

FAREHAM

BOROUGH COUNCIL

Minutes of the Planning Committee

(to be confirmed at the next meeting)

Date: Wednesday, 27 January 2021

Venue: Microsoft Teams Virtual Meeting

PRESENT:

Councillor N J Walker (Chairman)

Councillor I Bastable (Vice-Chairman)

Councillors: F Birkett, T M Cartwright, MBE, P J Davies, M J Ford, JP, Mrs C L A Hockley, L Keeble and J S Forrest (deputising for R H Price, JP)

Also Present: Councillors Mrs P M Bryant (Item 5), Mrs L E Clubley (Item 5) and S Cunningham (Item 5)



1. APOLOGIES FOR ABSENCE

An apology of absence was received from Councillor R H Price, JP.

2. CHAIRMAN'S ANNOUNCEMENTS

The Chairman used the Chairman's announcements to explain how he intended to run the meeting.

3. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

4. DEPUTATIONS

The Committee received a deputation from the following in respect of the applications indicated and were thanked accordingly.

Name	Spokesperson representing the persons listed	Supporting or Opposing Application	Dep Type
WELBORNE – LAND NORTH OF FAREHAM P/17/0266/0A			
Mr M Grinyer		Opposing	Written
Mr R Blackman		Opposing	Written
Mr R York		Opposing	Written
Mr J Beresford (Applicant)		Supporting	Video

5. DEVELOPMENT MANAGEMENT

The Committee received the deputations referred to in Minute 4 above.

At the invitation of the Chairman, Councillors Cunningham, Mrs Clubley and Mrs Bryant addressed the Committee on this item.

Officers gave Members a verbal update as follows:

Two further consultation responses were received; one from the South Down National Park Authority who had no further comments to make to those in the main agenda and comments had been received from Eastleigh Borough Council. Eastleigh Borough Council continue to support Welborne on the basis that the changes proposed do not affect the delivery of the development and that 30% affordable housing is secured in accordance with Policy WEL18.

The Council has also received a later representation from Pegasus planning consultants relating to the consultation process in January this year. Officers are content that the consultation process and the information in the application

and as reported to members is in accordance with the relevant legislation including the EIA regulations.

The Committee's attention was also drawn to the Update Report which contained the following information: -

Introduction:

To help Members to identify the appendices in the hard copy agenda papers, the following page numbers are identified to help:

- *Appendix A from page 198;*
- *Appendix B from page 262;*
- *Appendix C from page 306; and*
- *Appendix D from page 310*

Consultations:

Portsmouth City Council: No comment.

Forestry Commission: Comments:

- *We include information on the potential impacts the development may have on ancient woodland.*

Portsmouth Water: Comment:

- *Our previous representation dated August 2019 remains valid.*

Highways England:

- *No objections.*

British Horse Society:

- *Similar issues raised to those in 7.43 of the agenda.*

Southern Water: Comment:

- *No discharge of foul sewerage from the site shall be discharged into the public system until offsite drainage works to provide sufficient capacity within foul network to cope with additional sewerage flows are complete.*
- *Conditions as per our previous consultation response.*

Representations:

1 additional letter with comments:

- *Get on with it so Fareham has a firm base to work from instead of being rendered invalid due to delays at Welborne and government changing the rules.*

16 further letters of objection have been received since the publication of the main agenda report including those from The Fareham Society and The Knowle Residents Association. These letters cover the issues already summarized in the main report plus:

Viability:

- *What is highlighted by the current situation are the problems associated by development of this type and scale in a location where the development is dependent on major infrastructure and the associated costs.*
- *Affordable housing takes the hit but what is next? Schools, shopping centre, business park, health facility and so on...there appears to be no contingency to absorb further future issues.*
- *The degree of movement away from provisions of the Welborne Plan on these important housing matters at this stage, as well as when the application was first before the Council, is of great concern.*
- *It is crucial that at the Viability Review Stages the Council commissions a robust assessment of the case out forward by the applicant.*
- *Fail to see in a period of increased national debt why the tax payer should be contributing close to £50 million for work to the M27 that would not be needed other than for this development, this work if Buckland feel the need to build should be met by them not the tax payer.*

Housing:

- *The standard and quality of the housing within the Welborne development is at risk of being compromised.*
- *The proposed changes in the balance and timings of introducing the social housing complement within Welborne will risk undermining the future social cohesion of this development.*

Biodiversity:

- *The HRA needs to be completed by the LPA not the applicant.*
- *Agree with NFDC requesting site specific and in combination effects that may be identified in the HRA.*
- *Water usage restriction to 110l per person per day needs to be a condition.*

Utilities:

- *Southern Water cannot calculate sewage and waste water issues because they have not been provided with the required plans with detail.*
- *Surely, at the very outset, major road issues, sewage and water provision and water runoff issues should have been addressed?*

Transport:

- *Please ensure there is a two way traffic free cycle way linking the development to Fareham town centre.*
- *Is there any assurance that traffic will not increase in old Turnpike.*

Landscape Impact:

- *Object to having to drive through this development to gain access to Knowle Village.*

Planning Balance:

- *Much now stands upon the timely provision of housing at Welborne to ensure that other areas of the Borough remain under less threat of development. There are threats imposed by the absence of a 5-year*

housing land supply on the proper planned development of the Borough.

