

**Minutes of the meeting of the Planning and Infrastructure Committee held at 7.00pm on Monday 13th September 2021 in the Jubilee Hall to which Councillors were summoned to attend.**

**Present:** Cllr Diana Harvey (Chairman), Cllr Stuart Elborn, Cllr Sarah Craig, Cllr Chris Farrance and Cllr Richard Dodds

**In attendance:** Karyn Reid (Executive Clerk), Helen King (Support & Communications Officer)

**21/22PI 26 OPEN FORUM**

There were four members of the public in attendance, all of which elected to make a representation to share their views on planning application ref: 21/00630/FUL.

Cllr Harvey thanked them for coming to the meeting and stated that consideration would be given of points raised in the representations, when discussing the Council response to the Planning Authority.

Cllr Harvey requested permission from all Committee Members to bring the discussion of planning application ref; 21/00630/FUL forward on the Agenda. **AGREED by all.**

**21/22PI 27 APOLOGIES FOR ABSENCE**

Apologies received from Cllr Robertson.

**21/22PI 28 DISPENSATIONS & DECLARATIONS OF INTEREST**

No declarations were made.

**21/22PI 29 APPROVAL OF MINUTES & ACTION LOG**

Cllr Craig proposed the minutes of the Planning and Infrastructure meeting of the 9<sup>th</sup> August 2021 be signed as a correct record, seconded by Cllr Elborn.

**AGREED by all.**

The Committee reviewed the Actions Log. Cllr Harvey mentioned that a meeting has been arranged with HDC to discuss parking issues on 14<sup>th</sup> September 2021.

The Executive Clerk explained that she had reviewed the title deeds for Hartley Row Park, however the boundary map isn't included. Cllr Elborn offered to support with reviewing the remaining deeds in order to gather the required information to support the implementation of a footpath. Cllr Elborn discussed potential accessible routes for the footpath after visiting the area.

**ACTION: Cllr Elborn to review Hartley Row Park Title Deeds.**

**21/22PI 30 CURRENT PLANNING & LICENSING APPLICATIONS inc. TRACKED APPLICATIONS**

**Case:** 21/00630/FUL

**Proposal:** Demolition of existing buildings and erection of a 65 bed care home (Class C2 use), 4x two bed care dwellings (Class C3 use) and associated landscaping, parking, altered access and ancillary development.

**Location:** Grey House Mount Pleasant Hartley Wintney RG27 8PW

**Response Date:** 17.09.21

Consideration was given to the points raised in the various representations received as well as reference to previous responses submitted by HWPC, and a review of any changes to the plans which may impact these. Councillors felt that further clarification was required from the Architect on some areas, before an informed comment could be submitted, however a response in principle was agreed.

All Committee members **AGREED** that should further drawings/information come forward, a discussion between Committee members should suffice.

**ACTION:** Cllr Harvey to contact the Architects for more information prior to a further committee discussion.

**ACTION:** Executive Clerk to contact HDC Planning to request an extension to respond as well as apply for TPOs to the trees bordering Old School Close.

Addendum: Response submitted to HDC on 27.09.21

**Objection with Comments** – Following representation from residents at the meeting of the Planning Committee, Councillors sought clarification of some points from ADG Architects and are very grateful for the extra information that was provided.

Councillors are delighted to see the adjustment made to the second floor on the north-west corner of the proposed building. In our opinion a further adjustment could be made on the south corner to create a 2 ½ storey building fronting onto Mount Pleasant and to the Fleet Road by moving the second floor rooms into the roof space with mansard windows. As it stands we believe that the mass of the building is still unsustainable in a Conservation Area.

While recognising that the parking provision conforms to Hart's own parking regulations, Councillors feel that on a complex of this nature adequate provision is probably not sufficient to cope with the influx of medical professionals, deliveries, medical vehicles, and shift changeovers and any increase in parking would be very welcome. At the same time Councillors are pleased to see the introduction of electric charging points to the scheme.

There is still confusion over the water management on the site. Councillors do not have expertise in this field and would defer to the opinion of Hampshire's Flood and Water Management Engineer. On this basis we would ask that planning permission is withheld until such time as the Engineer confirms that infiltration is feasible on the site.

Lastly, we would ask that should planning permission be granted, the applicant should abide by the Guidance of the Considerate Constructors Scheme in terms of their building management plan. Mount Pleasant is a quiet, residential road and we would ask that hours of work should also be conditioned rather than simply a suggestion.

