

Record of Decision by Executive

Monday, 2 June 2014

Portfolio	Leisure and Community
Subject:	Award of Contract - Bath Lane Changing Rooms
Report of:	Director of Community
Strategy/Policy:	Community Engagement Strategy
Corporate Objectives:	Strong and Inclusive Communities

Purpose:

This report presents the tenders received for extension and refurbishment of the changing room at Bath Lane Recreation Ground, together with the demolition of the existing club house facility and replacement of the grounds maintenance store.

As part of the open spaces improvement programme (as approved annually by the Executive) the Council is undertaking a project to improve the built facilities at the Bath Lane Recreation Ground.

Tenders have been received and it is recommended that a contract be awarded to Hampshire Partitioning Contracts in the sum of £464,270.76

The tenders are approximately 4% above the approved budget due to the increasingly buoyant construction market. In addition there is an extra cost of £20,000 which needs to be payable to Network Rail to allow scaffold to be erected on their land to allow work to the northern elevation of the building. Whilst the Council were aware of the need for Network Rail approval, the actual cost is significantly higher than anticipated.

Options Considered:

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

As recommendation.

Decision:

Resolved that the Executive agrees:

- (a) to award a contract to Hampshire Partitioning Contracts for the sum of £464,270.76 for the extension and refurbishment of the sports changing rooms at the Bath Lane Recreation Ground; and

(b) that the capital budget for the changing rooms element of the project be increased by £44,000 to a total of £444,000

Reason:

To allow the extension and refurbishment of the changing rooms at Bath Lane Recreation Ground and the demolition of the current club house which has reached the end of its life and is beyond repair.

Confirmed as a true record:

Monday, 2 June 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

BOROUGH COUNCIL

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Record of Decision by Executive

Monday, 2 June 2014

Portfolio	Planning and Development
Subject:	Community Infrastructure Levy Review - Preliminary Draft Charging Schedule
Report of:	Director of Planning & Development
Strategy/Policy:	
Corporate Objectives:	

Purpose:

This report seeks Executive consideration and approval of the Community Infrastructure Levy (CIL) First Review Preliminary Draft Charging Schedule for consultation in accordance with the Community Infrastructure Levy Regulations 2010 (as amended).

The Community Infrastructure Levy was first introduced by Fareham Borough Council in May 2013. A commitment was provided at that time to review the Borough's CIL rates once the infrastructure planning and viability evidence to support the Welborne Plan was complete to ensure that rates applicable at Welborne would be appropriate and would not threaten the viability of that strategic development.

Consultation on a Preliminary Draft Charging Schedule is the first stage in the review of the Borough's CIL and is required by the legislation. The production of the Preliminary Draft Charging Schedule has been based on evidence gathering, including updating the economic viability assessment undertaken in support of the current CIL and drawing on updated known infrastructure requirements, costs and funding streams, including those produced to support the Welborne Plan.

The revised Community Infrastructure Levy rates proposed in the Preliminary Draft Charging Schedule are as follows:

- Any development at Welborne : £0 / m² (Please note: Whilst a zero rate/£0 is proposed at Welborne, s106 agreements/planning obligations will be used to secure satisfactory development and deliver essential infrastructure, including the delivery of affordable housing.)
- Residential (1-4 units): £185 / m²
- Residential (5+ units): £120 / m²

- 'Extra Care' to meet housing needs which require public subsidy: £0 / m²
- Hotels: £35 / m²
- Care homes for the elderly: £35 / m²
- Retail:
 - Comparison retail¹ (out of town): £35 / m²
 - Comparison retail (in-town): £0 / m²
 - Convenience retail² (500m² or more): £140 / m²
 - Convenience retail (499m² or less): £75 / m²
- Standard Charge (applies to all development not separately defined for example: offices, warehouses, leisure, education): £0 / m²

Options Considered:

As recommendation.

