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NOTICE OF MEETING

Meeting:	Planning Committee
Date and Time:	Wednesday 11 August 2021 7.00 pm
Place:	Council Chamber
Telephone Enquiries to:	Committee Services Committeeservices@hart.gov.uk
Members:	Ambler, Blewett, Cockarill, Delaney, Kennett, Oliver (Chairman), Quarterman, Radley, Southern, Wheale and Worlock

Joint Chief Executive

CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU51 4AE

AGENDA

This Agenda and associated appendices are provided in electronic form only and are published on the Hart District Council Website.

Please download all papers through the Modern.Gov app before the meeting.

- At the start of the meeting, the Lead Officer will confirm the Fire Evacuation Procedure.**
- The Chairman will announce that this meeting will be recorded and that anyone remaining at the meeting has provided their consent to any such recording.**

Addendum

Date of Publication: Tuesday, 3 August 2021



Place Services

Welcome from Councillor Alan Oliver Chairman of the Planning Committee

On behalf of the members of the Planning Committee and the officers, I would like to welcome you to this evening meeting. I should be grateful if you would ensure that your mobile phones are switched off during the meeting.

To help you get a better understanding of the way the Planning Committee works, I have listed a few points below.

How the Committee makes a decision

The Planning Committee's decision on an application can be based only on planning issues. These issues include:

- Local, regional and national policies and Government guidance;
- The design, appearance and layout of a proposed development;
- Road safety and traffic;
- The effect on the local area and local properties;
- Loss of light and overlooking;
- Nuisance caused by noise, disturbance and smell; and
- Protecting buildings and trees

The agenda

You will find copies of the agenda in the public seating area of the Council Chamber. At the front of agenda, the planning applications being discussed are listed in order of the application number.

Extra information sheets

There may be an additional information sheet attached to this welcome letter. You should read this with the agenda. These sheets detail any comments received after the report was written, updates, comments and a list of the public speakers under each item number.

Introducing the Committee

Below is a list of the 11 members of the Planning Committee in alphabetical order:

Councillor Simon Ambler
Councillor Brian Blewett
Councillor Graham Cockarill
Councillor Angela Delaney
Councillor John Kennett
Councillor Alan Oliver (Chairman)

Councillor Richard Quarterman
Councillor James Radley
Councillor Tim Southern
Councillor Sharyn Wheale
Councillor Jane Worlock

Committee Procedures

The Chairman will announce the application to be discussed, a Planning Officer will then give a short presentation followed by Public Speaking if applicable.

The rules for Public Speaking are detailed in the Council's leaflet 'Public Speaking at Planning Committees'. A copy of this leaflet is available by contacting 01252 774419.

The Committee will then discuss the application and make a decision. The member in whose ward the application is located will normally open the discussions.

The committee may decide to:

1. Approve the application
2. Refuse the application
3. Defer consideration e.g. for further information or amendments or
4. Defer consideration for a site visit by a panel of Councillors (the viewing panel).

Fire Evacuation Procedure

At the beginning of the meeting the fire evacuation procedures are both displayed on the screen and read out. Please listen carefully to the instructions and follow the advice of staff in the event of the alarm sounding.

- **If you have any more comments about the Planning Committee process, please telephone Committee Services on 01252 774141**

ADDENDUM SHEET

FIRE EVACUATION OFFICERS:

Lead Officer:

Deputy Lead Officer: (responsible for ensuring evacuations procedures are read out by the Chairman, bringing evacuation procedures and other equipment. - checking the 2nd floor only to include toilets, Members' Room, Chairman's Room)

Public Officer: (responsible for guiding and evacuating members of the public)

Member Officer: (responsible for guiding and evacuating members of the Committee)

SUMMARY OF ADDITIONAL INFORMATION AND CHANGES TO RECOMMENDATION TO BE PRESENTED AT COMMITTEE

ADDENDUM FOR THE PLANNING COMMITTEE OF 11th August 2021

Item No:	101	Reference No:	21/00777/OUT
Erection of 60 bed care home and 30 dwellings (10 x 2 bed houses, 12 x 3 bed houses, 4 x 4+ bed houses and 4 x 2 bed flats) with associated parking and pedestrian and vehicular access.			
At			
Land on the West side of Alton Road, Odiham, Hampshire			

