

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning and Development Scrutiny Panel (to be confirmed at the next meeting)

Date: Tuesday, 12 March 2019

Venue: Collingwood Room - Civic Offices

PRESENT:

Councillor T Davies (Chairman)

Councillor P J Davies (Vice-Chairman)

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

Also Present: Mrs K Mandry, Ms S Pankhurst and Mrs K K Trott



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 Scrutiny Panel held on the 15 January 2019 be confirmed and signed as a correct record.

3. CHAIRMAN'S ANNOUNCEMENTS

There were no 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. HOUSEHOLD PROJECTION METHODOLOGY

At the agreement of the Chairman this item was brought forward on the agenda.

The Panel received a report along with a supporting presentation from Officers on the Governments methodology used by local authorities to project housing figures.

At the invitation of the Chairman Councillor K Mandry joined in discussions on this item.

At the invitation of the Chairman Councillor K K Trott joined in discussions on this item.

At the invitation of the Chairman Councillor S Pankhurst joined in discussions on this item.

Members discussed at length the details of both the report and presentation. Due to the complex nature of the information provided several questions were put forward by Members from both the Planning and Development and Housing Scrutiny Panels seeking clarification on how the data is produced to project housing need. Concerns were raised by all Members on the changing goal posts by Central Government and how the methodology has affected the Councils' current position.

Members discussed their concerns around the Council's current position and asked Officers how the housing figures for the Borough will be delivered. Officers addressed the Panel to highlight that work is being carried out across

the Planning department from both the Development Management and Planning Strategy services areas to explore ways of increasing housing delivery.

The presentation is appended to these Minutes.

RESOLVED that the Panel considered and commented on both the report and presentation.

7. MOTION RECEIVED FROM COUNCIL

The Panel considered a Motion received by Councillor Mrs K K Trott which had been referred to the Planning and Development Scrutiny Panel at the 22 February 2019 Council meeting -

“I propose that Fareham Borough Council calls upon the Secretary of State for Housing, Communities and Local Government to implement a review of the wide-ranging impacts of permitted development rights which allow change of use into residential homes. This would be in line with the views of the Local Government Association and the Royal Town Planning Institute, who recognise that problems have been caused by the 2013 deregulation of the Planning System which allows offices to be converted into homes without planning permission. Currently, developers do not have to contribute towards affordable or Social Housing or local infrastructure.”

At the invitation of the Chairman Councillor Mrs K K Trott addressed the Panel to deliver her Motion.

At the invitation of the Chairman Councillor S Pankhurst addressed the Panel to provide details of her personal experiences of a development within the Fareham Borough planning permission was not required and subsequent issues had arisen.

Members discussed the Motion at length and agreed that, although the permitted development rights have enabled delivery of additional housing across the Borough, there is a real concern amongst Members about the quality and standard of the accommodation being provided through some of these schemes.

The Panel recommend to Council that a letter be formulated by Officers to the Secretary of State for Housing to address the issues raised and, at the agreement of Councillor K K Trott amended the Motion to add the planning considerations discussed. The amended Motion reads as follows –

“I propose that Fareham Borough Council calls upon the Secretary of State for Housing, Communities and Local Government to implement a review of the wide-ranging impacts of permitted development rights which allow change of use into residential homes. This would be in line with the views of the Local Government Association and the Royal Town Planning Institute, who recognise that problems have been caused by the 2013 deregulation of the Planning System which allows offices to be converted into homes without planning permission. Currently, developers do not have to contribute towards affordable Social Housing or local infrastructure and there is no ability to

consider whether the development provides suitable levels of internal or external amenity space, privacy, sunlight, daylight or outlook.”

RESOLVED that the Planning and Development Scrutiny Panel: -

- (a) considered the Motion received from Councillor Mrs K K Trott; and
- (b) recommend to Council that a letter formulated by Officers is sent to the Secretary of State for Housing, Communities and Local Government.

8. EXECUTIVE BUSINESS

The Panel considered the Executive items of business which falls under the remit of the Planning and Development Portfolio, including individual Executive Member decisions, that have taken place since the last meeting of the Panel on the 15 January 2019.

The Panel considered the decisions shown at item 6(1)

RESOLVED that the Planning and Development Scrutiny Panel considered the following item of Executive Business:

(1) Council's Response to Submission (Regulation 16) Titchfield Neighbourhood Plan

Members asked for clarification on the process for the Titchfield Neighbourhood Plan (TNP) examination following the submission of the Council's comments to the independent examiner. Officers advised Members that once the independent examination was complete, if the Examiner recommends that the plan proceeds, a referendum would be held within the boundary of the TNP to vote on whether the plan should be made as part of the Council's Development Plan.

9. AUTHORITY MONITORING REPORT

The Panel received a presentation from the Officers explaining the purpose of the Authority Monitoring Report (AMR).

Members discussed the 2017/18 AMR which had been circulated as part of the agenda pack. Officers asked the following questions to Members for consideration: -

- Is the AMR effective?
- Is the AMR well presented?
- Is the AMR easy to understand?
- How could Officers improve the AMR?
- Does the non-statutory information add value to the AMR?

Members agreed that the AMR is an informative, effective document and thanked Officers for their work in compiling the information. Members asked if some of the information could be presented in the form of pie charts and other

more graphical formats to break up the large amounts of texts. Officers will investigate adding more graphics into the 2018-2019 AMR.

The Vice-Chairman also asked if there was potential for the Planning and Development Scrutiny Panel to scrutinise the information on affordable housing in the AMR.

The presentation is appended to these Minutes.

RESOLVED that the Panel considered and commented on the contents of the presentation.

10. PLANNING AND DEVELOPMENT SCRUTINY PANEL PRIORITIES

Members of the Panel considered the Scrutiny Priorities for the Planning and Development Scrutiny Panel and discussed possible items for future meetings. These included; an item on Affordable Housing Delivery, a Welborne update and Sustainable Travel (Travel Plans).

Officers advised the Panel, that these items will be investigated and scoped with Members through the Chairman, to develop into potential items to bring to future meetings of the Panel.

Members requested that a Welborne Update be brought to the 25 June 2019 Planning and Development Scrutiny Panel meeting.

RESOLVED that the Planning and Development Scrutiny Panel: -

- (a) considered the Planning and Development Scrutiny Priorities;
- (b) work with Officers to scope items on; Affordable Housing Delivery and Sustainable Travel to potentially bring to future meetings; and
- (c) that an update on the Welborne Development be brought to the Planning and Development Scrutiny Panel meeting on the 25 June 2019.

(The meeting started at 6.00 pm
and ended at 7.55 pm).