

FAREHAM

BOROUGH COUNCIL

Minutes of the Welborne Standing Conference (to be confirmed at the next meeting)

Date: Thursday, 26 June 2014

Venue: Council Chamber - Civic Offices, Fareham

PRESENT:

Henry Cleary OBE (Chairman)

Richard Jolley

Councillor Seán Woodward

Councillor Keith Evans

Councillor Katrina Trott

Councillor Peter Latham

Steve Tilbury

Councillor Victoria Weston

Councillor Therese Evans

Ed Morell

Michael Carter

David Griffiths

Grant Harrison

Reverend Paul Bedford

Brenda Clapperton MBE

David Walton

Sheila Chambers (for Barry Eades)

John Barker (for Hazel Warwick)

Independent Representative

Director of Planning & Development,
Fareham Borough Council

Executive Leader, Fareham BC

Executive Member, Fareham BC

Fareham BC – Fareham East

Hampshire County Council

Winchester City Council

Winchester City Council

Wickham Parish Council

Funtley Residents' Association

Wickham Society

Buckland Development Ltd

Institute of Directors

Christians Together in Fareham

The Fareham Society

Wallington Village Community Association

Knowle Village Residents' Association

First Wessex



Gloria Ighodaro
Stuart York
Kevin Briscoe

Partnership for Urban South Hampshire
Hampshire Constabulary
Hampshire Chamber of Commerce

Also in attendance: Toby Ayling, Fareham BC – Infrastructure Project and Delivery Officer (Welborne); Jenna Turner, Fareham BC – Principal Planner Welborne (Development Management); Claire Burnett, Fareham BC – Head of Planning Strategy and Regeneration; Claire Jones-Hughes, Programme Officer, Welborne Plan Examination.

1. APOLOGIES FOR ABSENCE

Apologies for absence were received from:

Sally Lynskey	Business South
Andrea Smith	Radian Housing Association
Hazel Warwick	First Wessex
Clive Wright	Fareham Town Centre Management
Paul O'Beirne	Community Action Fareham
Alan Emmott	Fareham Wheelers
Barry Eades	Knowle Village Residents' Association
Councillor Paul Whittle, JP	Fareham BC - Fareham East
Mike Taylor	Fareham Shopping Centre
Councillor John Bryant	Fareham BC – Fareham North
Councillor Pamela Bryant	Fareham BC – Fareham North
Bruce Voss	Homes & Communities Agency
Janine Hensman	Fareham BC (Youth Council)
Charlie Hughes	BST Group

2. MINUTES

It was AGREED that the minutes of the meeting of the Standing Conference held on 14 November 2014 be confirmed as a correct record.

3. MEMBERSHIP CHANGES

The following changes to the membership of the Standing Conference were reported:

Fareham College – Peter Marsh (replacing Nigel Duncan);

Hampshire Constabulary – Stuart York (Crime Prevention Design Adviser) (would usually represent Chief Inspector James Pegler);

Hampshire Chamber of Commerce – Kevin Briscoe (replacing Jimmy Chestnutt);

BST Group - Charlie Hughes (replacing David Pepper).

The following new members of the Standing Conference were reported:

Fareham Wheelers – Alan Emmott.

It was AGREED that:

- (a) the new members be welcomed to the Standing Conference; and
- (b) the Standing Conference place on record its thanks to Nigel Duncan, Jimmy Chestnutt and David Pepper for their contributions to the work of the Conference;
- (c) it be noted that Selina Crocombe, formerly the Head of Planning for Welborne, had now left Fareham Borough Council and moved to another local authority; and
- (d) the Standing Conference place on record its thanks to Selina Crocombe for her input to the project.

4. CHAIRMAN'S ANNOUNCEMENTS

The Chairman made announcements concerning the forthcoming very busy stage in the Welborne process with a number of consultations taking place and *a considerable flow of information as a result. It was useful that there was likely to be* an outline planning application from the developers as this would give everyone an idea of what the developers had in mind. The underpinning and supporting documents would be very important as the project had the potential for lasting 30 years. It would also be helpful for the Inspector to have the material available prior to the commencement of the examination.

Following the Examination Hearings, it was anticipated that the first outline planning application for the whole site would be made. Consequently, the workshop on 8 July 2014, part of the pre-application consultation process the developers were obliged to carry out, would be of great significance and members were urged, if unable to attend themselves, to nominate someone else from their organisations to attend.

In addition, detailed technical documents would also be the subject of consultation. In view of the sheer quantity of material, members were asked if it would be useful to have some form of monthly update. If so, it would be important for everyone to contribute.

Members were invited to ask general questions.

