

FAREHAM

BOROUGH COUNCIL

Minutes of the Executive

(to be confirmed at the next meeting)

Date: Monday, 9 October 2017

Venue: Council Chamber - Civic Offices

Present:

S D T Woodward, Policy and Resources (Executive Leader)
T M Cartwright, MBE, Health and Public Protection (Deputy
Executive Leader)
Mrs K Mandry, Housing
Miss S M Bell, Leisure and Community
K D Evans, Planning and Development
Miss T G Harper, Streetscene

Also in attendance:

Mrs S M Bayford, Chairman of Scrutiny Board
F Birkett, Chairman of Housing Policy, Development & Review Panel
Mrs P M Bryant, Chairman of Licensing and Regulatory Affairs Committee; for item
9(2)
M J Ford, JP, Chairman of Health & Public Protection Policy Development and
Review Panel: for item 9(2)
Mrs C L A Hockley, Chairman of Leisure and Community Policy, Development and
Review Panel
N J Walker, Chairman of Planning Committee: for item 9(2)
R H Price, JP, for item 9(2)
S Cunningham, for item 9(2)
Mrs K K Trott, for item 9(2)
Mrs L E Clubley, for item 9(2)



1. APOLOGIES FOR ABSENCE

There were no apologies given for this meeting.

2. MINUTES

RESOLVED that the Minutes of the Executive held on the 04 September 2017 be confirmed and signed as a correct record.

3. EXECUTIVE LEADER'S ANNOUNCEMENTS

The Executive Leader explained how he intended to run the meeting and outlined the order of items which varied the order of the agenda.

The Executive Leader then invited the Monitoring Officer to provide clarification on the types and definitions of Members' Interests which could be declared at the meeting.

The Monitoring Officer confirmed that there are two types of interest that require a declaration if they are applicable:

1. **A pecuniary interest** applies if a member or their spouse or partner has a direct financial interest in the matter being discussed. If any member of the Executive has a pecuniary interest in the matter, they must declare the interest prior to the item being considered and leave the room, and take no part in the discussion or vote on the decision. Any member not on the Executive who has a pecuniary interest in an item and wishes to make a representation at the meeting may do so, but must declare the interest prior to speaking on the matter. They may then stay for the rest of the discussion and decision, but may also choose to leave the room afterwards.
2. **A personal interest** applies if a member belongs to a body or organisation, or has a family or personal relationship with someone who may be affected financially by the matter being discussed. If any member, either on the executive or making a representation this evening has a personal interest they must declare it prior to the relevant item. They may then stay for the rest of the discussion and decision. In the case of Executive members, they may also vote on the item. Although not obliged to do so, an Executive Member with a personal interest in any item may wish to leave the room and not take part in either the discussion or vote.

4. DECLARATIONS OF INTEREST

Declarations of Interest were received on item 9(2) – Draft Local Plan from the following Councillors:

Councillor S D T Woodward declared a Personal (Non-Pecuniary) Interest in relation to site references HA10 and HA18, as the landowner is well known to him. Additionally, the Executive Leader left the room and took no part in the discussion nor voted on the matter.

Councillor T M Cartwright, MBE declared a Personal (Non-Pecuniary) Interest in relation to site reference HA1 as his son lives next to site reference HA1. Councillor Cartwright remained present in the room and took part in the discussion and voted on the matter.

Councillor Miss S M Bell declared a Personal (Non-Pecuniary) Interest in relation to site reference HA12 as she is a Council appointed representative on the Board of Trustees of Portchester Parish Hall, other members of which have an interest in the land.

Councillor Miss Bell remained present in the room and took part in the discussion and voted on the matter.

Councillor Miss T G Harper declared a Personal (Non-Pecuniary) Interest in relation to site reference EA3 as her employer owns an office on the site; and site reference HA16 as her sister owns a property on this site. Councillor Miss Harper remained present in the room and took part in the discussion and voted on the matter.

Councillor R H Price, JP declared a Pecuniary Interest when he addressed the Executive in relation to site reference HA12 Moraunt Drive, Portchester as he owns the property where he lives next to the proposed site. Councillor Price left the room and was not present for the discussion or vote on this site.

Councillor Mrs K K Trott declared a Personal (Non-Pecuniary) Interest in relation to site references HA8, HA16 and HA20 as she is a Council appointed representative on Wallington Village Community Association Executive Committee, other members of which have an interest in the land. Councillor Mrs Trott remained in the room and was present for the discussion and vote on these sites.

5. PETITIONS

A Petition of approximately 735 signatures was received concerning Portchester entitled "We the undersigned are appalled at the ruin of our village being brought about by developers with only their own interests at heart. We call on the council to oppose future such actions."