Decision:

RESOVLED that

- (a) the First Review Community Infrastructure Levy Preliminary Draft Charging Schedule consultation document (as set out at Appendix A) be approved for a six week consultation period in accordance with the Community Infrastructure Levy Regulations 2010 (as amended);
- (b) the Director of Planning and Development, in consultation with the Executive Member for Strategic Planning and Environment, be authorised to make any necessary minor changes to the Preliminary Draft Charging Schedule consultation document prior to publication for consultation; and
- (c) the proposed timetable for the review of CIL, set out in the accompanying Executive Briefing Paper, be approved.

Reason:

Consultation on the Community Infrastructure Levy Preliminary Draft Charging Schedule is required by Community Infrastructure Levy Regulations 2010 (as amended).

Confirmed as a true record:

Monday, 2 June 2014

Councillor SDT Woodward
Executive Leader

¹ A convenience unit is a shop or store selling mainly everyday essential items, including food, drinks, newspapers/magazines and confectionary.

² A comparison unit is a shop or store selling mainly goods which are not everyday essential items. Such items include clothing, footwear, household and recreational goods.

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Monday, 2 June 2014

Portfolio	Planning and Development
Subject:	Welborne Design Guidance Supplementary Planning Document - Draft for Consultation
Report of:	Director of Planning & Development
Strategy/Policy:	
Corporate Objectives:	

Purpose:

This report summarises the content, scope and purpose of the draft Welborne Design Guidance Supplementary Planning Document, with a view to thereafter commencing a public consultation exercise.

The Local Plan Part 3: The Welborne Publication Draft Plan introduced the Council's intention to produce Supplementary Design Guidance to provide more detailed guidance for policies within the Welborne Plan. The Design Guidance sets out the Council's expectations for the design of developments at Welborne and will provide a useful Development Management tool against which planning applications can be assessed.

The Guidance will provide useful clarification of the Council's design requirements and thereby assist with the preparation and assessment of planning applications. The Guidance will also provide more certainty for the Council and the local community as to the design quality of Welborne as well as providing more certainty for Site Promoters in achieving a successful planning application.

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive approves that:

- (a) the Draft Welborne Design Guidance Supplementary Planning Document, as set out in Appendix A, be published for a six-week public consultation;

- (b) the Director of Planning and Development, in consultation with the Executive Member for Planning and Development, be authorised to make any necessary minor changes to the Design Guidance, prior to publication, providing that these do not change the overall direction, shape or emphasis of the document, and do not raise any significant new issues; and
- (c) the Draft Welborne Design Guidance Supplementary Planning Document be endorsed as interim guidance to be afforded due weight in the determination of planning applications at the Welborne site.

Reason:

To fulfil the requirements of regulations 11-16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for the production of Supplementary Planning Documents.

Confirmed as a true record:

Monday, 2 June 2014

Councillor SDT Woodward
Executive Leader

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Record of Decision by Executive

Monday, 2 June 2014

Portfolio	Planning and Development
Subject:	Welborne Planning Obligations Supplementary Planning Document - Draft for Consultation
Report of:	Director of Planning & Development
Strategy/Policy:	
Corporate Objectives:	

Purpose:

This report summarises the content, scope and purpose of the draft Welborne Planning Obligations and Affordable Housing Supplementary Planning Document, with a view to thereafter commencing a public consultation exercise.

The Local Plan Part 3: The Welborne Publication Draft Plan introduced the Council's intention to produce a Planning Obligations and Affordable Housing Supplementary Planning Document (SPD) to provide more detailed guidance for policies within the Welborne Plan.

The SPD sets out the Council's approach for the use of planning obligations to secure satisfactory development and essential infrastructure for Welborne, including the delivery of affordable housing. It will inform the review of the Borough Council's Community Infrastructure Levy charging schedule. The document will provide a useful Development Management tool against which planning applications can be assessed.

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive approves that:

- (a) the Draft Welborne Planning Obligations and Affordable Housing Supplementary Planning Document, as set out in Appendix A, be published for a six-week public consultation;

- (b) the Director of Planning and Development, in consultation with the Executive Member for Planning and Development and Executive Member for Health and Housing, be authorised to make any necessary minor changes to the document, prior to publication, providing that these do not change the overall direction, shape or emphasis of the document, and do not raise any significant new issues; and
- (c) the Draft Welborne Planning Obligations and Affordable Housing Supplementary Planning Document be endorsed as interim guidance to be afforded due weight in the determination of planning applications at Welborne site.

