

**Minutes of the meeting of the Planning and Infrastructure Committee held at 7.00pm on Monday 12<sup>th</sup> October 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, Sarah Craig and Roger Robertson

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

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

The meeting started at 7.00pm.

**20/21PI 1. ELECTION OF PLANNING COMMITTEE CHAIRMAN FOR 2020/21**

Cllr Farrance nominated Cllr Diana Harvey as Committee Chairman; seconded by Cllr Ian Wilson and **AGREED** by all. No other nominations were received. Cllr Diana Harvey was duly appointed as Committee Chairman. Cllr Craig was welcomed onto the Committee.

**20/21PI 2. OPEN FORUM**

There were no members of the public present.

**20/21PI 3. APOLOGIES FOR ABSENCE**

No apologies were received.

**20/21PI 4. DECLARATIONS OF INTEREST**

No declarations were made.

**20/21PI 5. APPROVAL OF MINUTES**

Cllr Roger Robertson proposed that the previously distributed minutes of 14<sup>th</sup> September 2020 Planning & Infrastructure Committee meeting be signed as a correct record; seconded by Cllr Chris Farrance. The Committee Chairman will sign the minutes when appropriate.

**AGREED by all.**

**20/21PI 6. CURRENT PLANNING & LICENSING APPLICATIONS inc. TRACKED APPLICATIONS**

i) To consider applications received prior to publication of the agenda

**Case:** 20/02185/AMCON

**Proposal:** Variation of Condition 2 attached to Planning Permission 18/00796/FUL dated 07/06/2018 to allow substitution of drawings to show an enlarged rear dormer and additional fenestration to the front and side elevations

**Location:** 14 Weir Road Hartley Wintney Hook RG27 8EP

**Response Date:** 13th October 2020

**OBJECTION** - Councillors noted that this application is in fact retrospective in that the variations applied for have already been implemented. The rear dormer already had permission, however the variation sought is overwhelming in size and being the only one on the estate is now unmissable and alters the character of the street scene. The window arrangements have been altered both to the front, back and sides in excess of what is sought in this application. We would recommend a drive-by site visit if this is possible to confirm the extent of the lack of conformity with the original plans and we would request that this application be refused.

**Case:** 20/02223/HOU

**Proposal:** Erection of a single storey side extension, new pitched roof over existing rear extension, new pitched roof over garage. Proposed garage conversion into habitable accommodation and insertion of a flue.

**Location:** 16 Primrose Drive Hartley Wintney Hook RG27 8TN

**Response Date:** 16th October 2020

**NO OBJECTION**

**Case:** 20/02227/FUL

**Proposal:** Change of use from open storage of plant, machinery and builders materials and the storage of caravans: the erection of a building for light industrial purposes and the storage of containers along with retention of open storage of plant, machinery and builders materials and the storage of caravans

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

**Response Date:** 20th October 2020

**NO OBJECTION with Comments** – Councillors were pleased to see the compromise offered by the scaled down version of this application compared with the previously withdrawn application 19/02631/FUL. However, should the applicant at some point propose the containment of the remaining outdoor storage area, a similar height of building would not be acceptable.

**Case:** 20/02241/HOU

**Proposal:** Demolition of existing garage and erection of a replacement garage

**Location:** 9 Hares Lane Hartley Wintney Hook RG27 8AD

**Response Date:** 22nd October 2020

**NO OBJECTION with Comments** - the need for lighting between the garage and the main dwelling but would ask that the lighting be low level and controlled by movement sensors to minimise the light pollution in a rural setting in line with the Hartley Wintney Neighbourhood Plan.

**Case:** 20/02233/HOU

**Proposal:** Erection of a double garage, plant room, changing rooms and tractor store, with an office within the roof

**Location:** Dockers Thackhams Lane Hartley Wintney Hook RG27 8JG

**Response Date:** 22nd October 2020

**NO OBJECTION with Comments** – Councillors have no objection to the application in principle but would ask that a condition be included tying the new building to the main 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:** 20/02316/HOU

**Proposal:** Conversion of existing carport into garage and existing garage into habitable accommodation including replacing the garage door with a window, erection of a first floor side extension, single storey rear extension, open porch area with alterations to front entrance and insertion of window to ground floor side

**Location:** 9 Franklin Avenue Hartley Wintney Hook RG27 8RB

**Response Date:** 28th October 2020

**NO OBJECTION**

**Case:** 20/02344/FUL

**Proposal:** Internal and external works to The Stables and the provision of a replacement plant room following demolition of existing plant room

**Location:** The Elvetham Hotel Fleet Road Hartley Wintney Hook RG27 8AR

**Response Date:** 2nd November 2020

**NO OBJECTION** – Councillors welcome the development taking place at The Elvetham Hotel which will hopefully bring employment to the area.

**Case:** 20/02345/LBC

**Proposal:** Internal and external works to The Stables and the provision of a replacement plant room following demolition of existing plant room

**Location:** The Elvetham Hotel Fleet Road Hartley Wintney Hook RG27 8AR

**Response Date:** 2nd November 2020

**NO OBJECTION** subject to the Conservation Officer's comments.

ii) To discuss the recent Government 'White Paper' on future planning and the potential impact for Parish Councils

Further to the discussion at Full Council, additional information had been circulated from C.Cllr Simpson, and it was agreed that this did not impact HWPC feedback overall.

Cllr Diana Harvey recommended that as there was some time before the submission was required, we wait to hear what advice HALC and HDC offer.

