

# FAREHAM

## BOROUGH COUNCIL

### Minutes of the Executive

**(to be confirmed at the next meeting)**

**Date:** Monday, 4 January 2021

**Venue:** Microsoft Teams Virtual Meeting

**Present:**

S D T Woodward, Policy and Resources (Executive Leader)  
T M Cartwright, MBE, Health and Public Protection (Deputy Executive Leader)  
F Birkett, Housing  
Miss S M Bell, Leisure and Community  
S D Martin, Planning and Development  
M J Ford, JP, Streetscene

**Also in attendance:**

Mrs K Mandry, for item 8(1)  
L Keeble, for items 8(1), 9(1), 10(1) & 10(2)  
R H Price, JP, for items 8(1), 9(1) & 10(3)



**1. APOLOGIES FOR ABSENCE**

There were no apologies given for this meeting.

**2. MINUTES**

RESOLVED that the minutes of the meeting of the Executive held on 07 December 2020 be confirmed and signed as a correct record.

**3. EXECUTIVE LEADER'S ANNOUNCEMENTS**

The Executive Leader announced the very sad news that Councillor Keith Evans passed away recently after contracting Covid-19. Councillor Evans was ward councillor for Sarisbury from 1988 until 2002 and then ward councillor for Locks Heath from 2004 until 2020. He held various roles on Fareham Borough Council, many of them as Chairman and latterly as Executive Member for Planning and Development.

As a mark of respect, the Executive held a minute's silence in memory of Councillor Evans.

The Executive Leader announced that as a result of the sad loss of Councillor Evans, there would be two changes to the portfolio holders on the Council's Executive, with Councillor S D Martin taking up the role of Executive member for Planning and Development and Councillor M J Ford, JP joining the Executive as the Executive member for Streetscene.

The Executive Leader confirmed the new Executive will comprise:

Policy and Resources - Councillor S D T Woodward

Health & Public Protection and Deputy Executive Leader – Councillor T M Cartwright, MBE

Planning and Development - Councillor S D Martin

Leisure and Community - Councillor Miss S M Bell

Housing - Councillor F W Birkett

Streetscene - Councillor M J Ford, JP

The Executive Leader went on to make an announcement in respect of Welborne Garden Village, advising that a consultation would start today (January 4) on revisions to the planning application after proposals emerged for the government and developers, Buckland Development Limited (Buckland), to plug a £40m shortfall in the budget to redevelop junction 10 of the M27.

The Executive Leader explained that the plan to create the 6,000-home Garden Village, to include schools, district shopping centres, a business park and health facilities, had been in jeopardy after £25m funding from the Solent Local Enterprise Partnership towards creating an all-moves junction 10 on the M27 motorway expired last year when it could not be used in time due to the complexities involved in the scheme.

The planning application had previously been approved in October 2019, subject to Buckland signing a Section 106 planning agreement to guarantee provision of the associated infrastructure improvements. The agreement was not signed after it became clear the funding of the junction 10 improvements was increasingly uncertain. Funding for the junction improvements being in place is a pre-commencement condition that the council imposed on the planning consent.

After a year of negotiations with Fareham Borough Council, Buckland, which originally pledged £20m towards the £75M cost of the junction 10 improvements, has agreed to double its contribution to £40m. Fareham Borough Council has also negotiated with the government to increase its contribution to the scheme from £10m to £30m. This means that the £75m cost of upgrading junction 10 can now be secured, as £5m has already been funded by the government via the Solent Local Enterprise Partnership to complete the detailed design work and business case for the junction which is required, not just to serve Welborne, but also to aid the smooth running of the M27.

The Executive Leader stated that the additional early financial commitment being met by Buckland has affected the early viability of the Welborne development as originally approved and the developers have therefore put forward further revisions to the planning application. The previously agreed scheme allowed for 10 per cent (600) affordable homes, with regular reviews during the 30 years of the development that could increase affordable home provision to bring it to the Welborne Plan requirement for 30 per cent. Buckland has indicated it will maintain the initial 10 per cent affordable homes commitment but that the prospects of the profitability of the site enabling that figure to increase to 30 per cent will now be reduced. Any possible increases secured by the planning authority will be in the second half of the development, once 3,000 homes have been completed and the scheme becomes profitable. The revisions to the planning application are now subject to a new three-week consultation and will be brought back before the Council's planning committee towards the end of January, when public consultation feedback will also be reported.

#### **4. DECLARATIONS OF INTEREST**

Councillor Miss S M Bell declared a personal interest in respect of item 8(1) of the agenda as she lives in Castle Street near to one of the coastal car parks and also sits on the Board of Trustees of St Mary's Church Parish Hall.

