

Minutes of the meeting of the Planning and Infrastructure Committee held at 7.00pm on Monday 13th July 2020 to which Councillors were summoned to attend by video conferencing via Microsoft Teams.

Present: Councillors – Diana Harvey (Chairman), Chris Farrance, Dorothy Harvey, Ian Wilson and Roger Robertson

In attendance: Karyn Reid (Executive Clerk) & one member of public joined at 7.20pm but did not request to speak.

Cllr – Councillor HCC – Hampshire County Council HDC – Hart District Council

19/20PI 199. OPEN FORUM

The meeting started at 7.00pm. No members of the public were logged in to make a representation.

19/20 PI 200. APOLOGIES FOR ABSENCE

Apologies were received from Councillor Tony Woods.

19/20 PI 201. DISPENSATIONS UNDER S33 OF THE LOCALISM ACT (2011)

N/A

19/20 PI 202. DECLARATIONS OF INTEREST

Cllr Diana Harvey declared a non-pecuniary interest in planning application ref: 20/01463/FUL.

19/20 PI 203. APPROVAL OF MINUTES

Cllr Dorothy Harvey proposed that the previously distributed minutes of 15th June 2020 Planning & Infrastructure Committee meeting be signed as a correct record; seconded by Cllr Roger Robertson. The Committee Chairman will sign the minutes when appropriate.

AGREED by all.

19/20PI 204. CURRENT PLANNING & LICENSING APPLICATIONS inc. TRACKED APPLICATIONS

Case: 19/02631/FUL

Proposal: Change of use from the open storage of plant, machinery, builders materials and caravans to land to be used for the erection of buildings for light industrial purposes and the siting of storage containers

Location: Land To The Rear Of Taplins Court Church Lane Hartley Wintney Hook Hampshire RG27 8EF

Response Date: 17th July 2020

Objection: The Hartley Wintney Neighbourhood Plan is committed to supporting development that brings employment into the parish. However this application is situated in the Church Farm Conservation Area outside the local development area. It would bring both light pollution from security lights and noise pollution, both of which are considerations in the HW Neighbourhood Plan. Councillors are concerned for the increased traffic using Taplins Farm Lane, a narrow and winding road unsuitable for heavy traffic. The proposed units are significantly higher than the bund which was put in place to define the boundary, making them visible from surrounding higher view points. The character and appearance of the units can only detract from the heritage asset of the conservation area and at present only an adverse impact is apparent. Councillors feel that any positive balance which could be brought from new employment is greatly outweighed by the harm caused to the heritage impact and the appearance and character of the area and would ask officers to refuse this application.

Case: 20/01463/FUL

Proposal: Terrace of 4 no. 2-bedroomed cottages with provision for parking and amenity space (following demolition of existing factory building)

Location: Nero Works Brew House Lane Hartley Wintney Hook Hampshire RG27 8QA

Response Date: 27th July 2020

No Objection with Comments – HWPC in principle supports this development and believes it will be an improvement to the aesthetic asset that is the Conservation Area. Councillors believe that the mass, density and height are all in line with Hart's policy GEN 1 as well as the HW Neighbourhood Plan Design Guide and

are pleased to see that renewable sources of energy are being incorporated into the design. In the light of previous flood zoning issues on this site we would ask that before any planning permission is granted, confirmation is obtained from the Environment Agency that the zoning has been changed from 3 to 2. There are two areas of concern: the first centres around the parking. The local authority parking guidance requires 2.5 spaces for each dwelling of this size. Only two have been provided. In addition the swept path diagram indicates a dangerous access and egress from the site and we would ask that the developers look again at this aspect of the proposal with the possibility of shared parking in the area adjacent to the development site which we believe is owned by the developer. The second area of concern relates to the demolition and construction which will take place on the site. Hardings Lane is a narrow but much used two-way lane with parking bays opposite the site. Prior to any permission being granted there must be in place a comprehensive demolition and construction management scheme describing exactly how the developer intends to approach and exit the site and where construction materials will be stored. We also ask for the limit of working hours to be conditioned, rather than suggested, on what is a substantial development site.

Case: 20/01409/FUL

Proposal: Erection of a detached 4 bed dwelling following demolition of existing 3 bed bungalow (part retrospective)

Location: 1 Churchill Close Hartley Wintney Hook Hampshire RG27 8RA

Response Date: 27th July 2020

No Objection

Case: 20/01423/HOU

Proposal: Erection of a single storey side extension, proposed extension to porch and conversion of existing store areas to habitable areas

Location: Hares Croft Hares Lane Hartley Wintney Hook RG27 8BW

Response Date: 4th August 2020

No Objection with Comments – Councillors ask that should planning permission be granted for this proposal, a condition be included tying the new habitable areas to the main area of the host dwelling so that it shall be occupied only in conjunction with the main dwelling and at no time shall a separate dwelling be established.

