

FAREHAM

BOROUGH COUNCIL

Minutes of the Executive

(to be confirmed at the next meeting)

Date: Monday, 18 March 2024

Venue: Collingwood Room - Civic Offices

Present:

S D T Woodward, Policy and Resources (Executive Leader)
I Bastable, Streetscene
Miss J Burton, Health & Public Protection
D G Foot, Housing
S D Martin, Planning and Development
Mrs S M Walker, Leisure and Community

Also in attendance:



1. APOLOGIES FOR ABSENCE

There were no apologies given for this meeting.

2. MINUTES

RESOLVED that the minutes of the meeting held on 04 March 2024 be confirmed and signed as a correct record, subject to the correction of minute 10(2)(b) which should have the words “within 4 hours” inserted after”(with no return).

3. EXECUTIVE LEADER'S ANNOUNCEMENTS

TRULY AFFORDABLE HOUSING

Over the last few years, Fareham Borough Council has started, completed and started new projects that have and will, collectively provide approaching 200 homes for those residents who are most in need of truly affordable housing at a cost of £30m funded through Housing Revenue Account capital development spend, borrowing, use of right to buy (i.e. 1-4-1) receipts, and supported by nearly £3.5m in grant funding from Homes England. Some examples include Oak Tree Close (5), Hampshire Rose (18), Sir Randal Cremer House (16), Capella Close (11), Queen's Road (2), Arundel Drive (2), Ophelia Court (9), Bellfield (1), Assheton Court (60), Birks – purchase completed today (circa 20).

In addition, acquisitions and conversions have enabled 14 new emergency and move-on accommodation spaces to be provided and there are more acquisitions in the active pipeline to really boost the provision further in the short-term including one on this evening's agenda.

Looking further ahead, Fareham Housing sites have been allocated in the Council's Local Plan, thereby providing a pipeline of sites for the years ahead, including sites that will regenerate older Council Housing stock including Dore Avenue, Wynton Way, Menin House, Redoubt Court and land at Fareham Park such as Henry Court Drive.

Alongside our own direct delivery, the Housing and Planning teams have continued to negotiate and secure hundreds of new affordable homes that will be provided by developers as part of their planning obligations. Other affordable housing providers also continue to invest in providing new affordable homes in the Borough.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made at this meeting.

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 and Development Scrutiny Panel – 14 March 2024

Minute 8 - Welborne Delivery Update

The Panel received a report from the Director of Planning and Regeneration on an Executive report detailing the progress in the delivery of the Welborne Garden Village since July 2022.

RESOLVED that the Planning and Development Scrutiny Panel: -

- (a) notes the content of the Executive Report and the Building Welborne Beautiful brochure attached at Appendices A to the Executive report; and
- (b) advises the Executive at their meeting on 18 March 2024 of the Panel's full support for publication of the Building Welborne Beautiful document as a comprehensive summary of work undertaken by the Council over many years to enable the delivery of Welborne Garden Village.

This item was considered at item 9(1) of the agenda.

Minute 7 – Environment Update

The Panel received a report from the Director of Planning and Regeneration to allow Members of the Planning and Development Scrutiny Panel to consider the Environment Update Executive report and the 'Fareham's Greener Future' document before being taken to the Executive on the 18 March 2024.

At the invitation of the Chairman, Councillor S D Martin, Executive Member for Planning and Development addressed the Panel on this item.

At the invitation of the Chairman, Councillor Ms C Bainbridge addressed the Panel on this item.

Members of the Panel discussed the branding of the proposed Fareham's Greener Future publication, and questioned whether it was appropriate for the document. They felt that a separate branding from this publication (and also the Environment Strategy going forward) which focused more specifically on the environment would be more appropriate than using the same graphics as that used for the Corporate Strategy.

RESOLVED that the Planning and Development Scrutiny Panel:-

- (a) note the contents of the Executive Report; and
- (b) advises the Executive at their meeting on 18 March 2024 of the Panel's full support for the publication of the Fareham's Greener

Future document as a comprehensive summary of the full range of work undertaken by the Council on both carbon reduction/management (principally focused on energy-related projects) and also the service delivery and projects seeking to improve the local natural environment;

- (c) requests the Executive to consider amending the branding for the Fareham's Greener Future document to focus more specifically on the environment; and
- (d) advises the Executive of Panel's support for the preparation of an Environmental Strategy going forward.

This item was considered at Agenda item 9(2)

Planning Committee – 13 March 2024

Minute 6 - Planning Designation Action Plan

The Committee considered a report by the Director of Planning and Regeneration concerning an update on the Planning Performance Monitoring Action Plan.

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

On the 7 March 2024, the Department for Levelling Up, Homes and Communities published the statistics for the 'Quality of decision making' for the Assessment period 1 April 2021 to 31 March 2023. The statistics confirm that 2 of the Council's total number of decisions on major applications made during the assessment period were overturned at appeal, which represents 4.2%.

Amendments to the table at paragraph 20 of the Executive Briefing paper:

The number of major applications considered by the Council between 1 April 2020 and 31 March 2021 should read 22 in place of 20.

The number of major applications considered by the Council between 1 April 2021 and 31 March 2022 should read 23 in place of 25.