**Case:** 21/02130/HOU & 21/02131/LBC

**Proposal:** Replace six timber casement windows with PVCu casement windows

**Location:** Old Bakery London Road Hartford Bridge, Hartley Wintney RG27 8AF

**Response Date:** 16.09.21

**Neutral comment** – The Old Bakery is a listed building but not in a conservation area. The casement windows are all to the front of the building and therefore visible from the road. Councillors support the applicant's wish to improve the insulation and reduce the energy loss of the building which reflects the Hart District Council's own climate crisis policy. However this is a listed building and as such the use of PVCu materials is not permitted. We would recommend that the applicant should make enquiries for timber framed double glazed replacement windows with the possibility of grants to support this.

**Case:** 21/02089/HOU

**Proposal:** Erection of a front porch

**Location:** Oak Tree Cottage Vicarage Hill Hartley Wintney RG27 8EH

**Response Date:** 21.09.21

**No Objection**

**Case:** 21/02043/HOU

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

**Location:** 7 Vicarage Hill Hartley Wintney RG27 8EH

**Response Date:** 22.09.21

**No Objection with Comments** – Councillors have no objection to this application per se. It is a positive building in a conservation area and the proposal is rear facing and not visible from any angle. However, in line with Hart's saved policy GEN1 we ask that the materials used should match and be sympathetic to the dwelling and in keeping with the local character of the area.

**Case:** 21/02138/FUL

**Proposal:** Demolition of existing detached dwelling and double garage and erection of replacement dwelling, with garage and car port. Minor revision to access width

**Location:** Thackhams Orchard Thackhams Lane Hartley Wintney RG27 8JG

**Response Date:** 24.09.21

**No Objection with Comments** – the applicant sought a useful preapp meeting with the Parish Council prior to a full application being lodged with HDC. Councillors have no objection to the demolition of the existing

dwelling on this site in the belief that the building is of little architectural or historical merit and that the replacement dwelling will enhance both the character and appearance of the site and the surrounding area.

With regard to the proposed building itself, Councillors would like to see more certainty in the sustainability report, more what will be done than what might be done. There is no statement of certitude for example as to the source of heating within the house.

Thackhams Lane is a rural unlit road and any outside lighting should be low level and controlled by movement sensors in line with the HW Neighbourhood Plan, Policy 6 - Control of Artificial Light which states that 'unwelcome intrusion of light pollution from future development will be minimised'.

Materials used in the construction process should be sourced locally to minimise travel miles.

Materials gained from the demolition of the existing building should be either recycled on site or disposed of locally in a responsible manner to minimise travel miles.

Should planning permission be granted, Councillors ask that a condition be imposed that the garage block 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.

Thackhams Lane is a narrow, winding lane and a further condition should therefore require a programme of works to be forthcoming that during construction all work vehicles and materials will be limited to within the site. Hours of work should also be conditioned rather than simply a suggestion.

**Case:** 21/02216/FUL

**Proposal:** Change of use of first floor retail space into two self contained apartments, subdivision of second storey apartment into two self contained apartments with associated alterations to fenestration and erection of a stairwell to rear to provide access to new residential units

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

**Response Date:** 27.09.21

**No Objection** – Councillors support the redesign of the tower and the materials used. The access point to the site is on a narrow but busy road and should planning permission be granted Councillors ask that a condition be imposed limiting all construction vehicles and materials to the confines of the site during construction and limiting the hours of work.

**Case:** 21/02074/HOU

**Proposal:** Demolition of conservatory and front porch and erection of a single storey front and side extension, creation of a new vehicular access and addition of two car parking spaces to the front of the property

**Location:** 73 Weir Road Hartley Wintney RG27 8ES

**Response Date:** 28.09.21

**No Objection**

**Case:** 21/01588/LBC

**Proposal:** Replacement of internal workings of sash window to match existing

**Location:** Quaintways Cottage Dental Surgery High Street Hartley Wintney RG27 8NS

**Response Date:** 28.09.21

**No Objection**

**Case:** 21/02260/FUL

**Proposal:** Unit 5 & 6 - Extension to existing commercial building for Light Industrial purposes within Class E Retention of fence and gate