Case: 20/01577/FUL

Proposal: Removal of existing fences and erection of a replacement fence and erection of a permanent storage building at land associated with the Phoenix Green Garage.

Location: Phoenix Green Garage London Road Hartley Wintney Hook RG27 8RT

Response Date: 5th August 2020

No Objection with comments – Councillors agree with this application in principle in that it will tidy up what has been for a considerable time an area in need of attention. However we would question the proposed height of the fences and the removal of the soft screening between the site and Mortimer Close. At 8ft the fencing is substantially higher than the permitted 2m allowed, and with the removal of the Leylandii, the result will be an unattractive and harsh screening to the neighbouring residents. Councillors would ask that the applicant be asked to look again at both the fencing and the screening aspect of the proposal. Councillors also ask that should this permission be granted the building is defined as for storage purposes only.

Case: 20/01589/HOU

Proposal: Erection of a pitched roof to flat roofed single storey elements to the front and side of the property

Location: 6 Campion Way Hartley Wintney Hook RG27 8TL

Response Date: 6th August 2020

No Objection

Case: 20/01085/HOU

Proposal: Demolition of existing brick porch and erection of a timber porch.

Location: Cowslade Cottage West Green Road Hartley Wintney Hook RG27 8JN

Response Date: 10th August 2020

No Objection

Case: DMMO 1211

Proposal: Section 53, Wildlife & Countryside Act 1981 Application for a Map Modification Order to record a bridleway in Hartley Wintney
(See www.hants.gov.uk)

Hartley Wintney Parish Council wish to support the appeal against the decision to deny a bridleway from the Ford at Springwell Lane through to the Bramshill Forest to Church Lane, Eversley.

The grounds for our support are:

Firstly, the wealth of documented evidence to support the historical and ongoing use by the equestrian fraternity which indicates that on the balance of probability this has been used as a bridleway for a very significant number of years.

Secondly, if HCC denies any off-road route to the Bramshill Forest, riders will have no alternative but to take the A30 dual carriageway which would be of extreme danger to riders, horses and motorists alike.

Thirdly, with the current emphasis on outdoor pursuits, exercise, and both mental and physical well-being, there is little of merit in denying access to an outdoor pursuit which is popular with so many people.

Bearing all this mind, HWPC supports the principle of this appeal and would ask Hampshire County Council to look again at the proposal and reverse the decision to deny a bridleway from the Ford at Springwell Lane through to the Bramshill Forest.

19/20PI 205. UPDATE ON STRATEGIC & NEIGHBOURING DEVELOPMENTS

To review the following proposals:

i) Rural exception site - A meeting had been planned for the 16th July 2020, however it has been postponed. Cllr Diana Harvey requested the Clerk to contact the Working Group to inform that the Village Festival had been cancelled. However the Parish Council can support ongoing awareness of the site via various Hartley Wintney Facebook pages and our website until a public consultation can take place.

ACTION: Executive Clerk to contact HASTOE re; Village Festival cancellation.

ii) Hartley Wintney Fire Station Access Road – Cllr Diana Harvey informed all that due to recent neighbouring development, there had been instances whereby the access for the Fire Station emergency vehicles had been blocked by parked cars. Previously they had removed a section of the boundary wall to enable parking however they would be looking to re-instate this as well as apply for closure of access to the Cricket Green via Brewhouse Walk. This small road would become access only for the properties situated along it.

The main access route for the Fire Station is along the Cricket Green and out via Mount Pleasant which allows the quickest response time to the M3. A large proportion of call outs for Hartley Wintney Fire Station are to attend road traffic accidents and they are the strategic base for this response due to this.

The Planning Committee will await formal notification of planning but initially based on the information provided, are in support of the proposal

iii) Pavilion – St Mary's Park – The Executive Clerk informed the Committee that the working group was liaising with both Barratts and Bewley's to resolve the issue with utilities to the site as well as access to the garage. In the meantime it has been agreed to carry on with the internal fit out and any works to the grounds which can be carried out with minimum impact on these issues. It was noted that the Junior Football Club ran an initial training session on the grounds. However there was a communication issue and some parents did park on the residential roads within the development. The issue has been picked up and addressed and the car park will be made available going forward to alleviate any future problems.

