

**Minutes of the meeting of the Planning and Infrastructure Committee held at 7.00pm on Monday 14<sup>th</sup> December 2020 to which Councillors were summoned to attend by video conferencing via Microsoft Teams.**

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

**In attendance:** Karyn Reid (Executive Clerk) plus three members of the public

The meeting started at 7.00pm.

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

A Representation was made with regards to Planning Application REF: 20/02786/FUL, Erection of a detached 4-bedroom dwelling with ancillary garage and workshop, drive and associated landscaping - Land At Thackhams Lane Hartley Wintney RG27 8JG

The resident lives in the adjoining property sharing a boundary and it was noted that despite the images displayed online, there is currently no vegetation and as an open boundary they would be greatly affected by the development.

The resident suggested that whilst the design was modern, this was offset by the thatched roofing and the courtyard with separate garages provides a good degree of privacy to neighbouring properties.

They felt it was important to note that this design and application was better than what had previously been proposed and that the new Owner is engaging with all neighbours and is keen to ensure that the property has minimum impact on the neighbours and environment.

They noted that the site is large. However, the proposed positioning of this complex and the siting of the workshop is unreasonably close. The Owner has offered to move the site further to the South East, central to the site and away from the neighbouring boundary.

The resident also noted that the height and pitch of the garage roofs are high and imposing, and as the Owner is not planning on using the roof space, it would be beneficial if the roof height could be reduced.

The finish of the garage and workshop is proposed to be white, which is felt to be dominating and damaging to the street scene. A black colour would be preferable which soften the landscaping.

It is also suggested that the Workshop is moved further away, and sound proofed.

Light pollution coming from the main property is a major concern which although there have been some mitigating measures proposed, needs to be addressed further.

The resident also suggested that a full landscaping plan be requested as a condition to the planning application.

They confirmed that should the above points be addressed, and the plans amended, it would receive their support.

**Planning Chairman Cllr Diana Harvey proposed moving the discussion of item 20/21PI 25 up the agenda to discuss this application. All members AGREED.**

**20/21PI 22. APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Dorothy Harvey.

**20/21PI 23. DECLARATIONS OF INTEREST**

Cllr Craig declared a non-pecuniary interest in Case Ref; 20/02786/FUL and Cllr Robertson declared a non-pecuniary interest in Case Ref; 20/02841/FUL.

**20/21PI 24. APPROVAL OF MINUTES**

Cllr Wilson proposed that the previously distributed minutes of 9<sup>th</sup> November 2020 Planning & Infrastructure Committee meeting be signed as a correct record; seconded by Cllr Robertson. The Committee Chairman will sign the minutes when appropriate.

**AGREED by all.**

## **20/21PI 25. CURRENT PLANNING & LICENSING APPLICATIONS inc. TRACKED APPLICATIONS**

To consider applications received prior to publication of the agenda.

**Case:** 20/02636/FUL

**Proposal:** Proposed subdivision of second storey residential apartment into two self-contained apartments and conversion and change of use of first floor retail space into two self-contained residential apartments and erection of stairwell to rear to provide access to new residential units.

**Location:** 61 High Street Hartley Wintney RG27 8NY

**Response Date:** 16th December 2020

**OBJECTION:** There is no objection to the subdivision or conversion of the upper floors to self-contained apartments. This reflects the changing use of the property and has been designed in a sensitive manner. The increase of 3 dwellings is acceptable in terms of the HW Neighbourhood Plan which makes allowance for infill development.

However, Councillors are concerned with the appearance of the 'tower' giving access to the apartments. There appear to be two versions of design. In the PreApp drawings the tower appears to blend in with the host building in terms of materials used although the advice given in the PreApp was to alter this to a structure which is light and more see through. The solution which appears in the full application is constructed of steel and glass, unacceptable in terms of both the HW Neighbourhood Plan Design Guide which requires 'Use of external materials that complement the existing external materials in the area' and Conservation Area Direction 4 requirements. Direction 4 only usually relates to the front of a building but in this instance the rear of the building is as visible as the front, indeed is visible from the public space of the iconic cricket green and therefore Councillors believe that Direction 4 requirements should apply. Councillors ask that the applicant be asked to look again at the materials used so that they are as close as possible to those of the host building while the pitch roof remains minimal so that the building is subservient.