5. FBC UPDATE ON THE WELBORNE PLAN AND ONWARD TIMETABLE

The Standing Conference received a presentation from Toby Ayling on the Welborne Plan and onward timetable. The presentation included an overview of the relationship between the Fareham Local Plans and an introduction and update on the Publication Welborne Plan submission and examination status.

The Standing Conference also received a presentation from Claire Jones-Hughes, the Independent Contractor appointed as the Programme Officer to assist the Planning Inspector throughout the examination. The presentation included details of her role, the next steps for examination and additional Information. It was noted that her contact details were available on the Welborne web page.

The Standing Conference received a presentation from Toby Ayling concerning a suggested change to the submitted Welborne Plan related to the location of the Welborne secondary school.

It was AGREED that the presentations be noted.

6. FBC CONSULTATION ON WELBORNE DESIGN GUIDANCE SPD

The Standing Conference received a presentation from Jenna Turner on the Welborne Design Guidance Supplementary Planning Document to explain its objectives, purpose, content and the current consultation process.

It was AGREED that the presentation be noted.

7. FBC CONSULTATION ON WELBORNE PLANNING OBLIGATIONS AND AFFORDABLE HOUSING SPD

The Standing Conference received a presentation from Toby Ayling on the Welborne Planning Obligations & Affordable Housing Supplementary Planning Document to explain its purpose, content and the current consultation process.

It was AGREED that the presentation be noted.

8. FBC UPDATE ON INFRASTRUCTURE INVESTMENT INCLUDING JUNCTION 10 OF THE M27

The Standing Conference received a presentation from Toby Ayling on Infrastructure Investment and Junction 10 of the M27 which provided an update on infrastructure investment and the preferred option for Junction 10 of M27.

It was AGREED that the presentation be noted.

9. FUTURE PROPOSALS FOR DEVELOPMENT AND PRE APPLICATION PUBLIC CONSULTATION - AN UPDATE BY THE PRINCIPAL LANDOWNERS

The Standing Conference received a presentation from David Griffiths on the landowners' status with respect to developing an outline planning application for the site. It was noted that, as part of this, consultation with the Standing Conference would be carried out by the landowners and it was hoped that as many people as possible could attend the workshop on 8 July 2014. It was also noted that a further event would be held after the summer break to consider the outcome of the workshop and any subsequent work carried out over the summer. BST and Buckland would be preparing to submit separate detailed / first phase planning applications and would be further consulting both the Standing Conference and the wider community in respect of these applications. He explained that consultation [with the Standing Conference] would continue until detailed planning applications were ready to be submitted.

It was AGREED that the presentation be noted.

10. FURTHER QUESTIONS

The Chairman invited further questions from members following the presentations.

(i) Secondary School Location

Question: If the secondary school site moved to the district centre, would the Knowle Triangle still be used as playing fields?

Response: No, the playing fields would be relocated to be close to the school site.

(ii) Affordable Housing SPD

Question: Did the level of affordable housing included in the Affordable Housing SPD take account of wider needs across neighbouring districts and if so how would it be shared?

Response: The issue of how access to affordable housing would be managed and through which partners was for a later stage - at this point the issue was the overall level that could be achieved in the Welborne development taking account of viability and other site issues.

(iii) Review of housing totals for Welborne

Question: Would the Welborne Plan remain in place unaltered for the full life of the development e.g. 30 years?

Response: No. There would be a full Local Plan Review once the current processes were completed. The planning framework for Welborne would evolve through regular review.

(iv) "Shopping Lists" in relation to impacts on neighbouring communities

Question: Were references in the press to shopping lists being developed by affected communities accurate and if so where was that process set out? Would communities have the ability to meet landowners to discuss their concerns?

Response: Neighbouring communities were encouraged to identify measures which would reduce the impact of Welborne, without prejudice to their views on the proposals overall. The Standing Conference had identified some of these in its consultation responses. Separately the Leader of FBC, Councillor Sean Woodward, said that he was keen to encourage any community that had not done this to do so and was happy to meet to that end. As regards discussions with landowners, that process would start with the landowner workshop on 8th July.

11. TOPICS FOR FUTURE MEETINGS

Members were invited to contact the Chairman to discuss any possible topics for discussion at future meetings.

12. DATES OF FUTURE MEETINGS

It was NOTED that meetings of the Standing Conference were scheduled for Wednesday 15 October 2014 and Thursday 26 February 2015.

(Post Meeting Note. As the October date falls part way through the recently published schedule for public examination of the Welborne Plan, it would be best to find another date and time which will be circulated shortly.)

(The meeting started at 6.00 pm
and ended at 7.45 pm).