OFFICER PRESENTING: Mr Peter Lee

UPDATE

Recommendation:

Recommendation B incorrectly refers to the Planning Obligation being progressed by 11.11.2020. This should state 11.11.2021

For the avoidance of doubt, the recommendation in full is:

A. That the Head of Place be delegated authority to GRANT planning permission subject to the completion of a Planning Obligation (S106) agreement to secure: affordable housing, self-build house, pre-school land with car park and financial contributions to Odiham Village Gateway Project, The Bridewell community building and secondary education AND subject to the following Conditions:

OR

B. If by 11.11.2021 the Planning Obligation has not been progressed to the satisfaction of the Head of Place then the Head of Place is delegated authority to REFUSE planning permission for the reasons identified in this report.

Building Heights

It is stated that the roof level dormer windows would serve the first floor. The applicant has clarified that these windows would not serve any rooms but are dummy windows included for aesthetic purposes only to articulate the façade.

This clarification does not change the design conclusions of the report.

Planning Conditions

Condition 2 Approved Plans: should refer to Proposed Care Home Elevations Sheet 1 of 2 PL021 Rev C as opposed to Rev B.

Condition 4 Surface Water Management Plan: Final sentence at part c) stating "The drainage features should have the same reference that the submitted drainage layout" to be removed as imprecise.

Conditions 6 Materials, 7 Environmental and Ecological Management Plan, 8 Photovoltaic Panels, 9 Surface Water Drainage System Maintenance: These conditions refer to the development taking 'plan' in accordance with, this should be 'place'.

Condition 17 Care Home Use: This should refer to a 'residential care home and/or nursing home'.

The applicant has confirmed their agreement in writing to the four pre-commencement conditions, specifically: Conditions 1 Reserved Matters, 3 Construction Management Plan, 4 Surface Water Management Plan (as amended in this addendum) and 5 Archaeology.

Additional Representation:

A further representation has been received from a local resident stating:

"Thank you for the opportunity to make additional comments. My additional comments are focused on safety issues and are important because these issues are not adequately covered in the Planning Report.

I note that the Report does not require a reduction in the speed limit at and beyond the new junction. It notes that

"The LHA have also previously noted the proposed extension of the 30mph speed limit but advised that the police would object to this. There is no objection to the application in the absence of this 30mph speed limit extension. The NPPF (para. 109) is clear that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. No such adverse impacts have been identified."

This appears to make reference to LHA letter of 9 January 2020 (responding to previous application 19/02257/OUT), which states;

The applicant has proposed that the 30mph speed limit be extended south to cover the new site access on Alton Road. The ATC data has shown that the mean speeds are 37.3 and 36.8 mph. These mean speeds are over the Police intervention level for speed enforcement (10% of speed limit + 2), so the Police would object to any speed limit reduction proposal. Being a B-class road, there is limited scope for physical speed reducing measures. If the developer wishes to pursue a 30mph limit, there should be early engagement with the Police to ensure their support.

This statement seems to be very perverse. In effect it is saying that because vehicles are travelling at over 30mph in a 40mph limit (which obviously they are) then the police would object to reducing the speed limit! Following that logic, then no speed limit would ever be reduced, and we know that that isn't the case. The statement then says to engage with the police to *ensure* their support for a speed reduction, so presumably the author thinks it is possible. To rely on this statement without proper engagement with the Police would be a dereliction of duty both by the developer and the LPA.

On road safety, the Developer's report (by Transport consultants RGP) LUCD/18/4281/TSO4 states in para 1.2.3 that "in the interests of road safety, the Developer intends to introduce a scheme of speed reduction measures, including the relocation of the 40mph speed limit further south, and away from the village". Paras 4.8.7 and 4.8.8 give further details and 4.8.9 states that "The feasibility and delivery of these measures would be discussed and agreed with the Highway Authority during the planning application consultation stage". It is clear therefore that even the Developer's own consultants consider there to be a road safety issue, and yet now nothing seems to be proposed to address it.