Cllr Sarah Craig requested clarity over the Local Plan and Parish Neighbourhood Plans. Cllr Diana Harvey confirmed that whilst HW did have an adopted Neighbourhood Plan, there was concern that the weight carried by NHP may become diminished. The idea of the design codes appealed due to the level of detail contained within these which would appear to benefit HWPC alongside the Conservation Area Review.

#### **20/21PI 7. UPDATE ON STRATEGIC & NEIGHBOURING DEVELOPMENTS**

To review the following proposals:

i) Rural exception site – Architects were due to provide us with a presentation prior to the submission of the Pre-Application to HDC, however they are not quite ready. Cllr Dorothy Harvey queried whether we had received a response on the wording of homeless and the addition of the fifth criteria. It was **AGREED** for Executive Clerk to chase a response.

**ACTION:** Executive Clerk to chase HDC response and ask whether the surrounding areas would be considered in priority order.

ii) Shapley Heath – Cllr Diana Harvey informed all that HDC requested a further £450,000 from the Communities and Housing Ministry and are recruiting Officers to support this. It has also been reported that meetings are being held outside of the public domain.

iii) Pavilion, St Mary's Park – Cllr Diana Harvey suggested that as updates are provided within Full Council and it is on the Planning project list, we remove from future Agenda's for the time being.

iv) Community Assets – Waggon & Horses is now listed.

#### **20/21PI 8. ACTION LOG**

Cllr Diana Harvey enquired whether responses had been received on Pre-App.

Steam cleaning to be picked up again in Spring, however we should obtain a quote in anticipation for the budget.

Cllr Diana Harvey to raise issue of NHP design elements not being considered by Planning Officers within the meeting with Mark Jaggard booked for end of October.

**ACTION:** Executive Clerk to update the above.

S106 / Traffic concerns for Fleet Road outside the Hartley Row Park development. Executive Clerk had not made much progress with various contacts.

Cllr Chris Farrance suggested writing to Rob Humbly at HCC to request support and enquire as to why variations had occurred without prior agreement.

The Executive Clerk advised that HWPC need to be clear that they were not aware of any variations before contacting HCC. Cllr Diana Harvey will review the historic paperwork to be clear on our position.

**ACTION:** Cllr Chris Farrance will draft an email ready to submit to HCC for consideration, stating that we have been asked to investigate and request their support.

#### **20/21PI 9. FINANCE**

i) Cllr Dorothy Harvey proposed approval of the payments listing, seconded by Cllr Ian Wilson and **AGREED** by all.

ii) Receive 2020/21 Planning Budget & note any payment approvals outside of Planning meeting  
Executive Clerk presented the spend to date for the Planning Budget.

iii) Discuss next steps for 2021/2022 Budget submission

Executive Clerk talked through the process followed last year, requiring the Planning Committee to be ready to agree in principle the Planning Budget in the November 2020 meeting.

Cllr Sarah Craig & Cllr Chris Farrance **AGREED** that they would submit evidence-based figures for future model regarding the Community Bus.

**ACTION:** Cllrs Farrance & Craig to circulate proposed Community Bus figures at the meeting in November.

#### **20/21PI 10. PLANNING COMMITTEE WORKING PARTY UPDATES**

i) Conservation Area Review – Cllr Chris Farrance confirmed that a meeting is booked in for October to discuss the next steps and also what financial implications there will be on our budget.

ii) Community Bus – Cllr Sarah Craig provided a verbal summary of the various parameters for consideration on the future service model of the community bus, with the aim to

iii) Infrastructure – Executive Clerk enquired as to whether Cllrs would be interested to see the log of outstanding actions which are submitted to HDC/HCC.

**ACTION:** Executive Clerk to place spreadsheet within Full Council folder in Teams.

#### **20/21PI 11. CHAIRMAN’S ANNOUNCEMENTS & PARISH COUNCILLOR MATTERS**

Cllr Diana Harvey requested further cut back of the hedge on Hartford Road coming out of the car park.

**ACTION:** HAO to sort.

Cllr Dorothy Harvey informed all that there was a change of use from retail to residential for part of the And So To Bed unit which is currently under conversion to flats. Under the planning regulations this is permitted without full planning permission required.

Cllr Diana Harvey mentioned the option of an Article 4 directive and whether we should investigate this for the High Street.

Cllr Roger Robertson enquired about the damaged and rotting dragon’s teeth on Phoenix Green. The Executive Clerk confirmed that the H&A Officer has collected these and they are being stored at Pale Lane and until Countryside Team make contact.

Cllr Chris Farrance thanked the HAO for the removal of the library/books from the bus shelter.

#### **20/21PI 12. COMMUNITY ASPIRATIONS & PARISH COUNCIL PROJECTS**

No further to report.

#### **20/21PI 13. CORRESPONDENCE**

The Executive Clerk circulated prior to the meeting contact made on the following;

Request for signing Deed of Covenant for land at Springfield. The Executive Clerk requested for feedback on this before responding and seeking legal advice.

It was **AGREED** for the Executive Clerk to obtain more information on the background before responding due to concerns over access to the site and the implications on the public playarea.

**ACTION:** Executive Clerk to investigate further.

S106 Agreement for Discharge of Conditions for Vivid Homes on St Mary’s Park – The Executive Clerk summarised the S106 variation date quoted in the email did not seem to relate to anything specific regarding Bramley Drive and/or Vivid Homes. It was **AGREED** for legal advice to review the document to assist.

**ACTION:** Executive Clerk to speak with Hampshire Legal Services for support.

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

.....Chairman

Date .....

#### Appendices

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