Planning Considerations:

The main agenda addresses all the issues raised in the additional representations received.

Regarding the consultation comments from the British Horse Society, whilst the Society continues to identify some issue above some aspects of the proposals for equestrian access within and around the development site, both generally and regarding the specific issue of connecting the proposed bridleway across Fareham Common with the rest of the network to the north of the M27, these concerns are being addressed where possible within the Rights of Way schedule of the s106 agreement.

Recommendation:

In light of the recent changes to the Use Classes Order, condition 07 of the recommendation is amended to remove reference to specific Use Classes as follows:

07 The development for the following uses will not exceed:

- 3,200m² of food store retail;
- 3,500m² of non-food retail;
- 3.300m² of other non-convenience/comparison retail use, financial and professional services, restaurant and cafes, drinking establishments, and hot foot takeaway;
- 30,000m² of commercial and employment namely as offices, research and development or other industrial process;
- 35,000m² of general industrial use;
- 40,000m² of warehousing space for storage or distribution.

REASON: The distribution of land uses on the parameter plans is the subject of an Environmental Impact Assessment and any material alteration to the layout may have an impact that has not been assessed by that process. To ensure a comprehensive and appropriate form of development and to avoid any doubt over what has been permitted. In the interest of protecting the vitality and viability of Fareham Town Centre and other surrounding centres in Fareham and surrounding Districts.

The following additional condition is added to the recommendation:

73. Notwithstanding the provisions of any Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the premises identified for such uses as stated in condition 07 shall only be used for those purposes.

REASON: The distribution of land uses on the parameter plans is the subject of an Environmental Impact Assessment and any material alteration to the layout may have an impact that has not been assessed by that process. To ensure a comprehensive and appropriate form of development and to avoid any doubt over what has been permitted. In the interest of protecting the vitality and viability of Fareham Town Centre and other surrounding centres in Fareham and surrounding Districts.

(Councillor Mrs Hockley had to leave the meeting during the debate on this application and therefore she was unable to take part in any of the votes on the application)

Upon being proposed and seconded the officer recommendation at 10.1 of the report, to confirm the inclusion of the Applicant's document titled "Welborne Shadow Appropriate Assessment UPDATE", dated November 2020 comprises the Council's Habitat Regulation Assessment, was voted on and CARRIED.
(Voting: 8 in favour; 0 against)

RESOLVED that the Committee CONFIRM the inclusion of the report at Appendix A of the report titled "Welborne Shadow Appropriate Assessment UPDATE", dated November 2020 comprises the Council's Habitats Regulation Assessment.

Upon being proposed and seconded the officer recommendation at 10.2 of the report, to delegate to the Head of Development Management to take receipt of the final written comments of any further outstanding consultation responses with the inclusion of any further condition or informatives that may be recommended;

And

The officer recommendation at 10.3 of the report, to delegate to the Head of Development Management in consultation with the Solicitor to the Council for the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure:

- The creation of an Estate Management Company;
 - Inclusion of FBC on the board of the Company;
 - Service charge arrangements;
 - Step in provisions;
- The appointment of a New Community Development Worker for a period of not less than ten years;
- Provision for an Education Steering Group;
- Contribution and land for the delivery of three primary schools;
- Contribution and land for the delivery of one secondary school;
- A Community Use Agreement(s) for the school(s) facilities for public use outside of the times needed for education use;
- Nursery and pre-school marketing strategy;
- Provision of the Local Centre;
- Local Centre Community Building;
- Provision of the District Centre;
- District Centre Community building;
- Provision of healthcare facilities;
- Provision of the Community Hub;

