

**Minutes of the meeting of the Planning and Infrastructure Committee held at 7.00pm on Monday, 16<sup>th</sup> January 2020 in the Parish Council Committee Room**

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

**In attendance:** Karyn Reid (Executive Clerk)

Cllr – Councillor

HCC – Hampshire County Council

HDC – Hart District Council

**Item no.**

**19/20 PI**

**119. OPEN FORUM**

N/A.

**19/20 PI**

**120. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Tony Woods & Roger Robertson.

**19/20 PI**

**121. DISPENSATIONS UNDER S33 OF THE LOCALISM ACT (2011)**

Previous request The Committee members requested dispensation in order to discuss the precept, which was granted by the Executive Clerk and will be valid until 31<sup>st</sup> March 2020.

**19/20 PI**

**122. DECLARATIONS OF INTEREST**

N/A

**19/20 PI**

**123. APPROVAL OF MINUTES**

Cllr Wilson proposed that the previously distributed minutes of 9<sup>th</sup> December 2019 Planning & Infrastructure Committee meeting be signed as a correct record; seconded by Cllr Farrance and **AGREED** by all. The minutes were signed by the Committee Chairman.

**19/20 PI**

**124. CURRENT PLANNING & LICENSING 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:** Taplins Farm, Church Lane, Hartley Wintney RG27 8EF

**Response Date:** 20<sup>th</sup> January 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. 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 we support the Conservation Officer's call for a more detailed Heritage Impact Assessment as we can at present only see adverse impact on the conservation area. 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:** 19/02801/FUL

**Proposal:** Erection of first floor side extension to provide additional antiques centre sales area with associated internal alterations and changes to the existing fire escape staircase

**Location:** White Lion Antiques, Hartford Bridge, London Road, Hartley Wintney RG27 8AE

**Response Date:** 21<sup>st</sup> January 2020

**OBJECTION:** This application has a chequered history and currently seems to be waiting for information to be lodged to satisfy the pre-commencement conditions linked to the application granted in 2016. Revised drawings have now been submitted under the current application. Councillors feel that planning permission should be withheld until all the pre-commencement conditions have been satisfied.

This application was first lodged in 2013 under 13/00663 followed by a further application in 2016 16/02742, both of which were granted permission. Also in 2016 an application was lodged for approval of conditions pertaining to 16/02742 which was refused, the reasons being *'It is noted the works have commenced without the pre-commencement conditions being satisfied. Furthermore, the works do not accord with the plans approved under 16/02742/FUL and 16/02744/LBC. The drawings approved under 16/02742/FUL and 16/02744/LBC are inaccurate and cannot be rectified under the discharge of conditions process. A revised application for full planning permission and listed building consent will need to be submitted accompanied by the accurate drawings. Such revised applications could include the details required for these conditions to avoid the imposition of any pre-commencement conditions.'* The current application 19/02801 still seems to contain no detailed information in terms of materials, details of the fire escape and rainwater goods which were the subjects of the pre-commencement conditions. In December 2019 revised drawings were lodged but I think we should comment with an Objection on the grounds that permission should be withheld until all the pre-commencement conditions have been satisfied.

**Case:** 19/02703/FUL

**Proposal:** Demolition of existing dwelling and all outbuildings and erection of a 3 bedroom single storey dwelling

**Location:** Shimoda, Mount Pleasant, Hartley Wintney RG27 8PW

**Response Date:** 6<sup>th</sup> February 2020

**NO OBJECTION:** While Shimoda is situated in a conservation area the houses in Mount Pleasant are varied in character and appearance and the new dwelling proposed would have no detrimental impact on the street scene.

Residents at other construction sites have recently contacted HW Parish Council to say that the working hours 'suggestion' included in granted permission was not being adhered to. In a close residential area we would therefore ask that officers make this a condition rather than a suggestion.

Councillors were pleased to read that plans for the new dwelling include sustainable methods of heating and in the same vein would like to suggest that in line with forward thinking it would be advantageous to create disabled access to at least one of the bedrooms and living areas.

**Case:** 19/02823/HOU

**Proposal:** Erection of timber electric gates with brick piers with coping stones and reclaimed lanterns and wall with brick piers and associated lighting

**Location:** Hartley Place, Thackhams Lane, Hartley Wintney RG27 8HT

**Response Date:** 6<sup>th</sup> February 2020

**NO OBJECTION**

**Case:** 19/02547/HOU

**Proposal:** Demolition of existing single storey side and rear extensions and detached garage, erection of single storey side and rear extensions, alterations to fenestration, demolition of rear chimney stack, creation of patio and erection of a 1.8m high timber close boarded fence with gate

**Location:** 2 Park Villas, Park Corner Road, Hartley Wintney RG27 8PX

**Response Date:** 6<sup>th</sup> February 2020

**NO OBJECTION:** 2 Park Villas is situated in the Causeway Green Conservation Area and is identified as a Positive Building. This application would make the dwelling more consistent with its original character

through the use of appropriate materials. Considerable change is proposed for the front appearance. However this would be largely out of sight with the erection of a timber fence and gate.