I suggest that there are "unacceptable impacts on highway safety". There have been accident fatalities close to this proposed junction. It is therefore a serious safety issue and needs to be clarified and consent should not be granted without an agreed speed reduction scheme. RGA's report has looked at traffic accidents close to the site in the 30 mph zone, but has failed to mention the two recent serious road accidents just in the past few months just to the south of this site, one of which resulted in the death of a motorcyclist.

The safety issues also applies to traffic travelling south, ie away from Odiham. This is currently a 40mph limit, which many vehicles exceed. There would be potential conflict with vehicles turning right into the site, exacerbated by the angle of the sun at some times of the year. A reduction to 30mph would significantly reduce the dangers.

OPC appears to require contribution by the developer to a Gateway scheme, comprising sets of gates to be placed to the south of RAF Odiham, presuming advising of approach to Odiham and asking motorists to drive carefully. I note from OPC minutes that OPC is still considering apply for the speed limit to be reduced to 30mph. They clearly consider this to be desirable. Conditions on this application is the opportunity to make it happen.

I note that my observations on the danger to pedestrians using footpaths alongside

Alton Road from the development towards Odiham have not been addressed, or may have been ignored. I repeat that it is not safe already for pedestrians to use the footpath given the narrowness of the road and the speed of the traffic, particularly large trucks. This is made much worse by the inadequate lighting of the road over this stretch. To expect an increased number of pedestrians to use the footpaths could result in injury or fatalities. A site visit would show this very clearly.

I request that you take these very serious safety issues fully into consideration when conditioning a consent. It would not be difficult or expensive to deliver improvements for the safety of highway users, the new residents of the development and current Odiham residents.”

Speaker Details

*Speaking for the Parish Council:

Cllr Angela McFarlane OBO

*Speaking For the Application:

Mr. H. Watson

Item No:	102	Reference No:	21/01145/FUL
Change of use from an office (Land Use Class E - formerly B1a) to a school (Land Use Class F1 - formerly D1), cycle storage and associated new hard landscaping in parking areas.			
At			
Yateley Hall, Firgrove Road, Yateley, Hampshire, GU46 6HJ			

OFFICER PRESENTING: Mr Miguel Martinez

UPDATE

An additional letter from the applicant was received on 06.08.2021 which contains commentary about the applicant's proposed approach to sustainability, the summary of the content is below:

Transport

- We are committed to reduce carbon emission reduction by increasing the infrastructure for bicycles and encouraging cycling.
- We will be installing two electric vehicle charging points by September 2022 and encourage our community to invest in sustainable transport options.
- From November 2021 we will establish a home to school transport option.

Energy Strategy

- We are committed to becoming a zero waste organisation and where there are items not capable of composting or recycling, nor capable of being placed in a circular system for reuse, these will not be used.

Food

- Food purchasing is focussed on ethically sourced, locally grown food that is seasonally available to minimise road miles and supports local business.

The Environment

- By September 2022 we plan to install and maintain a wildflower area on site that will encourage wildlife to thrive and further improve sustainability by introducing bee hives.

The applicant mentions that the contents of the statement are fundamental and central to their educational programme and ethos. It is stated that the school is committed to creating a harmonious environment for their entire community that embraces sustainability at every opportunity and is committed to regenerative land management.

Corrections to Committee report:

- On page 61 of the Committee reports pack, the site is described as being located to the 'west' of Firgrove Road, however it is located to the 'south'.
- On pages 70 and 71, within section 5 (Impacts on Neighbouring Amenity), there are two references made to the 'east boundary' of the site. These references should relate to the 'west boundary' of the site instead.

Speaker Details

*Speaking Against the Application:

Mrs. H. Whelan

*Speaking For the Application:

Mr. T. Rumble, Woolf Planning