

# FAREHAM

BOROUGH COUNCIL

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

**Date:** Tuesday, 25 May 2021

**Venue:** Council Chamber - Civic Offices

**PRESENT:**

**Councillor** Mr M R Daniells (Chairman)

**Councillor** P J Davies (Vice-Chairman)

**Councillors:** T Davies, G Fazackarley, J S Forrest, N R Gregory and  
N J Walker

**Also Present:** Mrs T L Ellis and S D Martin



**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 24 February 2021 be confirmed and signed as a correct record.

**3. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman made the following announcement –

I do not have any formal announcements, but I wanted to say a few words. Firstly, I am delighted to have this appointment as Chairman of this Scrutiny Panel. Also, with regards to the main item on this evening's agenda, the Revised Publication Local Plan, can I please ask Members of the Panel to keep the comments and questions concise during discussions on this item. One final point is that if a comfort break is required please can everyone in attendance ensure they follow the protocol as set out by officers to ensure we keep everyone safe.

**4. DECLARATIONS OF INTEREST AND DISCLOSURES OF ADVICE OR DIRECTIONS**

Councillor J Forrest declared a personal non-pecuniary interest at item 6 – Hampshire County Council Presentation on Public Transport Schemes as he is a member of the Ramblers Association.

Councillor G Fazackarley declared a personal non-pecuniary interest at item 6 – Hampshire County Council Presentation on Public Transport Schemes as he is a consultant involved with planning bus routes in the midlands as part of his job.

**5. DEPUTATIONS**

There were no deputations received at this meeting.

**6. HAMPSHIRE COUNTY COUNCIL PRESENTATION ON PUBLIC TRANSPORT SCHEMES**

The Panel received a presentation from Graham Wright at Hampshire County Council on local public transport schemes.

*A copy of the presentation is appended to these Minutes.*

*Councillor J Forrest declared a personal non-pecuniary interest as he is a member of the Ramblers Association.*

*Councillor G Fazackarley declared a personal non-pecuniary as he is a consultant involved with planning bus routes in the midlands as part of his job.*

*At the invitation of the Chairman Councillor S Martin addressed the Panel during discussions on this item as Executive Member for Planning and Development.*

Following the presentations Members asked several questions pertaining to various transport schemes across the Borough including the Solent East Hampshire Bus Rapid Transport and the two schemes currently proposed for A27 at the Delme Roundabout and the Portchester pedestrian and bus enhancements.

Members also asked questions around the impact that the government's housing delivery requirements for Fareham Borough may have on the Borough's highway network. Graham Wright advised that at this time it is difficult to make projections due to several factors influencing people's travel choices. These include, the increased home working and whether this will continue after the Covid restrictions have eased, the increase in non-motorised highway use, changes to the economy due to the Covid-19 pandemic and how the increased use of electric cars may have an impact.

RESOLVED that the Planning and Development Scrutiny Panel note the contents of the presentation.

## **7. HOUSING DELIVERY TEST ACTION PLAN**

The Panel received a report from the Head of Planning Strategy and Economic Development on the Housing Delivery Test (HDT) Action Plan.

*At the agreement of the Chairman Councillor S Martin addressed the Panel during discussions on this item as Executive Member for Planning and Development.*

Members asked questions providing clarity on several aspects of the Action Plan allowing for a better understanding of the contents of the Plan and how this, if approved, will assist the Council to tackle the difficulties the Borough faces in meeting the housing need for the community.

Members of the Panel shared their frustration at the lack of acknowledgement from Central Government as to the impact that the Nutrient Neutrality issue with South Hampshire has and will continue to have in future years on Fareham Borough's HDT results. Members highlighted the importance of the actions outlined in Appendix A, section 7 part 3 (Nutrient mitigation) of the report, to continue to lobby Government to consider the impact of nutrient neutrality on housing delivery within South Hampshire and revise the detailed application of the HDT for Fareham Borough appropriately.

RESOLVED that the Planning and Development Scrutiny Panel: -

- a) considered the contents of the report; and
- b) asks the Executive, at its meeting on the 07 June 2021, to consider the importance of the actions outlined in Appendix A, section 7 part

(Nutrient mitigation) of the report, to lobby Government to consider the impact of nutrient neutrality and revise the detailed application of the Housing Delivery Test for Fareham Borough appropriately.

## **8. LOCAL DEVELOPMENT SCHEME**

The Panel received a report by the Director of Planning and Regeneration on the Council's Local Development Scheme (LDS) which the Executive will be asked to adopt at its meeting on the 07 June 2021.

RESOLVED that the Planning and Development Scrutiny Panel considered the contents of the report and were supportive of the Local Development Scheme.

## **9. REVISED PUBLICATION LOCAL PLAN**

The Panel received a report from the Head of Planning Strategy and Economic Development on the Council's Revised Publication Local Plan before the revisions are considered by the Executive on the 07 June 2021 and then by Council on the 10 June for approval for consultation.