ACTION: Executive Clerk to place Pavilion on Aspirations / Projects List ready for budget handover as and when the building is up and running and a management plan is agreed.

19/20PI 206. ACTION LOG

Cllr Robertson – raised a query on the Phoenix Green flood issue and progress. Cllr Farrance noted that the initial funding had been earmarked for a specific pond solution, which was not going to go ahead. The Finance Committee will need to review this and discuss how this will be managed going forwards. Cllr Robertson detailed a suggestion which he felt would offer a solution.

ACTION: Executive Clerk to add to the Finance Committee agenda for August and to look to contact HDC in September about moving forwards with a workable solution.

Cllr Dorothy Harvey informed all that she had spoken with the Waggon and Horses and that they were very supportive of the community asset application, which had yet to be completed.

ACTION: Cllrs Dorothy Harvey and Diana Harvey will meet with the Landlord of Waggon and Horses to progress forwards.

Cllr Diana Harvey raised query on selection criteria for the rural exception site. It was suggested that the criteria be re-circulated to Planning Committee and then addressed at the August Full Council in preparation for future meetings.

ACTION: Executive Clerk to circulate details in advance of the August Full Council meeting.

Cllr Diana Harvey enquired about the Tesco signage and the outstanding issues with regards to the NHP. Cllr Farrance suggested that it would be prudent to talk with Mark Jaggard about instances where Planning Officers had not accounted for the HWNHP. Cllr Diana Harvey agreed to review this information and draft a communication ready for when HDC were better placed after Covid19 to respond.

ACTION: Cllr Diana Harvey to review previous planning responses in relation to the HWNHP.

19/20PI 207. FINANCE

i) To approve Payments listing

There were no planning costs to approve however the bus had been fitted with the modified screening, of which the costs were previously approved.

ii) Receive 2020/21 Planning Budget & note any payment approvals outside of Planning meeting.

The budget was received. The Executive Clerk noted that the artificial grass project is currently sitting under general maintenance and a request to journal across to special projects will be made in the August Finance Committee so that the budget lines balance.

19/20PI 208. PLANNING COMMITTEE WORKING PARTY UPDATES

i) Conservation Area Review

Cllr Farrance reported no further progress since the last update.

ii) Community Bus

The Executive Clerk informed all that the bus will commence the timetable service from Monday 27th July 2020, with a maximum of 8 passengers. Permission was granted by HCC to operate as an S19, so it became a bookable service in order to manage distancing at 1m plus (plus being the use of appropriate PPE by drivers and passengers).

Contactless payments and bus passes would be in use with no cash and all passengers would be required to register for track and trace purposes.

The Door to Door would be rolled out w/c 3rd August and a survey to registered users for the Commuter service would be sent out in August to establish the need for September onwards.

iii) Traffic Partnership Meeting

The Executive Clerk has been in touch with both HDC and HH with our outstanding list. However HH have indicated that they will be reviewing their worklist again which may impact current outstanding issues.

Cllr Farrance suggested re-naming this item as Parking & Infrastructure as the TPM no longer exists.

ACTION: Executive Clerk to make change.

19/20PI 209. CHAIRMAN'S ANNOUNCEMENTS & PARISH COUNCILLOR MATTERS

No announcements from Cllr Diana Harvey

Cllr Dorothy Harvey thanked the Team for organising clearance of the weeds on Springfield play area and mentioned about weeds growing on the High Street.

The Executive Clerk informed all that HWPC had commissioned Contractors to spray the High Street from the roundabout to Hunts Common. The Contractors had also been instructed to clear through the brick planters.

It was mentioned that the collection bins in the car park were overflowing and that HDC had been informed.

19/20PI 210. COMMUNITY ASPIRATIONS & PARISH COUNCIL PROJECTS

It was noted that for documents to become WGAG compliant, the use of reds, yellows and greens on documentation especially tables, was non-compliant.

The Executive Clerk was working through and adapting all documentation, past and present accordingly.

It was noted that approval to purchase Speed Indicator Devices via the Finance Committee had been granted and that the Executive Clerk was working through quotations ready to purchase.

Cllr Diana Harvey requested for the Rural Exception site to be added to the Aspirations list.

Cllr Farrance noted that there were several projects of which we had little or no control over, so it was suggested to split these out, with NHP aspirations and projects in progress at top.

ACTION: Executive Clerk to action above.

19/20PI 211. CORRESPONDENCE

None.

There being no further business the meeting closed at 8.42pm.

.....Chairman

Date

Appendices

- Actions log
- 20/21 Planning Budget
- Community aspirations & Parish Council Projects document