- Delivery of Green Infrastructure (GI) – to include:
 - All Weather Pitch;
 - Tennis Courts;
 - Local Play Space;
 - Neighbourhood Play Space;
 - Youth Play Space;
 - Playground Play Equipment;
 - Parks and Amenity Open Spaces;
 - Playing Pitches and Outdoor Sports Facilities;
 - Allotments; and
 - Semi Natural Greenspace;
- GI Delivery and management arrangements;
- Delivery of the Temporary SANGS Strategy;
- Provision of Sites of Alternative Natural Green Space (SANGS);
- In perpetuity management of SANGS including step-in rights by the Estate Management Company;
- SRMP Contribution;
- Public Transport – BRT provisions on site and contributions;
- Safeguarding of the Rail Halt Land;
- A32 works;
- Off site Highway Works Contributions for locations identified by HCC;
- Applicant’s £40 million contribution towards the cost of junction 10;
- Off site Local Highway Network mitigation and safety schemes;
- Framework residential travel plan;
- Neighbourhood travel plans;
- Framework employment travel plan;
- Safeguarding the land for the Household Waste Recycling Centre;
- Contribution towards the Household Waste Recycling Centre to include a proportionate cost of the legal fees;
- Affordable housing:
 - Amount;
 - Tenure;
 - Upward review mechanisms;
 - Wheelchair accessible homes;
- Self Build Housing;
- Passivehaus where viability allows;
- Lifetime homes where viability allows;
- Extra Care accommodation where viability allows;
- Mechanism to recover HIF Funding;
- Business incubation centre;
- Employment and training plan for construction;
- Equalisation arrangements for the Sawmills site;
- Public access to the site;
- Improvements to existing rights of way;
- Closure, stopping up and diversion of existing rights of way;

And

The officer recommendation at 10.4 of the report, to delegate to the Head of Development Management:

- To make any necessary modification, deletion or addition to the proposed conditions or heads of terms; and

- To make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions and heads as drafted to ensure consistency between the two sets of provisions.

And was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that the Committee AGREE to Delegated to the Head of Development Management: -

- (i) to take receipt of the final written comments of any further outstanding consultation responses with the inclusion of any further condition or informatives that may be recommended;

- (ii) in consultation with the Solicitor to the Council for the prior completion of a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 to secure:

- The creation of an Estate Management Company;
 - Inclusion of FBC on the board of the Company;
 - Service charge arrangements;
 - Step in provisions;
- The appointment of a New Community Development Worker for a period of not less than ten years;
- Provision for an Education Steering Group;
- Contribution and land for the delivery of three primary schools;
- Contribution and land for the delivery of one secondary school;
- A Community Use Agreement(s) for the school(s) facilities for public use outside of the times needed for education use;
- Nursery and pre-school marketing strategy;
- Provision of the Local Centre;
- Local Centre Community Building;
- Provision of the District Centre;
- District Centre Community building;
- Provision of healthcare facilities;
- Provision of the Community Hub;
- Delivery of Green Infrastructure (GI) – to include:
 - All Weather Pitch;
 - Tennis Courts;
 - Local Play Space;
 - Neighbourhood Play Space;
 - Youth Play Space;
 - Playground Play Equipment;
 - Parks and Amenity Open Spaces;
 - Playing Pitches and Outdoor Sports Facilities;
 - Allotments; and
 - Semi Natural Greenspace;
- GI Delivery and management arrangements;
- Delivery of the Temporary SANGS Strategy;
- Provision of Sites of Alternative Natural Green Space (SANGS);
- In perpetuity management of SANGS including step-in rights by the Estate Management Company;
- SRMP Contribution;

- Public Transport – BRT provisions on site and contributions;
- Safeguarding of the Rail Halt Land;
- A32 works;
- Off site Highway Works Contributions for locations identified by HCC;
- Applicant's £40 million contribution towards the cost of junction 10;
- Off site Local Highway Network mitigation and safety schemes;
- Framework residential travel plan;
- Neighbourhood travel plans;
- Framework employment travel plan;
- Safeguarding the land for the Household Waste Recycling Centre;
- Contribution towards the Household Waste Recycling Centre to include a proportionate cost of the legal fees;
- Affordable housing:
 - Amount;
 - Tenure;
 - Upward review mechanisms;
 - Wheelchair accessible homes;
- Self Build Housing;
- Passivehaus where viability allows;
- Lifetime homes where viability allows;
- Extra Care accommodation where viability allows;
- Mechanism to recover HIF Funding;
- Business incubation centre;
- Employment and training plan for construction;
- Equalisation arrangements for the Sawmills site;
- Public access to the site;
- Improvements to existing rights of way;
- Closure, stopping up and diversion of existing rights of way;

And

- (iii) The officer recommendation at 10.4 of the report,
 - To make any necessary modification, deletion or addition to the proposed conditions or heads of terms; and
 - To make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions and heads as drafted to ensure consistency between the two sets of provisions.

Upon being proposed and seconded the officer recommendation at 10.5 of the report, to grant outline permission, subject to the conditions in the report and Update Report was voted on and CARRIED.

(Voting: 8 in favour; 0 against)

RESOLVED that, subject to the conditions in the report and Update Report, OUTLINE PLANNING PERMISSION be granted.

6. UPDATE REPORT

The Update Report was circulated prior to the meeting and was considered with the relevant agenda item.

(The meeting started at 10.00 am
and ended at 12.46 pm).