#### **5. PETITIONS**

There were no petitions submitted at this meeting.

#### **6. DEPUTATIONS**

There were no deputations made at this meeting.

#### **7. REFERENCES FROM OTHER COMMITTEES**

**Planning Committee – 16 December 2020**

## Minute 7 – Introduction Charges for Heritage Advice and Design Codes and the Use of Planning Performance Agreements

The Committee considered a report by the Director of Planning and Regeneration on the introduction of charges for heritage advice and design codes, and the use of Planning Performance Agreements, which will be considered by the Executive at its meeting on 4 January 2021.

Members requested that Officers undertake some investigations into the charging of VAT where there is a set fee, and consider the introduction of fees exclusive of VAT.

RESOLVED that the Committee:-

- (i) notes the proposals the Director of Planning and Regeneration is making to the Executive in respect of charges for heritage advice and design codes, and the use of planning performance agreements; and
- (ii) advises the Executive that it supports the proposals set out in the report, with the recommendation that the proposed fee set out in paragraph 11 of the report is exclusive of VAT.

## **8. HEALTH AND PUBLIC PROTECTION**

### **(1) Concessionary and Season Ticket options at Coastal Car Parks**

Councillor Miss S M Bell declared a personal interest in respect of this item of the agenda as she lives in Castle Street near to one of the coastal car parks and also sits on the Board of Trustees of St Mary's Church Parish Hall.

At the invitation of the Executive Leader, Councillors L Keeble, Mrs K Mandry and R H Price, JP addressed the Executive on this item.

RESOLVED that the Executive agrees that:

- (a) season tickets be valid for use in any coastal car park;
- (b) no limit is placed on the number of seasons tickets made available to the public;
- (c) season tickets sold to the public, including beach hut owners, will not be transferable between cars; and
- (d) only recognised coastal organisations such as the Sailing Clubs, Titchfield Haven, the Wheelhouse and St Mary's Church will be able to purchase transferable season tickets.

## **9. PLANNING AND DEVELOPMENT**

### **(1) Introducing charges for heritage advice and design codes, and the use of Planning Performance Agreements**

At the invitation of the Executive Leader Councillor L Keeble and R H Price, JP addressed the Executive on this item.

The comments of the Planning Committee were taken into account in considering this item.

In discussing paragraph 11 of the report it was agreed that, following the recommendation made by the Planning Committee, the fee of £150 for any requests for informal planning advice to carry out works or alterations to a listed building should be exclusive of VAT.

RESOLVED that, subject to the amendment outlined above, the Executive:

- (a) agrees the introduction of pre-application planning advice charges for heritage advice as set out at Paragraph 11, and that the charges will come into effect for all related requests received on or after the 1<sup>st</sup> February 2021;
- (b) agrees the introduction of charges in respect of work undertaken on design codes as set out at Paragraph 21, and that the charges will come into effect on the 1<sup>st</sup> February 2021;
- (c) notes the benefits to applicants and this Council of using planning performance agreements along with the potential for the Council to recover some of the abnormal costs it expends in processing related planning applications to agreed timetables; and
- (d) agrees that this Council considers the use of planning performance agreements on any appropriate planning applications received on after 01 February 2021.

## 10. POLICY AND RESOURCES

### (1) Finance Strategy, Revenue Budget and Council Tax 2021/22

At the invitation of the Executive Leader, Councillor L Keeble addressed the Executive on this item.

RESOLVED that the Executive:

#### **Financial Forecasts (MTFS)**

- (a) approves the Medium-Term Finance Strategy for the period 2020/21 to 2024/25, as set out at Appendix C to the report;

#### **Revenue Budgets**

- (b) approves the revised 2020/21 general fund revenue budget, amounting to £9,606,500, as set out in Appendix A and B to the report; and
- (c) approves the base 2021/22 general fund revenue budget amounting to £10,118,200, as set out in Appendix A and B to the report.

(2) Fees and Charges 2021/22

At the invitation of the Executive Leader, Councillor L Keeble addressed the Executive on this item.

RESOLVED that the Executive approves the fees and charges for 2021/22 as set out at Appendix A to the report.

(3) Capital Programme and Capital Strategy 2021/22

At the invitation of the Executive Leader, Councillor R H Price, JP addressed the Executive on this item.

RESOLVED that the Executive:

- (a) endorses the draft Capital Strategy for 2021/22, attached as Appendix A to the report;
- (b) approves the capital programme for the period 2020/21 to 2024/25, amounting to £86.2 million as set out in Annex 1 of the Capital Strategy; and
- (c) agrees to submit the Capital Strategy for 2021/22 to Council for approval.

(The meeting started at 6.00 pm  
and ended at 7.10 pm).