NB – Reviewed due to Objections received;

**Case:** 19/02772/AMCON

**Proposal:** Variation of Condition 8 (restricting use to 40 days per calendar year) and removal of condition 9 (restricting use to 2 days per calendar month May-October) attached to planning permission HDC/21916 dated 12/04/1994 to increase the permitted use from 40 days per calendar year to 80 days per calendar year

**Location:** Camberley Kart Club, Blackbushe Airport, London Road, Blackwater.

**Response Date:** 16th January 2020

**OBJECTION** There is considerable objection to this application which Hartley Wintney Councillors support. The main thrust of the objections seems to be the increased levels of both noise and air pollution which would be caused by doubling the number of days usage in the year. This is an area where people like to walk and enjoy the open air, particularly in the area of Castle Bottom which is a known wildlife habitat and the impact on this area is unknown. BCA has raised the problems of security and highways on days when the Kart Club is using the site. We would question why various other consultees have not been approached – Highways, Yateley Common Management Committee, English Nature and Hampshire Wildlife Trust and would ask in addition that a wildlife habitat assessment be undertaken before a decision is made.

### **19/20 PI 125. PLANNING COMMITTEE WORKING PARTY UPDATES**

i) Conservation Area Review – Cllr Farrance provide a verbal update to all. John Sage has produced an extract of the Working Party's findings to date and is aiming to meet with the new Director of PLACE before submitting these findings to HDC.

**ACTION:** Cllr Farrance to draft an email for Executive Clerk to submit to HDC.

ii) Community Bus – Cllr Farrance reminded all that HWPC had contacted and engaged TAS Consultants as summarised in the circulated written report. Cllr Craig will pick up once returned from her holiday.

iii) Traffic Partnership Meeting – As there is currently a list of outstanding actions, Executive Clerk to contact Phil Sheppard at HDC & Daniel Beasant at HH.

**ACTION:** Executive Clerk to update list of outstanding actions and forward.

### **19/20 PI 126. UPDATE ON STRATEGIC & NEIGHBOURING DEVELOPMENTS**

i) Hart District Local Charter. Cllr Diana Harvey collated information from previous meeting and incorporated into document. Committee **AGREED** to forward comments to HDATPC.

**ACTION;** Executive Clerk to action as above.

ii) Elvetham Chase –nothing further to report – all agreed to remove from future agendas.

**ACTION;** Executive Clerk as above.

iii) Rural Exception site – Cllr Diana Harvey informed the Committee that a meeting was currently arranged for January with HARAHA, HDC, HWPC, Hastoe & the Landowner. It was noted to enquire with HARAHA the possibility for using the Recycling Centre in Hartley Wintney once it is closed and the process for doing this.

iv) Shapley Heath – Cllr Farrance provided update on the thoughts and aims and backgrounds of SHGV re; Hart Local Plan and Inspector comments and his recommendation to remove from Plan. HDC received £150k fund for 'investigation' despite this. There appears to be a community focus group and Parishes and 'interested' parties are currently working separately to get concerns heard. Cllr Farrance felt that there needed to be a joint effort with shared platform and accordingly contacted various surrounding Parish Councils to seek interest.

A preliminary meeting is booked for 22<sup>nd</sup> January 2020 with other Parishes. The aim would be to agree an evidence base for countering future planning consideration from Hart Local Plan. A summary document was circulated as a basis for the meeting discussions.

v) The Grey House – Cllr Diana Harvey confirmed that HWPC had been contacted by the site Architects with a view to meet in the coming days.

vi) Bramshill – As Cllr Simpson raised in the 6<sup>th</sup> January Full Council meeting, there is to be a public open day on 16<sup>th</sup> January 2020.

### **19/20 PI 127. ACTIONS LOG**

The following items were discussed;

19/20 113 – Cllrs Farrance & Wilson have arranged a time to speak with Owner.

19/20 113 – Cllr Farrance is in contact with OneStop / Tesco’s seeking assurance that once the refurbishment is complete the issue should be resolved.

19/20 97 – Cllr Diana Harvey requested that although the HWPC action is completed, this item remains on the Action Log until HH have completed the works.

**19/20 PI 128. FINANCE**

- i) Review current budget (for information only). Information to be circulated to all Councillors.
- ii) Review HDC revised Parking Charges (subject to receiving figures from HDC)  
Cllr Farrance and Executive Clerk to review the figures submitted by HDC and re-table at February Planning Meeting.

**ACTION:** As above.

- iii) To approve Payments listing – N/A

**19/20 PI 129. COMMUNITY ASPIRATIONS & PARISH COUNCIL PROJECTS**

To review progress to address the community aspirations arising from the Neighbourhood Plan & to review updated Council projects list (attached)

No actions noted.

**19/20 PI**

**130. CHAIRMAN’S ANNOUNCEMENTS**

Cllr Diana Harvey informed the Committee that there is particular focus at HDC to implement a Climate Change and Green policy and that she would like to request the new Director of PLACE is invited to speak with the Planning Committee on how we can incorporate this into our response and own policies.

**ACTION:** Executive Clerk to contact HDC to arrange a visit to a Committee meeting.

**19/20 PI**

**131. PARISH COUNCILLOR MATTERS & TRAINING FEEDBACK**

Cllr Dorothy Harvey informed all about a scam which affected a vulnerable resident. It was requested to report scam information on our website / Facebook and the HW Facebook pages.

Cllr Farrance suggested that the HWPC should have an ‘Incident Board’ which highlights any concerns in the Village such as scams, cuts to public service etc.

**ACTION:** Executive Clerk to implement.

**19/20 PI 132. CORRESPONDENCE (including TRACKED PLANNING APPLICATIONS & NOTIFICATIONS OF NEW APPEALS)**

N/A

The next meeting will be on 10<sup>th</sup> February 2020, 7.00pm

There being no further business the meeting closed at 8.40pm.

.....Chairman

Date .....

Appendices

- Actions log
- TAS Summary Report
- HDC Parking Figures
- Community aspirations & Parish Council Projects document