The Executive Leader advised that the petition would be dealt with in accordance with the Council's petition scheme.

6. DEPUTATIONS

The Executive received deputations in relation to item 9(2) – Draft Local Plan from:

Mr Dean Anscombe on behalf of the Funtley Village Society in respect of site references HA10 and HA18;

Mrs Jo Peace in respect of site reference HA5;

Mr David Prince in respect of site reference HA1.

7. MINUTES / REFERENCES FROM OTHER COMMITTEES

There were no references from other Committees or Panels presented at this meeting.

8. HEALTH AND PUBLIC PROTECTION

(1) Update on National and Local Air Quality Action Plans

RESOLVED that the Executive agrees:

- (a) to note the implications for Fareham of the recently published National Air Quality Action Plan;
- (b) the member led steering group on air quality be re-established together with a technical Officer group; and
- (c) the following Air Quality Management Areas; Gosport Road Fareham and Portland Street Fareham be extended as detailed in Appendices C and D to the report and that they are declared operational on 1 November 2017 with the signing of the AQMA amendment orders attached as Appendices E and F to the report.

9. PLANNING AND DEVELOPMENT

(1) Review of Welborne Delivery Strategy

RESOLVED that the Executive:-

- (a) delegates authority to the Director of Planning and Regulation to terminate the procurement process OJEU Reference: 2017/S 058-107255;
- (b) delegates authority to the Director of Planning and Regulation to notify the four shortlisted delivery partner bidders that the procurement process has been terminated;
- (c) notes that the Executive agreed an 'in-principle' CPO resolution of the whole of the Welborne site in February 2016 and to re-confirm this resolution insofar as it relates to minority landholdings required to enable the comprehensive development of the scheme to be progressed and delivered by Buckland Development Ltd; and
- (d) notes that the Director of Planning and Regulation will develop an updated Delivery Strategy and updated governance proposals for consideration and approval at a future Executive meeting(s).

(2) Draft Local Plan

The Executive Leader announced that he would take site references in groups for consideration and debate.

HA10 - Funtley Road South, Funtley

HA18 - Funtley Road North, Funtley

Councillor S D T Woodward declared a Personal, (Non-Pecuniary) Interest in respect of this site and left the room before discussion took place. The Deputy Executive Leader, Councillor T M Cartwright, MBE chaired the meeting for this item.

A deputation on these items was received from Mr Dean Anscombe on behalf of Funtley Village Society (see minute 6 above).

At the invitation of the Deputy Executive Leader, Councillors Mrs L E Clubley and Mrs P M Bryant addressed the meeting on these sites.

Decision:

Upon being put to the Executive, site references HA10 and HA18 were confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, with 2 votes in favour, 1 vote against and 2 abstentions.

HA5 - Romsey Avenue, Portchester

A deputation on this item was received from Mrs Jo Pearce (see minute 6 above).

HA4 – Downend Road East, Portchester

HA6 – Cranleigh Road, Portchester

HA12 – Moraunt Drive, Portchester

At the invitation of the Executive Leader, Councillors N J Walker, R H Price, JP and S Cunningham addressed the meeting on the Portchester sites.

Before addressing the Executive, Councillor R H Price, JP declared a Pecuniary Interest in relation to site reference HA12 Moraunt Drive, Portchester as he owns the property where he lives next to the proposed site. Councillor Price left the room and was not present for the discussion on this site.

Decision:

Upon being put to the Executive, site reference HA4 was confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, with 5 votes in favour and 1 vote against.

Upon being put to the Executive, site reference HA5 was confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, with 5 votes in favour and 1 vote against.

Upon being put to the Executive, site references HA6 was confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

Upon being put to the Executive, site reference HA12 was confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

The Executive Leader adjourned the meeting for a comfort break at 20:47.

The meeting reconvened at 21:00.

HA1 - North and South of Greenaway Lane, Warsash

Councillor T M Cartwright, MBE declared a Personal (Non-Pecuniary) Interest for this item as his son lives on the site. Councillor Cartwright remained present in the room and took part in the discussion and voted on the matter.

A deputation on this item was received from Mr David Prince (see minute 6 above).

HA7 – Warsash Maritime Academy, Warsash

At the invitation of the Executive Leader, Councillor M J Ford, JP addressed the meeting on the Warsash sites.

Decision:

Upon being put to the Executive, site reference HA7 was confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, with 5 votes in favour and 1 vote against.

Upon being put to the Executive, site reference HA1 was confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, with 5 votes in favour and 1 vote against.

