive Member agree that building affordable homes at 50% to 60% of the market rents, would mean that hardly any affordable homes would be built, as with any mortgage, the repayment period is 25 to 30 years?

4. Is the Executive Member aware that in addition to the Hampshire Rose site, Fareham North West can provide land for an additional 20 affordable homes as its contribution to dealing with the housing crisis in Fareham?

Responses from the Executive Leader:

1. A total 79 affordable housing homes were delivered in the Borough during the financial year ending 31 March 2016.
2. They will be delivered largely through local planning policy. Policy CS18 (Provision of Affordable Housing) in our Core Strategy, which was adopted in August 2011, requires the provision of affordable housing on any scheme that delivers a net gain of 5 or more dwellings. However, since the adoption of this policy the net gain has been increased to 11 or more due to a national policy change. In addition, the required proportion of affordable units cannot always be secured by the Council. This is because national policy provides the opportunity for applicants to provide financial viability evidence which may support a reduction in the number of affordable homes in certain circumstances. In terms of the Welborne development, Policy WEL18 (Affordable Housing) of the Welborne Plan (adopted in June 2015) requires the provision of 30% affordable housing. In exceptional circumstances, where viability considerations require, this policy also allows a minimum of 10%, and a maximum of 40% affordable housing in any phase of development. The policy also requires shortfalls to be met in a subsequent phase if viable.
3. I would agree that lower rents naturally make it less financially viable to build new homes, as there is less rental income to meet the fixed operational and financing costs of a new development. With the cost of construction currently increasing at a much greater rate than inflation, there is increasing pressure on scheme viability. However, for the sites that the Council is seeking to develop, we look at each one on its merits and seek to strike the right balance between affordability and viability.
4. I am aware of a number of potential housing development sites in Fareham North West that are at various stages of progression and investigation by officers.

Questions received from Councillor S Cunningham:

The Government's intention for the introduction of the Community Infrastructure Levy (CIL) was to help to make development more acceptable to local residents by providing the necessary infrastructure. The guidance is set out in the Planning Practice Guidance:

'Local authorities must allocate at least 15% of levy receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. This can increase to a minimum of 25% in certain circumstances (where there is a Neighbourhood Plan).

Communities without a Parish, Town or Community Council will still benefit from the 15% neighbourhood portion (or 25% portion, if a neighbourhood plan or neighbourhood development order has been made).

If there is no Parish, Town or Community Council, the charging authority will retain the levy receipts but should engage with the communities where development has taken place and agree with them how best to spend the neighbourhood funding. Charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods using their regular communication tools e.g. website, newsletters, etc.'

Could the Executive Member set out:

5. The process Fareham Borough Council uses to decide how CIL funds are to be spent and confirm that the Council follows the Government's Guidance?
6. The consultation process Fareham Borough Council follows with regard to community engagement in determining how the neighbourhood funding is to be used.
7. How much CIL has been collected, split out by ward?
8. How much has been charged and collected in relation to the housing development at Fareham College?
9. Community Infrastructure Levy Account
 - (a) How much has been collected since CIL started?
 - (b) How much has been spent?
 - (c) What is the CIL account balance?

Responses from the Executive Leader:

5. The Council is compliant with the CIL legislation. It also pays due regard to the Government Guidance in calculating, charging and spending CIL. The legislation is clear that in areas where there is no Parish, Town or Community Council or Neighbourhood Plan, the Charging Authority (i.e. the Council) may use CIL to support the funding of the provision, improvement, replacement, and operation of maintenance of infrastructure of the area - the area in this case being the Borough of Fareham.

Members should be aware that a number of changes to the CIL regulations have occurred since the CIL (Community Infrastructure Levy) regime was put in place by the Council. In addition, the Government announced at the beginning of this year that it was reviewing the CIL regulations and that there would be potential changes to how Councils can collect and spend CIL. Whilst there has been some delay to these changes being published, it is anticipated this will be issued in early 2017. Therefore, in view of these circumstances, the Council will be reviewing its CIL regime to reflect the changing situation after the anticipated Government changes next year.

6. The Council is committed to engaging with the community regarding what infrastructure is needed to support the development of local areas and the wider Borough. For example, as part of the preparation of the adopted Local Plan, the Council engaged with local communities at every

stage of the plan making process regarding the likely developments coming forward and what infrastructure would be needed to support development. However, as previously mentioned, the Council will be reviewing its CIL regime to reflect the changing situation after the anticipated Government changes next year and as part of the ongoing work with communities who wish to commence the neighbourhood plan process.

Depending on the Government changes early next year, the Council will then be in a position to clearly set out how it will consult with those local communities where development is taking place on how the 15% neighbourhood portion of CIL receipts are to be spent.

7.

WARD	Charged	Received
Fareham East	124,846	61,615
Fareham North	31,245	31,245
Fareham North-West	65,067	65,067
Fareham South	278,945	52,311
Fareham West	14,808	14,808
Hill Head	58,575	58,575
Locks Heath	343,868	186,595
Park Gate	2,574,471	2,573,119
Portchester East	409,392	409,392
Portchester West	29,784	29,784
Sarisbury	430,580	109,200
Stubbington	24,871	0
Titchfield	98,674	67,588
Titchfield Common	122,436	64,437
Warsash	449,718	285,970
Grand Total	5,057,280	4,009,706

8. The housing development at Fareham College is liable for a CIL charge of £251,634.19.

The first CIL instalment of £25,000 has been paid. The second instalment of £225,000 is due by 30 December 2016.

9(a)

Year	Charged	Received
2013/14	248,134	248,134
2014/15	2,379,349	2,380,727
2015/16	1,101,626	1,043,509
2016/17	1,328,171	337,336
Total	5,057,280	4,009,706

9(b)

Year	CIL Expenditure	Spend/ Commitment
2015/16	Holy Hill Leisure Centre (Park Gate)	2,400,000
Committed	Bus Shelter Replacement (Borough-wide)	451,500
Committed	Hill Head Coastal Protection Phase 1 (Hill Head)	355,500
Total		3,207,000

9(c) £802,706.

14. MOTIONS UNDER STANDING ORDER 15

There were no Motions under Standing Order 15 submitted for this meeting.

15. APPOINTMENTS TO COMMITTEES

There were no appointments or changes made to Committees at this time.

16. NEW ARRANGEMENTS FOR THE APPOINTMENT OF EXTERNAL AUDITORS FROM APRIL 2018

RESOLVED that the Council accepts Public Sector Audit Appointments (PSAA) invitation to 'opt in' to the sector led option for the appointment of external auditors for five financial years commencing 01 April 2018.

17. COUNCIL TAX SUPPORT SCHEME 2017-18

RESOLVED that the Council approves:

(a) the Council Tax Support Scheme; and

(b) that delegated authority be given to the Director of Operations to make any necessary minor amendments and to publish the final scheme prior to 01 April 2017.

18. SCHEDULE OF COMMITTEE MEETINGS 2017/18

The Council considered a report on the Schedule of Council and Committee Meetings 2017-18.

Having been duly seconded by Councillor T M Cartwright, Councillor P J Davies proposed an amendment to the Schedule of Council and Committee Meetings 2017-18 to reduce the number of Council meetings to 5 per year by removing the June meeting.

The motion was not seconded and therefore in accordance with Standing Order 19.2, the motion fell.

RESOLVED that Council approves the proposed schedule of Council and Committee meetings for the municipal year 2017-18, as set out at Appendix A to the report.

(The meeting started at 6.00 pm
and ended at 7.03 pm).