

# FAREHAM

BOROUGH COUNCIL

## Minutes of the Council

**Date:** Thursday, 13 February 2014

**Venue:** Solent Room, Ferneham Hall, Osborn Road, PO16 7DB

**PRESENT:**

Mrs S M Bayford  
(Mayor)

D J Norris  
(Deputy Mayor)

**Councillors:** B Bayford, Miss S M Bell, J V Bryant, Mrs P M Bryant, T M Cartwright, MBE, P J Davies, Mrs M E Ellerton, K D Evans, N R Gregory, Miss T G Harper, Mrs C L A Hockley, T J Howard, L Keeble, T G Knight, A Mandry, Mrs K Mandry, Mrs S Pankhurst, R H Price, JP, D C S Swanbrow, Mrs K K Trott, N J Walker, D M Whittingham, P W Whittle, JP and S D T Woodward



## **1. PRAYERS**

The meeting opened with prayers led by the Mayor's Chaplain, Pastor Mark Madavan of the Locks Heath Free Church in Titchfield Common.

## **2. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors G Fazackarley, M J Ford, JP and D L Steadman.

## **3. MINUTES**

RESOLVED that the Mayor be authorised to sign as a correct record the minutes of the Council held on 12 December 2013.

## **4. MAYOR'S ANNOUNCEMENTS**

The Mayor welcomed members of the public to the special meeting of the Council and thanked Councillors for assembling in the different location of Ferneham Hall.

The Mayor then explained the process to be followed for the meeting.

## **5. EXECUTIVE LEADER'S ANNOUNCEMENTS**

The Executive Leader provided an update on the effects of the recent severe weather across the Borough of Fareham.

He stated that during December 2013, the areas affected by heavy rain and flooding were Mill Lane and Bridge Street in Titchfield, Mays Lane in Stubbington, the village of Wallington and Standard Way and Wallington Shore Road in Wallington. The Executive Leader confirmed that there had been no evacuations as the flood issues were successfully dealt with by Hampshire Highways and the Environment Agency. He also commented that the flood defences provided to the residents of Wallington had worked extremely well.

The council had also provided sandbags to a number of properties affected by the flooding but this was done on a priority basis given the limited stocks held by Fareham as a district council.

The Executive Leader gave details of wind damage experienced during December including a smashed glass panel on the side of the Civic Offices which required boarding up, several trees blown down obstructing highways for which Hampshire County Council had the responsibility to clear and a number of other trees blown down in areas across the Borough.

During the Christmas break the Emergency Control Centre was set up in the Civic Offices in preparation to respond to an emergency. During this period 156 calls were received by the on-call corporate standby officers, who were able to assure residents that the council was ready to support them if needed.

The Executive Leader advised that the Borough had been affected on a number of occasions during January and February due to surface flooding caused by heavy downpours, high spring tides and tidal surges. He confirmed that the council had arranged for sandbags to be delivered to various areas to assist residents, including Lower Quay and Bridge Cottage in East Street, Titchfield.

The council had also been liaising with the Environment Agency and the East Solent Coastal Partnership to provide advice and assistance where required. The council kept in close contact with the Wallington Village Association when flood warnings and alerts were issued in this area.

The Executive Leader confirmed that during the recent severe weather the council had liaised with Hampshire County Council and the Environment Agency through the Response Working Group set up at Netley to manage and coordinate the emergency response for the County.

He also advised that due to the severe gale force wind warnings a number of Fareham town centre Monday markets were cancelled for public safety.

The Executive Leader concluded by recording his thanks to the council officers who reacted extremely well and to the members of the public within the communities who stepped up to deal with the effects of the severe weather.

## **6. EXECUTIVE MEMBERS' ANNOUNCEMENTS**

There were no announcements from Executive Members made at this meeting.

## **7. DECLARATIONS OF INTEREST**

Councillor A Mandry declared a non-pecuniary interest for item 11 as he is a personal friend of the owner of Carriston Cottage which is referenced at page 186 of Appendix A to the report. Councillor Mandry remained present at the meeting and took part in the debate.

Councillor Mrs K Mandry declared a non-pecuniary interest for item 11 as she is a personal friend of the owner of Carriston Cottage which is referenced at page 186 of Appendix A to the report. Councillor Mrs Mandry remained present at the meeting and took part in the debate.

Councillor T G Knight declared a non-pecuniary interest for item 11 as he is a personal friend of the owner of Carriston Cottage which is referenced at page 186 of Appendix A to the report. Councillor Knight remained present at the meeting and took part in the debate.

## 8. DEPUTATIONS

The Council received a deputation from Mrs P Smith in relation to item 11 – Development Sites and Policies Plan – Plan for Publication and was thanked accordingly.

The Council received a deputation from Mr S Cunningham in relation to item 10 – Welborne Plan: Pre-Submission Draft and was thanked accordingly.