The Head of Planning provided a further verbal update in respect of 'Quality of Decision Making' on non-major applications. The Planning Committee were advised that the Department for Levelling Up, Homes and Communities' latest published statistics for the 'Quality of decision making' on non-major applications showed that 0.2% of the Council's total number of decisions made during the assessment period were overturned at appeal.

Since the Council was designated in December 2023, no major planning applications have been submitted directly to the Planning Inspectorate.

Councillor Mrs Walker stated that it would be helpful if Officer reports made it clear where proposals constituted major planning applications. The Head

of Planning confirmed that this will be provided for future reports to the Committee.

RESOLVED that the Planning Committee: -

- (a) notes the content of the Executive report and the draft Planning Designation Action Plan attached as Appendices A and B to this report; and
- (b) confirms that they have no comments to pass on to the Executive at its meeting on 18 March 2024.

This item was considered at item 9(3) on the agenda.

8. HOUSING

(1) Affordable Housing at Welborne Garden Village

RESOLVED that the Executive:

- (a) notes the content of the report;
- (b) agrees that the proposed Joint Venture model is not pursued by the Council; and
- (c) agrees that should Welborne Land Limited wish to consider discussion on the Council's potential involvement as owner/manager of the affordable homes, further discussion takes place on the potential for a Development Agreement approach through the Council's Housing Revenue Account, and thereafter and as necessary, further work be undertaken to consider the legal and financial implications to the Council. Noting that if this were to progress positively then a further report will be brought back to the Executive before any agreements are entered into.

(2) Multi-dwelling unit acquisition for affordable housing purposes

RESOLVED that the Executive:

- (a) agrees the principle of the acquisition for the value set out in the Confidential Appendix to the report, subject to the completion of due diligence by Officers; and
- (b) delegates authority to the Director of Housing, following consultation with the Executive Member for Housing, to agree the final terms of the purchase and to complete the acquisition.

9. PLANNING AND DEVELOPMENT

(1) Welborne Delivery Progress Update

The comments of the Planning and Development Scrutiny Panel were taken into account in considering this item.

RESOLVED that the Executive:

- (a) considered the progress made on the delivery of the Welborne Garden Village; and
- (b) requests that Officers undertake a range of actions to publicise the 'Building Welborne Beautiful' publication which sets out the delivery progress and next steps.

(2) Environment Update

The comments of the Planning and Development Scrutiny Panel were taken into account in considering this item. The request from the Panel to consider amending the branding for the 'Fareham's Greener Future' publication was considered and rejected as it was felt that the branding and messaging is at an appropriate level.

RESOLVED that the Executive approves:

- (a) the preparation of an Environment Strategy to guide decision making and priority projects going forward;
- (b) requests that Officers undertake a range of actions to publicise the 'Fareham's Greener Future' publication which sets out the delivery progress and next steps; and
- (c) delegates authority to the Director of Planning and Regeneration following consultation with the Executive Member for Planning and Development to make any necessary minor amendments and updates to the publication on 'Fareham's Greener Future'.

(3) Planning Performance Monitoring Update

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

RESOLVED that the Executive:

- (a) notes the progress made in respect of the quality of decision-making on planning applications;
- (b) approves the Action Plan, having regard for any comments received from Members of the Planning Committee following their consideration of the draft Action Plan on the 13 March;
- (c) requests that Officers submit the Action Plan to the Department for Levelling Up, Housing and Communities for approval; and
- (d) delegates authority to the Director of Planning and Regeneration, following consultation with the Executive Member for Planning and Development and the Chairman of the Planning Committee, to make amendments to the Action Plan in response to any comments made by the Department for Levelling Up, Housing and Communities on the Action Plan.

10. POLICY AND RESOURCES

- (1) Renewable Energy Scheme: Hook Recreation Ground Solar Photovoltaic (PV) Development Feasibility

RESOLVED that the Executive approves a budget of £130,000 for a grid connection application and for a deposit to secure the connection should an acceptable offer be received.

- (2) Solent Enterprise Zone - Retained Business Rates and Infrastructure Investment Plan

RESOLVED that the Executive agrees:

- (a) to delegate authority to the Director of Planning and Regeneration to enter into a Memorandum of Understanding for the use of Retained Business Rates growth generated on the Solent Enterprise Zone as set out in Appendix A to the report, noting that minor revisions are likely to be made before completion;
- (b) that the delegation outlined in (a) above is only to be exercised following consultation with the Executive Member for Policy and Resources and the Council’s Section 151 Officer; and
- (c) that the current Infrastructure Investment Plan for that part of the Solent Enterprise Zone falling within Fareham Borough be added to the Council’s capital programme.

- (3) Town Centre Regeneration Strategy and Action Plans - Options

RESOLVED that the Executive agrees the Optioneering Report and the shortlisted interventions, as set out in Appendix A to the report, to continue through to detailed evaluation.

- (4) Updated Complaints Policy

RESOLVED that the Executive agrees the updated Council’s Complaints Policy, as attached at Appendix C to the report.

(The meeting started at 6.00 pm
and ended at 6.38 pm).

..... Chairman

..... Date