Until a redesign of the tower structure has been submitted, Councillors ask that planning permission should be withheld.

Please note that Councillors are concerned about potential residential encroachment on the High Street reflecting the current nature of the retail business. It is our aim to conserve Hartley Wintney as a retail destination, and HWPC will respond to any future applications as such, particularly those proposing ground floor conversions.

**Case:** 20/02826/HOU

**Proposal:** Demolish existing garage, carport and shed and replace with garage and study.

**Location:** Broad Oak Cricket Green Lane Hartley Wintney RG27 8PH

**Response Date:** 16th December 2020

**NO OBJECTION**

**Case:** 20/02786/FUL

**Proposal:** Erection of a detached 4-bedroom dwelling with ancillary garage and workshop, drive and associated landscaping.

**Location:** Land at Thackhams Lane Hartley Wintney RG27 8JG

**Response Date:** 16th December 2020

**OBJECTION:** Councillors do not object to the proposed dwelling in principle. It represents a true reflection of the properties along Thackhams Lane, in terms of the courtyard layout, the restricted visibility from the road and the proportions of the design. However, there are elements of concern, all of which we believe are within the applicant's ability to respond.

Firstly, the site is within a Conservation Area and in a rural setting of minimal light pollution. Within the HW Neighbourhood Plan, Policy 6 - Control of Artificial Light – it states that *'unwelcome intrusion of light pollution from future development will be minimised. The positioning, duration, type of light source and level of lighting are all factors that can affect the impact of light on wildlife. This policy has been designed around the key principles set out in the current guidelines established for rural areas by the Institute of Lighting Engineers'*.

Hart Policy GEN1 (xiii) supports this policy. Furthermore 'Paragraph 125 of the National Planning Policy 36 seeks 'to limit light pollution in "intrinsically dark" landscapes.' HW's rural location means that the area benefits from such "dark skies" i.e., "Skies that allow, on clear nights, good views of the stars.'

The current design and layout will emit considerable light pollution. We note that steps have been taken to mitigate this issue through the use of generous overhangs, louvres and black-painted glass. However, we would ask that the applicant be required to modify and where possible limit the use of external lighting, that any such lighting be low-level and controlled either by timed switches or movement sensors and that no 24-hour external lighting be included.

Secondly, Councillors note that the screening to the site is lacking on one side – the west side - that is bordered by a neighbouring property and that the development is closest to the border at this point. We would ask that before any planning permission be granted, the applicant is required to produce a revised screening plan showing that hedging and/or trees will be included along this border.

Thirdly, we ask that the current use of the garages as a hobby and for light-weight maintenance only, if permitted under the planning permission, shall remain ancillary and incidental to the residential occupation of the host property to which they belong. No part of the garages shall at any time be occupied, let, sub-let, sold or otherwise severed from the host dwelling and they shall not be used commercially. In a similar vein, the host property shall remain in single residential occupation and at no time be divided or partitioned into more than one dwelling. Councillors require that should planning permission be granted on this application, conditions should be put in place to this effect.

Lastly, we believe the neighbour has been in discussion with the applicant as to the possibility that the entire development should be relocated further back into the site putting distance between the corner of the garage block and the neighbour's house. We also believe that the applicant is in agreement with this request and we would support this move.

Cllr Diana Harvey noted that there was S106 monies associated with the original planning permission and the Executive Clerk confirmed that this amount was noted and included within our S106 budget/project list.

**Case:** 20/02792/HOU

**Proposal:** Replacement windows.

**Location:** Broad Oak Cricket Green Lane Hartley Wintney RG27 8PH

**Response Date:** 16th December 2020

**NO OBJECTION**

**Case:** 20/02787/HOU

**Proposal:** Amendment to previously approved outbuilding forming tractor store and workshop to incorporate pitched roof

**Location:** Diple House Diple Road Hartley Wintney Hampshire RG27 8JP

**Response Date:** 17th December 2020

**NO OBJECTION**

**Case:** 20/02841/FUL

**Proposal:** Erection of a two-bedroom dwelling with associated access to a private highway and boundary treatments

**Location:** The White Cottage London Road Hartley Wintney RG27 8RT

**Response Date:** 28th December 2020

**NO OBJECTION**

**Case:** 20/02935/HOU & 20/02936/LBC

**Proposal:** Erection of a single storey side extension and insertion of ground floor window to front and internal works in association