HA8 – Pinks Hill, WallingtonHA16 – Military Road, WallingtonHA20 – North Wallington and Standard Way, Wallington

At the invitation of the Executive Leader, Councillor Mrs K K Trott addressed the meeting on these sites.

Before addressing the Executive on this item, Councillor Mrs Trott declared a Personal (Non-Pecuniary) Interest in relation to site references HA8, HA16 and HA20 as she is a Council appointed representative on Wallington Village Community Association Executive Committee, other members of which have an interest in the land. Councillor Mrs Trott remained in the room and was present for the discussion and vote on these sites.

Decision:

Upon being put to the Executive, site reference HA8 was confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

Upon being put to the Executive, site reference HA16 was confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

Upon being put to the Executive, site reference HA20 was confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

FTC2 – Market Quay, Fareham Town CentreFTC8 – Lysses Car Park, Fareham Town Centre

At the invitation of the Executive Leader, Councillor Mrs K K Trott addressed the meeting on these sites.

FTC1 - Civic Area, Fareham Town CentreFTC3 - Fareham Station EastFTC4 - Fareham Station WestFTC5 - Crofton Conservatories, West Street, Fareham Town Centre

FTC6 - Magistrates Court, Trinity Street, Fareham Town Centre
FTC7 - Former UTP Site, Western Way, Fareham Town Centre
FTC9 - Wykeham House School, East Street, Fareham Town Centre
FTC10 - Delme Court, West Street, Fareham Town Centre

Decision:

Upon being put to the Executive, site references FTC1, FTC2, FTC3, FTC4, FTC5, FTC6, FTC7, FTC8, FTC9 and FTC10 were confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

HA14 - Genesis Centre, Locks Heath
HA22 – Wynton Way, Fareham
HA24 – 335–337 Gosport Road, Fareham

Decision:

Upon being put to the Executive, site references HA14, HA22 and HA24 were confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

HA9 - Heath Road, Locks Heath
HA11 - Raley Road, Locks Heath
HA19 - 399-409 Hunts Pond Road, Titchfield Common
HA23 - Stubbington Lane, Hill Head
HA25 - Sea Lane, Hill Head

Decision:

Upon being put to the Executive, site references HA9, HA11, HA19, HA23 and HA25 were confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

HA21 - Hampshire Rose, Highlands Rd, Fareham

Decision:

Upon being put to the Executive, site reference HA21 was confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

HA2 - Newgate Lane South, Peel Common
HA3 - Southampton Road, Titchfield Common
HA13 - Hunts Pond Road, Titchfield Common
HA15 - Beacon Bottom West, Park Gate
HA17 - 69 Botley Road, Park Gate
HA26 - Beacon Bottom East, Park Gate

Decision:

Upon being put to the Executive, site references HA2, HA3, HA13, HA15, HA17 and HA26 were confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

E3 - Solent 2, Whiteley

E4 - Midpoint 27, Segensworth South

Decision:

Upon being put to the Executive, site references E3 and E4 were confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

E1 - Faraday Business Park, Daedalus

E2 - Swordfish Business Park, Daedalus

E5 - Standard Way, Wallington

Decision:

Upon being put to the Executive, site references E1, E2 and E5 were confirmed as being included in Chapter 2: Development Allocations of the Draft Local Plan, unanimously.

RESOLVED that the Executive agrees:

(a) that the Draft Local Plan, as set out in Appendix A to the report, comprises the following component parts:

1. Chapters: Foreword, Information and Contacts, Introduction, Vision and Strategic Priorities, Development Strategy, Strategic Policies, Housing, Employment, Retail, Community Facilities and Open Space, Natural Environment, Design and Infrastructure
2. Chapter: Development Allocations:
Including Policy DA1 and the following Development Allocations:

Retained Local Plan Part 2 Housing Allocations

Previously Developed Land (Brownfield) sites in 'Rest of Borough'

Site Reference	Address	Dwellings
HA14	Genesis Centre, Locks Heath	35
HA22	Wynton Way, Fareham	13
HA24	335–337 Gosport Road, Fareham	8
Sub-Total		56

Retained Local Plan Part 2 Housing Allocations

Greenfield sites in 'Rest of Borough'

Site Reference	Address	Dwellings
HA9	Heath Road, Locks Heath	71
HA11	Raley Road, Locks Heath	49
HA19	399–409 Hunts Pond Road, Titchfield Common	22 (10)*
HA23	Stubbington Lane, Hill Head	12
HA25	Sea Lane, Hill Head	8
Sub-Total		152

* Sub-total excludes quantum of dwellings with planning consent – as shown by figure in brackets

Fareham Town Centre
(Previously Developed Land / Brownfield)

