

FAREHAM

BOROUGH COUNCIL

AGENDA PLANNING AND DEVELOPMENT SCRUTINY PANEL

Date: Monday, 12 November 2018

Time: 6.00 pm

Venue: Collingwood Room - Civic Offices

Members:

Councillor T Davies (Chairman)

Councillor P J Davies (Vice-Chairman)

Councillors K A Barton

J E Butts

S Cunningham

J S Forrest

N J Walker

Deputies: J G Kelly

G Fazackarley



1. Apologies for Absence

2. Minutes (Pages 5 - 8)

To confirm as a correct record the Minutes of the Planning and Development Policy Development and Review Panel meeting held on the 04 September 2018.

3. Chairman's Announcements

4. Declarations of Interest and Disclosures of Advice or Directions

To receive and declarations of interest from Members in accordance with the Standing Orders and the Council's Code of Conduct and disclosures of advice or directions received from Group Leaders or Political Groups, in accordance with the Council's Constitution.

5. Deputations

To receive any deputations of which notice has been lodged.

6. Introduction to the Planning and Development Scrutiny Panel (Pages 9 - 10)

To receive a presentation by the Head of Democratic Services which outlines the role and functions of the new Scrutiny Panel.

7. Executive Business (Pages 11 - 12)

To consider any items of business dealt with by the Executive since the last meeting of the Panel, that falls under the remit of Planning and Development Portfolio. This will include any decisions taken by individual Members during the same time period.

(1) Proposed Revisions to the Council's Policy on the Publicity of Planning Applications (Pages 13 - 14)

(2) Response to Draft Titchfield Neighbourhood Plan (Pages 15 - 16)

(3) Custom and Self Build Strategy and Delivery Plan (Pages 17 - 18)

8. Planning and Development Scrutiny Panel Priorities

To provide an opportunity for Members to consider the Scrutiny Panel priorities for the Planning and Development.



P GRIMWOOD
Chief Executive Officer
Civic Offices
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19 November 2018

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FAREHAM

BOROUGH COUNCIL

Minutes of the Planning and Development Policy Development and Review Panel

(to be confirmed at the next meeting)

Date: Tuesday, 4 September 2018

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor: P J Davies (Chairman)

Councillor: T Davies (Vice-Chairman)

Councillors: K A Barton, J E Butts, S Cunningham, J S Forrest and
N J Walker

**Also
Present:**



1. APOLOGIES FOR ABSENCE

There were no apologies of absence received at this meeting.

2. MINUTES

It was AGREED that the Minutes of the Planning and Development Policy Development and Review Panel held on the 17 July 2018 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. WELBORNE DELIVERY UPDATE

The Panel received a presentation from the Welborne Strategic Lead, Sarah Ward, updating Members on the delivery of Welborne over the past three years and the current progress moving forward.

The presentation covered all aspects of the Welborne delivery and a detailed discussion took place with Members focusing questioning around two main areas; the delivery rates and affordability. The Director of Planning and Regulation addressed the Panel to explain that the Council will seek to put in place mechanisms to ensure that reviews take place as phases of the development progress and are completed. Officers have a positive relationship with Buckland Development Ltd and are maintaining constant dialogue to move the project forward, with the first phase of the build out plan being a key priority with the current discussions.

A copy of the presentation is appended to these Minutes.

It was AGREED that the Welborne Strategic Lead, Sarah Ward, be thanked for her informative presentation.

7. PLANNING AND DEVELOPMENT POLICY AND DEVELOPMENT REVIEW PANEL WORK PROGRAMME

The Panel considered a report by the Director of Planning and Regulation on the Panels Work Programme for 2018/19.

It was AGREED that the Panel: -

- (a) reviewed and agreed the proposed Work Programme for 2018/19; and
- (b) reviewed the outcomes from matters considered at the Panel meeting on the 17 July 2018.

(The meeting started at 6.00 pm
and ended at 7.40 pm).

FAREHAM

BOROUGH COUNCIL

Presentation to Planning and Development Scrutiny Panel

Date: 12 November 2018

Report of: Head of Democratic Services

Subject: INTRODUCTION TO THE PLANNING AND DEVELOPMENT
SCRUTINY PANEL

SUMMARY

On the 11 October 2018 Council agreed changes to the Council's Committee structure with the creation of Scrutiny Panels in place of the now dissolved Policy Development and Review Panels.

This presentation seeks to outline the role of the newly constituted Planning and Development Scrutiny Panel.

RECOMMENDATION

It is recommended that Members consider the presentation and make any comments or raise any questions for clarifications.

FAREHAM

BOROUGH COUNCIL

Report to Planning and Development Scrutiny Panel

Date: 12 November 2018
Report of: Head of Planning Strategy and Regeneration
Subject: EXECUTIVE BUSINESS

SUMMARY

One of the key functions of this Scrutiny Panel is to hold the Executive Portfolio Holder and senior Officers to account in delivery of the service and the Improvement Actions identified in the Council's Corporate Priorities and Corporate Vision.

Members are therefore invited to consider the items of business which fall under the remit of the Planning and Development Portfolio and have been dealt with by the Executive since the last meeting of the Panel. This also includes any decisions taken by individual Executive Members.

The relevant notices for decisions taken are attached for consideration.

RECOMMENDATION

It is recommended that Members consider the items of business discharged by the Executive since the last meeting of the Panel and make any comments or raise any questions for clarification.