## 9. REPORTS OF THE EXECUTIVE

The minutes of the meeting of the Executive held on 6 January 2014 and 10 February 2014 were presented to the Council.

(1) Minutes of meeting Monday, 6 January 2014 of Executive

RESOLVED that the minutes of the Executive meeting held on 6 January 2014 be received.

(2) Minutes of meeting, Monday 10 February 2014 of Executive

RESOLVED that:-

- (a) the minutes of the Executive meeting held on 10 February 2014 be received; and
- (b) the recommendations of the Executive contained in minute 11(1): Local Plan Part 3: The Welborne Plan – Publication Plan be noted and considered later in this agenda under item 10;
- (c) the recommendations of the Executive contained in minute 11(2): Local Plan Part 2: Development Sites and Policies – Publication Plan be noted and considered later in this agenda under item 11;
- (d) the recommendations of the Executive contained in minute 12(2): Finance Strategy, Capital Programme, Revenue Budget and Council Tax 2014/15 be noted and held over for consideration at the next meeting of the Council scheduled for 21 February 2014;
- (e) the recommendations of the Executive contained in minute 12(3): Housing Revenue Account Spending Plans, including the Capital Programme for 2104/5 be noted and held over for consideration at the next meeting of the Council scheduled for 21 February 2014; and
- (f) the recommendations of the Executive contained in minute 12(5): Treasury Management Strategy and Prudential Indicators 2014/15 be noted and held over for consideration at the next meeting of the Council scheduled for 21 February 2014.

## 10. WELBORNE PLAN: PRE-SUBMISSION DRAFT

The comments of the deputation were taken into account during the consideration of this item (see minute 8 above).

Having been duly proposed and seconded, it was RESOLVED that the provisions of Standing Order 19.4 be suspended to allow the Executive Member for Planning and Development to speak on this item for longer than five minutes and the Spokesman for the opposition group speak for not more than ten minutes; and further that Standing Order 19.5 be suspended to allow the Executive Member for Planning and Development to speak more than once in order to respond to points raised in debate.

The Council considered the Executive's recommendations concerning the Welborne Plan: Pre-Submission Draft, referred to at Minute 9(2) above.

It was proposed by Councillor S D T Woodward and seconded by Councillor T Cartwright that the Council accepts the recommendations of the Executive.

On the proposals being put to the meeting following a debate, it was declared CARRIED with 19 members voting in favour, 4 members voting against and 3 members abstaining.

RESOLVED that the recommendations of the Executive be accepted and accordingly the Council approves:

- (a) that the Local Plan Part 3: Welborne Plan - Publication Plan, as set out in Appendix A, be published for a six-week representation period commencing at 1700hrs on Friday 28 February until 1700hrs on Friday 11 April 2014, together with supporting documents including the Sustainability Appraisal and Habitats Regulation Assessment;
- (b) that the Director of Planning and Environment, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the Plan, prior to publication, provided that these do not change the overall direction, shape or emphasis of the document, and do not raise any significant new issues;
- (c) that the Director of Planning and Environment, in consultation with the Executive Member for Planning and Development, be authorised, following the completion of the representation period, to submit the Plan to the Secretary of State (together with any necessary minor modifications that are required to ensure legal compliance and/or "soundness"); and
- (d) that the Local Plan Part 3: Welborne Plan - Publication Plan, be endorsed as interim guidance to be afforded due weight in the determination of planning applications.

## **11. DEVELOPMENT SITE AND POLICY PLAN - PLAN FOR PUBLICATION**

The comments of the deputation were taken into account during the consideration of this item (see minute 8 above).

Councillors A Mandry, Mrs K Mandry and T G Knight each declared a non-pecuniary interest for this item as they are each a personal friend of the owner of Carriston Cottage which is referenced at page 186 of Appendix A to the report. The Councillors remained present at the meeting and took part in the debate.

Having been duly proposed and seconded, it was RESOLVED that the provisions of Standing Order 19.4 be suspended to allow the Executive Member for Planning and Development to speak on this item for longer than five minutes and the Spokesman for the opposition group speak for not more than ten minutes; and further that Standing Order 19.5 be suspended to allow the Executive Member for Planning and Development to speak more than once in order to respond to points raised in debate.

The Council considered the Executive's recommendations concerning the Development Sites and Policies – Publication Plan, referred to at Minute 9(2) above.

It was proposed by Councillor S D T Woodward and seconded by Councillor T Cartwright that the Council accepts the recommendations of the Executive, including the tabled amendments to Chapter 4, paragraph 4.6 regarding Policy DSP7 being incorporated to Appendix A.

During the debate on the item, Councillor A Mandry referred to Policy DSP 47:Gypsies, Travellers and Travelling Showpeople and proposed an amendment to the publication plan to delete any references to the site known as The Retreat, Newgate Lane from Policy DSP 47 and its supporting text (pages 92-94) and the development brief (pages 185-186).