**Location:** Unit 6 Taplins Court Church Lane Hartley Wintney Hampshire RG27 8XU

**Response Date:** 29.09.21

**No Objection**

**Case:** 20/02687/HOU

**Proposal:** Retention of fence and gate

**Location:** 29 Primrose Drive Hartley Wintney Hook Hampshire RG27 8TN

**Response Date:** 04.10.21

**Objection** – this is a retrospective application. There is no specific objection to the removal of the hedge in this instance. However to replace it with a high fence including a gate runs counter to the Design Guide which forms a significant part of the Hartley Wintney Neighbourhood Plan. This states that, 'in the northern neighbourhood area, the streetscape is dominated by the 1960s planning of curving streets, pavements, verges and gardens open to the pavement'. Fencing detracts from the informal nature of the street scene and Councillors would ask the planning authority to refuse this application and ask that the hedgerow be reinstated.

**Case:** 21/02333/HOU

**Proposal:** Partial conversion of garage into habitable accommodation to include to include the replacement of the ground floor rear window and door with a window.

**Location:** 10 Harebell Close Hartley Wintney RG27 8TW

**Response Date:** 30.09.21

**No Objection**

**Case:** 21/02357/LBC

**Proposal:** Provision of a timber framed fire wall within shared loft space between Hartley Antiques and Organically Speaking.

**Location:** Organically Speaking 63 High Street Hartley Wintney RG26 8

**Response Date:** 04.10.21

**No Objection**

## **21/22PI 31 UPDATE ON STRATEGIC & NEIGHBOURING DEVELOPMENTS**

To discuss update on the following developments:

i) Elvetham Hotel

Councillors had nothing to report.

ii) Rural exception site

Cllr Harvey updated the committee that there is a meeting scheduled for 12<sup>th</sup> October with a hope that the full planning application will be submitted mid October.

iii) The Grey House School

See item 21/22PI 30 above.

iv) Travis Perkins site

Councillors had nothing to report.

v) Shapley Heath

Cllr Farrance updated that HDC have suspended the community engagement programme that was predicated to help them understand what people wanted from a garden village, with a proposal now submitted to write a cost-saving business case for the review of the local plan. A separate survey completed by the Conservative group at Hart is yet to be published. Cllr Farrance said that next steps for HWPC would be that we will need to have a conversation with the planning consultant previously used for the neighbourhood plan to review and understand what the implications of a Local Plan review would be for us. Cllr Farrance mentioned that we should be able to use the HWPC neighbourhood plan as a defence mechanism towards any development that we don't agree with.

## **21/22PI 32 PLANNING MATTERS**

**To review/approve following planning matters:**

i) To ratify planning responses on planning applications with response by dates before 13<sup>th</sup> September 2021.

Cllr Elborn proposed approval to ratify planning responses on planning applications with response dates before 13<sup>th</sup> September 2021, seconded by Cllr Dodds. **AGREED by all.**

ii) To review Planning Policy (Cllr Dodds to present)

Cllr Dodds presented the new version of the draft Planning Policy and welcomed any comments from the Committee. Cllr Craig asked if we should add 'no change of use' for the protection of the Commons? Cllr Craig also asked if it was realistic to reference access to public transport when the local public transport is considerably restricted. The revised policy will be reviewed at the next Policy Committee meeting on 30<sup>th</sup> September 2021 prior to final review at the Full Council meeting on 4<sup>th</sup> October 2021.

Draft Planning Policy approved with comments, proposed by Cllr Harvey, seconded by Cllr Elborn. **AGREED** by all.

iii) Discuss local development naming process

The Committee discussed many different name options for the new local developments. The Committee agreed on the following suggestions to be proposed to the developers;

Travis Perkins site; suggested to be called 'Brickmakers Yard'.

Nero Brewery site; suggested to be called 'Brewers Row'.

Pools Yard site; suggested to be called 'Malt House Mews'.

**Cllr Harvey to contact developers.**

### **21/22PI 33 FINANCE**

i) Receive 2021/22 Spend v's Budget & note any payment approvals outside of Planning meeting. The Executive Clerk presented the 2021/22 Spend v's Budget and payment approvals to the Committee. The 2021/22 Spend v's Budget was reviewed and received by the Committee.

ii) Approve payments listing.

Cllr Dodds proposed approval of the Payments listing; seconded by Cllr Elborn. **AGREED** by all.