Reason:

To fulfil the requirements of regulations 11-16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for the production of Supplementary Planning Documents.

Confirmed as a true record:

Monday, 2 June 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

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Record of Decision by Executive

Monday, 2 June 2014

Portfolio	Planning and Development
Subject:	Fareham Borough Planning Obligations Supplementary Planning Document (excluding Welborne) - Draft for Consultation
Report of:	Director of Planning & Development
Strategy/Policy:	
Corporate Objectives:	

Purpose:

This report summarises the content, scope and purpose of the draft Planning Obligations and Affordable Housing Supplementary Planning Document for the Borough of Fareham (Excluding Welborne), with a view to thereafter commencing a public consultation exercise.

The Council has historically utilised planning obligations, often also commonly referred to as s106 agreements, from new development in order to secure contributions towards open space, transport improvements, schools provision etc. Following the introduction of the Community Infrastructure Levy (CIL) the amount of planning obligations being secured has been scaled back as the majority of infrastructure is now being secured through CIL. However, as CIL can only be used for infrastructure, planning obligations are still needed to secure a number of elements considered necessary to make development acceptable in planning terms. The SPD sets out the Council's approach for the use of planning obligations to secure satisfactory development and essential infrastructure for the Borough (excluding Welborne) where CIL is not being sought, including the delivery of affordable housing. The document will provide a useful Development Management tool against which planning applications can be assessed. It will also inform the review of the Borough Council's Community Infrastructure Levy charging schedule.

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive approves that:

- (a) the Draft Planning Obligations and Affordable Housing Supplementary Planning Document for the Borough of Fareham (Excluding Welborne), as set out in Appendix A, be published for a six-week public consultation;
- (b) the Director of Planning and Development, in consultation with the Executive Member for Planning and Development and Executive Member for Health and Housing, be authorised to make any necessary minor changes to the document, prior to publication, providing that these do not change the overall direction, shape or emphasis of the document, and do not raise any significant new issues; and
- (c) the Draft Planning Obligations and Affordable Housing Supplementary Planning Document for the Borough of Fareham (Excluding Welborne) be endorsed as interim guidance to be afforded due weight in the determination of planning applications across the Borough.

Reason:

To fulfil the requirements of regulations 11-16 of the Town and Country Planning (Local Planning) (England) Regulations 2012 for the production of Supplementary Planning Documents.

Confirmed as a true record:

Monday, 2 June 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

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Record of Decision by Executive

Monday, 2 June 2014

Portfolio	Executive Leader
Subject:	Matched Funding Report
Report of:	Director of Finance & Resources
Strategy/Policy:	
Corporate Objectives:	Strong and Inclusive Communities

Purpose:

To provide details of matched funding requests received by the Council during the first quarter of the 2014/15 financial year.

During this quarter, the Council has received two matched funding requests as follows:

Holy Rood Church has requested £25,000 towards extending and upgrading its kitchen. Full details are set out in Appendix A.

Portchester Community School has requested £9,800 towards replacing all of the gym equipment in its fitness suite. Full details are set out in Appendix B.

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive agrees:

- (a) that matched funding of up to £25,000 be awarded for Holy Rood Church; and
- (b) that matched funding of up to £9,800 be awarded for Portchester Community School.

Reason:

To act as an enabler, assisting the local community in making improvements to local community facilities, and introducing new facilities for the benefit of all age groups within the community.

Confirmed as a true record:

Monday, 2 June 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

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Decision No.
472

Record of Decision by Executive

Monday, 2 June 2014

Portfolio	Policy & Resources
Subject:	Business Rate Relief Application - The Rowans Hospice Trading Company Ltd
Report of:	Director of Finance & Resources
Strategy/Policy:	Finance Strategy
Corporate Objectives:	Dynamic, Prudent and Progressive Council

Purpose:

This report sets out the reasons why an application for non-domestic rate relief in respect the "Rowans Hospice" charity shop has been refused and seeks member endorsement to this decision.