Following a debate on the amendment, and on the proposal being put to the meeting, it was declared LOST, 3 members voting in favour, 21 members voting against and 2 members abstaining.

On the proposals being put to the meeting following a further debate, it was declared CARRIED unanimously.

RESOLVED that the recommendations of the Executive be accepted and accordingly the Council approves:

- (a) that the Local Plan Part 2: Development Sites and Policies - Publication Plan, as set out in Appendix A, be published for a six-week representation period commencing at 1700hrs on Friday 28 February until 1700hrs on Friday 11 April 2014, together with supporting documents including the Sustainability Appraisal and Habitats Regulation Assessment, subject to the tabled amendments to Chapter 4, paragraph 4.6 regarding Policy DSP7 being incorporated to the publication plan at Appendix A;
- (b) that the Director of Planning and Environment, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor amendments to the Plan, prior to publication, provided that these do not change the overall direction, shape or emphasis of the document, and do not raise any significant new issues;

- (c) that the Director of Planning and Environment, in consultation with the Executive Member for Planning and Development, be authorised, following the completion of the representation period, to submit the Plan to the Secretary of State (together with any necessary minor modifications that are required to ensure legal compliance and/or 'soundness'); and
- (d) that the Local Plan Part 2: Development Sites and Policies - Publication Plan, be endorsed as interim guidance to be afforded due weight in the determination of planning applications.

(The meeting started at 6.00 pm  
and ended at 9.27 pm).





# FAREHAM

## BOROUGH COUNCIL

### Executive Agenda Item 11(2), Appendix A: Proposed Amendment

**Date:** 10 February 2014

**Subject:** Local Plan Part 2: Development Sites and Policies - Publication Plan

**Proposed Amendment by:** Executive Portfolio Holder for Planning and Development

**Portfolio:** Planning and Development

#### PROPOSED AMENDMENT

1. It is proposed that Executive Agenda Item 11(2), Appendix A: The Development Sites and Policies Plan, be amended as set out below.
2. Policy DSP7: New Residential Development Outside of the Defined Urban Settlement should be amended and clause (ii) deleted, because as Planning Advisory Service confirms in its online advice pages '*Principles of plan-making*', while development plans should draw upon the National Planning Policy Framework (NPPF), they should not repeat policy.
3. Clause (ii) of Policy DSP7 states that new residential development outside of the defined urban settlement boundaries will be permitted in instances where it has been demonstrated that "*It is for a residential development of exceptional quality or innovative nature in design*". This is simply repetition of the fourth bullet point of paragraph 55 of the NPPF, which states that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as "*the exceptional quality or innovative nature of the design of the dwelling*".
4. The deletion of clause (ii), the accompanying suggested amendments to Policy DSP7, and the consequential amendments to paragraph 4.6 should ensure that the Plan maintains its conformity with the NPPF, while ensuring that the Policy does not unnecessarily repeat advice set out in the NPPF.

## **PROPOSED AMENMENT TO CHAPTER 4: PARAGRAPH 4.6 AND POLICY DSP7**

### **New Residential Development Outside of the Defined Urban Settlement Boundaries**

4.6 The Borough Council will protect the areas outside of the DUSBs from development that would adversely affect the landscape character, appearance, and function, by avoiding non-essential residential development, including changes of use to residential garden area. Subject to other planning policies, exceptions may be made for the conversion of existing buildings, one-for-one replacement of existing dwellings, or where there is a proven requirement for a new dwelling to support an agricultural worker's employment requirements to live in close proximity to their place of work.

### **Policy DSP7 New Residential Development Outside of the Defined Urban Settlement Boundaries**

**There will be a presumption against new residential development outside of the defined urban settlement boundaries (as identified on the Policies Map). New residential development will be permitted in instances where:**

- i. It has been demonstrated that there is an essential need for a rural worker to live permanently at or near his/her place of work; or**
- ii. It involves a conversion of an existing non-residential building where;**
  - a) the buildings proposed for conversion are of permanent and substantial construction and do not require major or complete reconstruction; and**
  - b) evidence has been provided to demonstrate that no other suitable alternative uses can be found and conversion would lead to an enhancement to the building's immediate setting.**

**A change of use of land outside of the defined urban settlement boundary to residential garden will not normally be permitted unless other environmental benefits can be secured.**

**New buildings should be well-designed to respect the character of the area and, where possible, should be grouped with existing buildings.**

**Proposals should have particular regard to the requirements of Core Strategy Policy CS14: Development Outside Settlements and Core Strategy Policy CS6: The Development Strategy. They should avoid the loss of significant trees, should not have an unacceptable impact on the amenity of residents, and should not result in unacceptable environmental or ecological impacts, or detrimental impact on the character or landscape of the surrounding area.**