

FAREHAM

BOROUGH COUNCIL

Minutes of the Strategic Planning and Environment Policy Development and Review Panel

(to be confirmed at the next meeting)

Date: Tuesday, 7 January 2014

Venue: Collingwood Room - Civic Offices

PRESENT:

J V Bryant (Chairman)

T J Howard (Vice-Chairman)

Councillors: J S Forrest, Miss T G Harper, A Mandry, N J Walker and
P W Whittle, JP

Also Present: Councillors Mrs K K Trott and Mrs P M Bryant



1. APOLOGIES FOR ABSENCE

There were no apologies for absence made at this meeting.

2. MINUTES

It was AGREED that the minutes of the meeting of the Strategic Planning and Environment Policy Development and Review Panel held on 5 November 2013 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 DIRECTIONS

There were no declarations of interest made at this meeting.

5. DEPUTATIONS

There were no deputations made at this meeting.

6. PETITION - STRATEGIC GAPS

The Panel considered a report which addressed the issues raised in a petition of approximately 335 signatures, presented at the Council meeting on 10 October 2013 by Councillor Forrest. The petition stated:- "We call on Fareham Borough Council to stand firm on its policy of strategic gaps to prevent over-development and to protect the open countryside between Stubbington and Fareham".

At the invitation of the Chairman, Councillor Forrest addressed the Panel to explain his reasons for submitting the petition. With the consent of the Chairman he also circulated a document summarising the results of a survey he had carried out after the petition had been submitted.

The Head of Planning Strategy and Environment circulated extracts of the policies referred to in the report, Core Strategy Policy CS22 – Development in Strategic Gaps and Core Strategy Policy CS14 – Development Outside Settlements, for members' information.

It was proposed and seconded that the recommendation in the report be approved. The Panel AGREED that:-

- (a) the content of the petition be noted, and the existence of adopted policies in the Local Plan Part 1: Core Strategy which assist in the consideration of applications affecting the strategic gaps; and

- (b) the attention of the Planning Committee be drawn to the petition and Committee members be reminded of the relevant policies when any planning applications for development within the strategic gaps are being considered.

7. **DRAFT WALLINGTON CONSERVATION AREA APPRAISAL AND MANAGEMENT STRATEGY**

The Panel considered a report by the Director of Planning and Environment which invited member's comments on the draft Wallington Conservation Area Appraisal and Management Strategy. The Council's Conservation Officer also made a presentation to illustrate various points made in the document.

Details were provided of the proposals for public consultation over the 4 week period in February 2014. These included a manned display area at the Wallington Village Hall for two advertised morning and afternoon sessions where documents and comment sheets would be made available. At other times during the consultation period the display boards would be available to view in the customer services area on the ground floor of the Civic Offices. Arrangements were also in hand for the Conservation Officer to attend the Fareham CAT meeting on Monday 3 February 2014 to answer any questions or provide additional information.

During the course of discussion the Panel made the following comments:-

- members support the recommendation to use an Article 4 direction in Wallington Conservation Area to control the use of permitted development rights in order to prevent any further harm to the character of the conservation area;
- consideration should be given to planting more trees in the tree line along the west bank of the Wallington River to fill in existing gaps in order to assist with the screening of the commercial buildings to the west (notably the Council depot); and
- members support a review of the existing street signage in the conservation area and liaison with the highways authority to see if some signage could be removed or relocated as appropriate.

Members were reminded that following public consultation, the comments received will be analysed and a report prepared for the Executive setting out the responses, together with any appropriate recommended changes to the draft Strategy prior to its adoption. The Panel was advised that the Executive would be recommended to delegate progression of Article 4 directions to the Executive Member for Strategic Planning and Environment.

It was AGREED that

- (a) officers be thanked for the work undertaken in producing a comprehensive Wallington Conservation Area Appraisal and Management Strategy draft document; and

- (b) the content of the draft document and the proposed arrangements for public consultation be supported.

8. PRELIMINARY OVERALL REVIEW OF THE PANEL WORK PROGRAMME FOR 2013/14 AND DRAFT WORK PROGRAMME FOR 2014/15

The Panel considered a report by the Director of Planning and Environment which reviewed the work programme for the remainder of the current year, 2013/14 and gave preliminary consideration to the work programme for 2014/15.

Members' attention was drawn to paragraph 10 of the report concerning the proposed items for the work programme for 2014/14. It was noted that because the Council's Annual meeting will not take place until late May 2014, the Panel meeting scheduled for 13 May 2014 will fall within the current municipal year (2013/14). The Panel was informed that further consideration would be given to preparation of the 2014/15 work programme at the next meeting in March 2014. Meanwhile any suggestions from members for items to be included in next year's work programme would be welcomed.

A question was raised about two particular items shown in the Strategic Planning and Environment Portfolio Work Programme (Appendix C) which, it was noted, are to be reported to a future meeting of the Executive. The items related to Fareham Borough Design Guidelines and Welborne Strategic Design Guidelines. Concern was expressed that the Panel would not have the opportunity to comment on /provide input on these matters before they were considered by the Executive.

The Director of Planning and Environment stated that the above matters would be considered by the Member Design Working Group, (chaired by the Executive Member for Strategic Planning and Environment) which had been established by the Executive for this purpose. The views and comments of the Working Group are then taken forward to inform the subsequent Executive reports. In the light of some Panel members' concerns, it was suggested that further consideration be given as to whether the Panel should, notwithstanding the existing arrangements, also have a role in these areas of policy development.

It was AGREED that:-

- (a) the programme of items for the remainder of the current year 2013/14, (to include the items shown for the meeting date of 13 May 2014), be approved;
- (b) that the progress on actions since the last Panel meeting on 5 November 2013 be noted; and
- (c) that the initial proposed draft work programme for 2014/15, as shown in paragraph 10 of the report be endorsed.. Members were reminded that

this matter will be further considered by the Panel at the next meeting on 4 March 2014.

(The meeting started at 6.00 pm
and ended at 7.25 pm).