### **21/22PI 34 PLANNING COMMITTEE WORKING PARTY UPDATES**

i) Conservation Area Review

Cllr Farrance stated that he will request a face to face meeting with HDC to discuss progress on the Conservation Area review.

ii) Community Bus

Cllr Craig presented an update on the Community Bus. Changes to the timetable are suggested in order to free up opportunities for other community services, such as trips to the Hart Community Pantry in Yateley. Cllr Craig stated that all suggested changes are themselves subject to change, should demand change and is confident that the changes can be made without disappointing regular service users. Cllr Craig also explained to the Committee that Rosie Minibus Service have requested that HWPC operate their services under the HWPC S19 license whilst they are awaiting their CIO status. The administration of bookings and revenue for the RMO services would be operated by HWPC, with volunteer drivers organised by RMO. This would be trialled for 6 to 12 months. Cllr Elborn queried if the increase in administration support would be a burden on the administrative staff. The Executive Clerk advised that HWPC would be looking to use the website booking system which is a more streamlined and automated process.

Cllr Craig proposed approval of the trial, seconded by Cllr Farrance. **AGREED** by all.

Cllr Harvey informed the Committee of a recent conversation she had with the manager of Fleet and Yateley CAB. They are hoping to extend their outreach to the Village but mentioned that the lack of transport between Yateley and Hartley Wintney is causing a restriction to this. Cllr Harvey queried if we could tie in the trips to the Pantry with trips to the CAB if there was a similar demand.

### **21/22PI 35 CHAIRMAN'S ANNOUNCEMENTS & PARISH COUNCILLOR MATTERS**

Cllr Harvey wished to thank the Office Staff for all of their support in organising the Village Picnic event on Saturday 18<sup>th</sup> September 2021. Cllr Harvey urged the Committee to support the event wherever possible. Cllr Craig asked if we could arrange for some photographs to be taken at the event for future marketing use.

**ACTION: SCO to source a potential event photographer.**

The Committee discussed different approaches to most effectively and efficiently engage with the community during the Village Picnic event.

Cllr Elborn raised the idea of shared community workspaces within the Village, for the increasing amount of home based workers.

Cllr Elborn briefly updated the Committee on the FTTP initiative. He raised the question of whether HWPC would be willing to become the contract holder for the Community fibre initiative. The Committee agreed to this initiative and Cllr Farrance requested that Cllr Elborn make a recommendation for this to go to the next full council meeting.

Cllr Elborn questioned if we should be supporting an initiative for electronic car charging stations, particularly as there has been a large up take of plug-in hybrid cars amongst the local community. The Committee discussed various ideas, such as installing at the Victoria Hall and/or The Lucy Pygott Centre as well as exploring whether we can get them installed within the Monachus Car Park, under our contract with HDC.

Cllr Elborn updated the Committee that he had recently had a conversation with the HWFC regarding the Football ground site. Cllr Farrance explained that he would like to pull together a working party in order to progress talks between HWPC and the appropriate interested groups.

**ACTION: Cllr Farrance to arrange and recruit a HWFC working party.**

Cllr Farrance queried who to contact regarding an overgrown hedge, infringing the path as you walk along Grange Lane towards the Victoria Hall. The Executive Clerk said that we can pass over to HCC who can contact the land owner.

#### **21/22PI 36 COMMUNITY ASPIRATIONS & PARISH COUNCIL PROJECTS**

Cllr Harvey informed the Committee that she would like to update the Community Aspirations document in preparation for review at the next Planning and Infrastructure meeting on Monday 11<sup>th</sup> October 2021.

**AGREED by all.**

The Executive Clerk updated the Committee that correspondence from The Victoria Halls Charity had been circulated for review regarding changes to line marking in the Halls' car park. The Committee discussed the proposal and agreed that proposal 795 would be their preferred option. Cllr Dodds queried if cross hatching could be implemented on both sides of the car parking space, rather than just on one side. The Committee agreed that it would be beneficial to gauge appetite to reduce the number of disabled bays to 3. The Committee agreed to paying 50% of the costs, shared with the Victoria Halls Charity.

**ACTION: Executive Clerk to discuss line marking proposal with The Victoria Halls Charity members.**

#### **21/22PI 25 CORRESPONDENCE & NEXT MEETING**

The next meeting will be on Monday 11<sup>th</sup> October 2021 at 7.00pm

There being no further business the meeting was closed at 9.50pm.

..... Chairman

.....Date

#### Appendices

- Actions log
- Payments listing
- Projects list