Site Reference	Address	Dwellings
FTC1	Civic Area, Fareham Town Centre	100
FTC2	Market Quay, Fareham Town Centre	100
FTC3	Fareham Station East	120
FTC4	Fareham Station West	94
FTC5	Crofton Conservatories, West Street, Fareham Town Centre	49
FTC6	Magistrates Court, Trinity Street, Fareham Town Centre	45
FTC7	Former UTP Site, Western Way, Fareham Town Centre	34
FTC8	Lysses Car Park, Fareham Town Centre	24
FTC9	Wykeham House School, East Street, Fareham Town Centre	15 (15)*
FTC10	Delme Court, West Street, Fareham Town Centre	11
Sub-Total		577

** Sub-total excludes quantum of dwellings with planning consent – as shown by figure in brackets*

New Previously Developed Land (Brownfield) Housing Allocations in 'Rest of Borough'

Site Reference	Address	Dwellings
HA7	Warsash Maritime Academy, Warsash	100
HA21	Hampshire Rose, Highlands Road, Fareham	18
Sub-Total		118

New Greenfield Housing Allocations

Site Reference	Address	Dwellings
HA1	North and South of Greenaway Lane, Warsash	700
HA2	Newgate Lane South, Peel Common	475
HA3	Southampton Road, Titchfield Common	400
HA4	Downend Road East, Portchester	350
HA5	Romsey Avenue, Portchester	225
HA6	Cranleigh Road, Portchester	120 (120)*
HA8	Pinks Hill, Wallington	80
HA10	Funtley Road South, Funtley	55
HA12	Moraunt Drive, Portchester	49
HA13	Hunts Pond Road, Titchfield Common	38
HA15	Beacon Bottom West, Park Gate	30
HA16	Military Road, Wallington	26
HA17	69 Botley Road, Park Gate	24
HA18	Funtley Road North, Funtley	23
HA20	North Wallington and Standard Way, Wallington	21
HA26	Beacon Bottom East, Park Gate	5
Sub-Total		2,501

** Sub-total excludes quantum of dwellings with planning consent – as shown by figure in brackets*

Local Plan Part 2 Retained Employment Allocations

Site Reference	Address	Floorspace
E3	Solent 2, Whiteley	23,500 sq.m (253,000 sq.ft)
E4	Midpoint 27, Segensworth South	4,700 sq.m (50,600 sq.ft)

New Employment Allocations

Site Reference	Address	Floorspace
E1	Faraday Business Park, Daedalus	40,000 sq.m (430,600 sq.ft)
E2	Swordfish Business Park, Daedalus	8,000 sq.m (86,000 sq.ft)
E5	Standard Way, Wallington	2,000 sq.m (21,500 sq.ft)

3. Glossary and Appendices;

- (b) that the Draft Local Plan, as set out in Appendix A, and the Draft Policies Map, as set out in Appendix B, be published for a 6 week period of public consultation;
- (c) that the supporting documents appended to this report (Appendices C-E) be published for a 6-week period of public consultation, along with other supporting evidence documents;
- (d) that the Draft Local Plan will become a material consideration in the determination of planning applications, but that the weight attributed reflects the stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the National Planning Policy Framework; and
- (e) that the Director of Planning and Regulation be authorised to make any necessary minor amendments to the Draft Local Plan and supporting documents appended to this report, prior to publication, provided these do not change their overall direction, shape or emphasis and following consultation with the Executive Member for Planning and Development.

(3) 5 Year Housing Land Supply Position

The Executive Leader agreed to bring forward this item on the agenda.

RESOLVED that:-

- (a) the Executive notes the Cranleigh Road Portchester Appeal Decision and the 5 Year Housing Land Supply position;
- (b) officers present a report to the Planning Committee as soon as practicably possible which outlines how proposals for residential development should be considered in the context of the Cranleigh Road Portchester Appeal Decision (i.e. lack of 5 Year Housing Land Supply),

the NPPF, relevant case law and policies considered up-to-date in the Local Plan Part 2 (Development Sites and Policies); and

- (c) officers present a report to the Planning Committee on the Council's 5 Year Housing Land Supply position on a regular basis.

10. POLICY AND RESOURCES

(1) Business Rate Discretionary Rate Relief

The Executive Leader agreed to bring forward this item on the agenda.

RESOLVED that the Executive agrees:

- (a) to vary the Charitable Relief Policy to allow relief to be granted in the specific circumstances detailed in the report from 01 April 2017;
- (b) to consult with the Hampshire County Council and major preceptors in relation to the provisions of the scheme; and
- (c) to delegate the award of the discretionary relief, as detailed in the report, to The Local Taxation Manager

(The meeting started at 6.00 pm
and ended at 10.12 pm).