**Location:** Cowslade Farm West Green Road Hartley Wintney RG27 8JN

**Response Date:** 31st December 2020

**NO OBJECTION**

**Case:** 20/02988/HOU

**Proposal:** Erection of a single storey rear extension

**Location:** Broad Oak Cricket Green Lane Hartley Wintney RG27 8PH

**Response Date:** 6th January 2021

**NO OBJECTION**

#### **20/21PI 26. UPDATE ON STRATEGIC & NEIGHBOURING DEVELOPMENTS**

To review the following proposals:

- i) Rural exception site – Cllr Diana Harvey noted that the Architect presented the latest design and information ready for the PreApp to Planning Committee members via an online meeting. As at today's date we had not received any notification that the PreApp had been submitted. Cllr Diana Harvey also noted that our amended suggestions for Clause 14 had been submitted to HDC.
- ii) Shapley Heath – Nothing to report.

#### **20/21PI 27. ACTION LOG**

The Executive Clerk highlighted to all that HDC had completed the action to repaint the white lines in Monachus Car Park.

Cllr Craig mentioned that it would be beneficial to have a new 'To the Car Park' sign.

**ACTION:** The Executive Clerk to put a request to HDC.

The Executive Clerk informed all that our contact at HH, Daniel Beasant had been in contact to say that they have moved roles. There was no direct replacement.

#### **20/21PI 28. FINANCE**

- i) There were no payments to approve.
- ii) Cllr Diana Harvey enquired as to why the maintenance and repairs spend was high. The Executive Clerk confirmed that this was due to emergency replacement of the Hot Water Cylinder for the Appleton Hall.

#### **20/21PI 29. PLANNING COMMITTEE WORKING PARTY UPDATES**

i) Conservation Area Review – Cllr Diana Harvey informed that she had met with HDC Representatives, along with Cllr Farrance with the view to discussing how Alan Baxter Associates, an HDC recommended consultant, could assist with updating the Conservation Area Review. Cllr Diana Harvey expressed concern over the value of input v's the potential high cost of their services. It was left with HDC to set up a meeting to discuss further.

The use of Consultants in principle is supported by the Planning Committee, however we will operate due diligence and get comparative quotes for similar service.

ii) Community Bus – Review and approve the Community Bus Working Party Terms of Reference.

Cllr Wilson proposed acceptance of the Community Bus Working Party Terms of Reference, seconded by Cllr Robertson. **AGREED** by all.

#### **20/21PI 30. CHAIRMAN'S ANNOUNCEMENTS & PARISH COUNCILLOR MATTERS**

Cllr Diana Harvey expressed her thanks and appreciation for the hard work and successful Late Night Shopping event and how well it was executed in a COVID secure manner.

The article in the online Daily Mail was published today regarding the Snow Windows, and Cllr Craig noted the benefit will continue after the event.

The Executive Clerk expressed thanks to all Cllrs for their support on the evening setting up, during the event and packing up.

Cllr Robertson requested an update on the procurement of the SiDs and the Executive Clerk confirmed there is still a delay with the batteries. The Executive Clerk is focusing on the installation on appropriate poles to try and move the project on.

The Executive Clerk also confirmed to Cllr Robertson, that the planned dropped kerb at Green Lane will be picked up by Phil Sheppard (HDC) as it had now deteriorated significantly.

Cllr Farrance expressed his thanks for the Late-Night Shopping and that it felt very much a community focused event.

**20/21PI 31. COMMUNITY ASPIRATIONS & PARISH COUNCIL PROJECTS**

Cllr Diana Harvey informed all that we have received contact from the Architect on behalf of the Grey House School application asking to meet online to show us amends to the previous application before they resubmit for planning approval.

A discussion with the Planning Committee is planned for early January 2021.

**20/21PI 32. CORRESPONDENCE**

Cllr Diana Harvey informed all that the agreed correspondence in support of The Lamb planning application was submitted to Mark Jaggard and we were notified that there would be a case review. The Owner was invited to this review and following this, there were a few issues which needed to be addressed and subject to these the application would, in all likelihood, be passed.

There being no further business the meeting closed at 8.28pm.

.....Chairman

Date .....

Appendices

- Actions Log
- Detailed expenditure
- Community Aspirations

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