FAREHAM

BOROUGH COUNCIL

2017/18
Decision No.
2035

Record of Decision by Executive

Monday, 9 July 2018

Portfolio	Planning and Development
Subject:	Proposed Revisions to The Council's Policy on the Publicity of Planning applications
Report of:	Director of Planning & Regulation
Corporate Priority:	Dynamic, prudent and progressive Council; Protect and enhance the environment; Strong, safe, inclusive and healthy communities

Purpose:

This report proposes various changes to the Council's current policy on publicising applications received for planning permission and other types of consent.

Officers from the Council's Development Management service have been reviewing whether the current neighbour notification policy dating from 2003 results in an appropriate level of public notification on planning applications and other types of planning submissions.

The review follows the recent changes made to how planning applications are dealt with by Development Management following the work with Vanguard consulting.

Under the current neighbour notification policy, the main methods of publicising planning applications include letters sent directly to adjacent properties, the display of site notices and press notices placed in a local newspaper.

Officers consider that the current neighbour notification policy should be replaced and rebranded as the 'Community Notification Scheme (CNS)'.

The new CNS would provide Officers with greater flexibility to decide who to notify about planning and similar applications.

The proposed approach would lead to more residents and other interested parties being notified about major applications than required under the Council's currently approved policy. There would be a reduction in the requirement to notify on some minor applications (particularly applications for advertisements, works to listed buildings and limited works to protected trees).

The proposed changes would help to increase awareness of larger applications such as those for major residential development. The changes would also increase the speed with which Officers can decide minor proposals which are typically non-controversial and receive very little, if any, response from residents or other interested parties.

Options Considered:

The recommendation from the Panning Committee was taken into account (see minute 7 – References from Other Committees) when determining this item.
As recommendation.

Decision:

RESOLVED that the Executive:

- (a) approves the Community Notification Scheme as set out within Appendix B to this report;
- (b) agrees that this Scheme comes into effect from Monday 23 July 2018; and
- (c) agrees that any representations received without a valid full name and postal address being provided, will not be taken into account when determining planning or similar applications.

Reason:

In the interests of increasing the effectiveness and efficiency of notification of planning and other similar applications.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 9 July 2018

FAREHAM

BOROUGH COUNCIL

2018/19
Decision No.
2046

Record of Decision by Executive

Monday, 3 September 2018

Portfolio	Planning and Development
Subject:	Response to Draft Titchfield Neighbourhood Plan
Report of:	Director of Planning & Regulation
Corporate Priority:	Maintain and extend prosperity; Protect and enhance the environment; Providing housing choices; Strong, safe, inclusive and healthy communities

Purpose:
To agree the Council's, as the Local Planning Authority, response to the Pre-submission (Regulation 14) Titchfield Neighbourhood Plan consultation.

In March 2017, the Titchfield Neighbourhood Forum and Titchfield Neighbourhood Area were designated by the Council for the purposes of allowing the Forum to prepare a Neighbourhood Plan. In accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations (2012), Titchfield Neighbourhood Forum is required to undertake Pre-submission consultation and publicity on its Pre-submission Neighbourhood Plan, which includes sending a copy of its proposals to the Council (as the Local Planning Authority) to comment on. The purpose of this report is to set out the Council's response to the Pre-submission consultation on the Titchfield Neighbourhood Plan (TNP). The deadline to respond to the consultation is 10 September 2018.

Options Considered:
The Executive received a deputation in respect of this item from Mr Nick Girdler, Chairman of the Titchfield Village Trust.

As recommendation.

Decision:
RESOLVED that the Executive agrees the Council's response to the Pre-submission (Regulation 14) Titchfield Neighbourhood Plan.

Reason:
The Council has a statutory duty set out in paragraph 3(1) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) to provide advice and assistance to 'qualifying bodies', which includes Neighbourhood Forums, undertaking neighbourhood planning.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 3 September 2018

FAREHAM

BOROUGH COUNCIL

2018/19
Decision No.
2047

Record of Decision by Executive

Monday, 3 September 2018

Portfolio	Planning and Development
Subject:	Custom and Self Build Strategy and Delivery Plan
Report of:	Director of Planning & Regulation
Corporate Priority:	Providing housing choices

Purpose:

To approve the Self-Build and Custom House Building Action Plan for implementation.

The Self-Build and Custom House Building Action Plan is a result of the Council recognising, along with national Government, that this is an emerging housing sector. This Action Plan sets out the Council's main aim, which is to 'positively influence or help secure development opportunities where we can support individuals or organisations to deliver high quality self-built or custom-built homes to meet demand in the Borough'. It sets out the key actions the Council can take to achieve this aim. The working document has seven key sections. The first two introduce and provide background as to why the Council has produced this Action Plan. It then explains what self-build and custom house building are, what responsibilities the Council has for this sector and what has been done to secure it in the Borough to date. The penultimate section explains what the evidence the Council have on the local demand for self-build and custom housebuilding in the Borough indicates, as well as explaining that the Council's current knowledge is limited. Finally, the document outlines eight key actions which the Council propose to undertake to achieve its aim, including gaining a more detailed understanding of local demand for self-built housing in the Borough.

Options Considered:

As recommendation.

Decision:

RESOLVED that the Executive approves the Self-Build and Custom House Building Action Plan for implementation.

Reason:

To enable the implementation of the Self-Build and Custom House Building Action Plan, and update the Action Plan thereafter.

Confirmed as a true record:

Councillor SDT Woodward (Executive Leader)

Monday, 3 September 2018