In October 2013, the council received an application for charitable rate relief from the Rowans Hospice Trading Company Ltd, in respect of shop premises at two locations in the borough.

The Rowans Hospice Trading Company Ltd is a wholly owned trading subsidiary of the parent charity, The Rowans Hospice. The purpose of the trading company is to generate income and maximise profit from its trading activities which are then donated, less expenses, to the parent charity.

Whilst the profits are donated to the parent charity, the trading company cannot be considered as a charitable organisation, nor is it an organisation that can be determined as a not for profit. The application for relief was therefore refused.

This decision was challenged by Anne Yendell, the Director of Finance & Operations at the charity, which led to a review of the application and a reconsideration of relevant legislation, case law and previously sought Counsel's opinion. This review reinforced the opinion that neither mandatory nor discretionary relief could be granted for the properties in question.

Anne Yendel has once again challenged this decision requesting that we reconsider the application using our discretionary powers, in light of the important work the charity does.

Options Considered:

As recommendation.

Decision:

RESOLVED that the applicant, The Rowans Hospice Trading Company Ltd, be advised the relief cannot be granted in respect of the properties in question.

Reason:

That the company is neither a charity nor a not for profit organisation and the application does not meet the criteria which is laid down in the Local Government Finance Act, 1988, or the Fareham Borough Council Charitable Relief Policy (agreed by the former Policy and Resources Committee on 25 January 2001).

Confirmed as a true record:

Monday, 2 June 2014

Councillor SDT Woodward
Executive Leader

FAREHAM

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2013/14
Decision No.
473

Record of Decision by Executive

Monday, 2 June 2014

Portfolio	Executive Leader
Subject:	Tenders - Six Monthly Report
Report of:	Director of Finance & Resources
Strategy/Policy:	
Corporate Objectives:	Dynamic, Prudent and Progressive Council

Purpose:

To update the Executive on all tenders received and contracts awarded during the 6 month period ending 6th April 2014, in compliance with Contract Procedure Rules.

This report updates members on the following tenders received and contracts awarded during the six-month period from 7th October 2013 to 6th April 2014.

Contracts with an estimated value of between £20,000 - £50,000

	Contract	Successful Tender	Tender Sum
1.	Seafield Park Pavilion Replacement of Roof Covering	Not yet awarded	
2.	Refurbishment, supply and installation of play equipment and safety surfacing at Abshot Road Play Area	Wicksteed Leisure	£47,775.00
3.	Provision of Global Positioning System (GPS) Tracking Devices	Trackyou Ltd	£49,950.00 (over a 3 year lease agreement)
4.	External Graphic Design Service	Various (see Appendix A)	£36,000.00 (approx. over 3 years)

Contracts with an estimated value of over £50,000

	Contract	Successful Tender	Tender Sum
5.	Appointment of Construction Project Manager and Quantity Surveyor to provide client side representation for the development of an Innovation Centre at Daedalus	Baquus Group	£63,585.00
6.	Contract for Supply of multi-functional devised (MFD), print room equipment and associated software	Annodata Business Communications	£192,855.37
7.	Contract for the supply of Cash Collection Services (FBC on behalf of HIOWPP)	Keyline Chartered Security Ltd	£217,837.00 (FBC) £1,263,561.00 (HIOWPP)
8.	Salterns Promenade Reconstruction – Coastal Engineering Minor Works Framework – Lot 1: Timber Maintenance	Balfour Beatty Civil Engineering Ltd	£229,971.00
9.	Skate Park Facility at Park Lane Recreation Ground	Not yet awarded	
10.	Hedge & Sports Ground Maintenance	The Landscape Group Ltd	£71,992.49

Options Considered:

As recommendation.

Decision:

RESOLVED that details of all tenders received and contracts awarded during the six month period ending 6th April 2014, as set out in Appendix A to this report, be noted.

Reason:

To advise members, in compliance with Procedure Rules, of the award of larger contracts.

Confirmed as a true record:

Monday, 2 June 2014

Councillor SDT Woodward
Executive Leader