*At the invitation of the Chairman Councillor Mrs T Ellis addressed the Panel during discussions on this item.*

*At the invitation of the Chairman Councillor S Martin addressed the Panel during discussions on this item as Executive Member for Planning and Development.*

*Councillor G Fazackarley left the meeting during discussions on this item.*

Members were asked to draw their attention to the tabled item which had been circulated prior to the meeting. The documents highlighted some amendments that officers had identified post publication. A copy of this document will be appended to these Minutes.

The Head of Planning Strategy and Economic Development took the Panel through the report and supporting documents section by section highlighting the revisions to the Draft Publication Local Plan which the Panel considered at its meeting on the 01 October 2020. Clarification was sought by the Panel after each section on the comments that would be passed to the Executive for consideration. These are set out as follows: -

- i. The amendments set out in tabled Item be passed to the Executive for inclusion within the revisions.
- ii. With regard to Policy BL1 – subject to resources and the prioritisation of the Local Plan, work is started to develop the Fareham Town Centre Masterplan Supplementary Planning Document to allow this document to be created at the earliest opportunity to support the delivery of homes in the Town Centre.
- iii. Following detailed discussions on policies HA50, HA54, HA55 and HA56 Members recommended that the Executive carefully considers the proposed allocations in these locations due to a number of planning

- considerations including traffic management, flooding, ecology, open space and, where applicable, strategic gap.
- iv. On page 249, within the Housing Policies section Members requested that the time being changed in paragraph 5.16 from 7.30am and 7.30pm to 7.30am and 6.30pm.
  - v. An amendment be made to the wording of, or supporting, Policy HP9 to include wording that applications for self and custom build homes can be brought forward by individual landowners or developer, and that the requirement for serviced plots does not apply to every self or custom build home.

RESOLVED that the Planning and Development Scrutiny Panel: -

- (a) considered the contents of the report; and
- (b) asks for the following comments to be passed to the Executive on 07 June 2021 for consideration:
  - (i) The amendments set out in the tabled Item be passed to the Executive for inclusion within the revisions;
  - (ii) With regard to Policy BL1 – subject to resources and the prioritisation of the Local Plan, work is started to develop the Fareham Town Centre Masterplan Supplementary Planning Document to allow this document to be created at the earliest opportunity to support the delivery of homes in the Town Centre.
  - (iii) Following detailed discussions on policies HA50, HA54, HA55 and HA56 Members recommended that the Executive carefully considers the proposed allocations in these locations due to a number of planning considerations including traffic management, flooding, ecology, open space and, where applicable, strategic gap.
  - (iv) On page 249, within the Housing Policies section Members requested that the time being changed in paragraph 5.16 from 7.30am and 7.30pm to 7.30am and 6.30pm.
  - (v) An amendment be made to the wording of, or supporting, Policy HP9 to include wording that applications for self and custom build homes can be brought forward by individual landowners or developer, and that the requirement for serviced plots does not apply to every self or custom build home.

## **10. EXECUTIVE BUSINESS**

The Panel considered the tabled items of Executive Business which had been circulated prior to the meeting and which are appended to these Minutes.

## **11. PLANNING STRATEGY UPDATE**

There were no additional Planning Strategy Updates considered at this meeting.

## 12. PLANNING AND DEVELOPMENT SCRUTINY PANEL PRIORITIES

The Chairman asked the Director of Planning and Regeneration to address the Panel to confirm any items for consideration within the Planning and Development Scrutiny Priorities.

It was agreed that two items would be brought to the Panel as appropriate throughout the municipal year. Firstly, an update on the delivery of Welborne to follow on from the anticipated completion of the Section 106 planning agreement and granting of outline planning permission for Welborne in the coming months. Secondly, a report on the progression of the delivery of the Fareham Town Centre Vision, including a draft timetable for the preparation of the Fareham Town Centre Masterplan Supplementary Planning Document, newly referenced in the Revised Publication Local Plan.

Members also asked if an item could be brought forward on the prevailing projections of the impact of climate change on future sea level rise, and hence potential flood risks to the Borough's coastal areas. The Director of Planning and Regeneration advised that the Coastal Partnership may be in a position to brief the Panel on this matter. Alternatively, officers will prepare a scoping report, in consultation with the Chairman and for future Panel consideration, for the Environment Agency to be invited to address the Panel on the matters of climate change, sea level rise projections and flood risk pertaining to Fareham Borough.

RESOLVED that the Planning and Development Scrutiny Panel: -

- (a) considered the planning and development Scrutiny Priorities;
- (b) requested officers to schedule an update on the delivery of Welborne following on from the anticipated granting of outline planning permission;
- (c) requested officers to schedule an update on the delivery of the Fareham Town Centre Vision including a draft timetable for the Fareham Town Centre Masterplan Supplementary Planning Document; and
- (d) asked officers to investigate the opportunities for the Panel to be briefed on the matters of climate change, sea level rise projections and flood risk pertaining to Fareham Borough.

(The meeting started at 4.00 pm  
and ended at 9.48 pm).