

Public Document Pack



SUMMONS

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE HART DISTRICT COUNCIL
WILL BE HELD IN COUNCIL CHAMBER ON THURSDAY, 25TH NOVEMBER, 2021
AT 7.00 PM

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 had provided their consent to any such recording.**

1 MINUTES OF PREVIOUS MEETING (Pages 8 - 16)

To confirm the Minutes of the Council Meeting held on 30 September 2021.

2 APOLOGIES FOR ABSENCE

To receive any apologies for absence from Members*.

***Note:** Members are asked to email Committee Services in advance of the meeting as soon as they become aware they will be absent.

3 DECLARATIONS OF INTEREST

To declare disposable pecuniary, and any other interests*.

***Note:** Members are asked to email Committee Services in advance of the meeting as soon as they become aware they may have an interest to declare.

4 PRESENTATION – CHIEF INSPECTOR KIRSTEN TROMAN, HAMPSHIRE POLICE DISTRICT COMMANDER, HART & RUSHMOOR

5 COUNCIL PROCEDURE RULE 12 - QUESTIONS BY THE PUBLIC

To receive any questions from members of the public submitted pursuant to Council Procedure Rule 12.

*Note: The text of any question under Council Procedure Rule 12 must be given to the **Chief Executive** (email committeeservices@hart.gov.uk) no later than **Noon on Friday, 19th November 2021**.*

6 COUNCIL PROCEDURE RULE 14 - QUESTIONS BY MEMBERS

To receive any questions from Members submitted pursuant to Council Procedure Rule 14.

*Note: The text of any question under the Council Procedure Rule 14.3 must be given to the **Chief Executive** (email committeeservices@hart.gov.uk) not later than **5.00pm on Monday, 22nd November 2021**.*

The text of any question under Council Procedure Rule 14.4 must be submitted to the **Chief Executive before 10.00am on Thursday 25th November 2021**.

7 CHAIRMAN'S ANNOUNCEMENTS

8 CABINET MEMBERS' ANNOUNCEMENTS

9 CHIEF EXECUTIVE'S REPORTS

10 MINUTES OF COMMITTEES (Pages 17 - 56)

The Minutes of the following Committees, which met on the dates shown, are submitted.

In accordance with Council Procedure Rule 14.1, Members are allowed to put

questions at Council without Notice in respect of any matters in the Minutes to the Leader of the Council or any Chairman of the relevant meeting at the time those Minutes are received by Council.

Meeting	Date	Page Numbers	For Decision
Cabinet	7 Oct 2021	25-29	<p>MINUTE 61 - Food Recovery Plan Food Recovery Plan 21-22 Report Food Recovery Plan 21-22 Report Appendix</p>
Cabinet (draft)	4 Nov 2021	30-36	
Overview & Scrutiny	21 Sep 2021	18-24	
Overview & Scrutiny (draft)	19 Oct 2021	25-28	
Planning	13 Oct 2021	28-31	<p>MINUTE 47 - 21/02051/FUL 28 Finns Business Park, Bowenhurst Lane, Crondall, Farnham GU10 5HP Departure from the Local Plan – only if debate requested’.</p> <p>Planning Report - 28 Finns Business Park</p> <p>Plans - 28 Finns Business Park</p> <p><i>Reason for Departure: Planning Committee considers that although a DEPARTURE to the Hart District Council Local Plan (HLP32) and approved policy, the fact that there had previously been a dwelling on this site weighed heavily in favour of the development. The Committee considered that despite the previous dwelling being demolished and rebuilt without planning permission there was no overall significant harm to the future of the Locally Important Employment Site (LIES). The Committee also considered that in light of the history of this site that the site was suitable as a residential site in terms of the surrounding employment uses but also in terms</i></p>

			<i>of the location of the dwelling in the Countryside away from services and facilities.</i>
Planning (draft)	10 Nov 2021	32-37	
Planning Major Sites Sub-Committee (draft)	22 Sep 2021	1-7	

¹ The recommendation will be deemed to be accepted by Council and no debate allowed thereon at Council unless five Members give notice in writing that they wish the recommendation to be debated to the Joint Chief Executive two clear days before the meeting of Council (where Council is on a Thursday this means notice must be given by 5.00pm on the preceding Monday) and where such notice is given the Council shall receive a presentation on the application before the recommendation is debated.

11 CLIMATE EMERGENCY UPDATE

12 OUTSIDE BODIES - FEEDBACK FROM MEMBERS

To receive any feedback from Members who are representatives of the Council on an Outside Body.

13 MOTION TO COUNCIL

The following motion has been moved by Councillor Wildsmith.

“That Hart District Council resolves to

- i. *Acknowledge the efforts that this Council has made to reduce greenhouse gas emissions and promote renewable energy;*
- ii. *Further recognises*
 - *that very large financial setup and running costs involved in selling locally generated renewable electricity to local customers in the Hart District council area as well as other local authority areas result in it being impossible for local renewable electricity generators to do so,*
 - *that making these financial costs proportionate to the scale of a renewable electricity supplier’s operation would create significant opportunities for local companies, community groups and councils including Hart District Council to be providers of locally generated renewable electricity directly to local people, businesses, and organisations, if they wished, and*
 - *that revenues received by such local companies, community groups or councils that chose to become local renewable electricity providers could be used to help improve the local economy, local services and facilities and to reduce local greenhouse gas emissions;*

- iii. *Note that the Parliamentary Environmental Audit Committee, as a result of its 2021 Technological Innovations and Climate Change inquiry, recommended that a Right to Local Supply for local energy suppliers be established to address this;*
- iv. *Accordingly resolve to support the Local Electricity Bill, currently supported by a cross-party group of 278 MPs and 79 other Local Authorities and which, if made law, would establish a Right to Local Supply which would promote local renewable electricity supply by making the setup and running costs of selling renewable electricity to local customers proportionate to the size of the supply company; and*
- v. *Further resolves to*
 - *inform the local media of this decision,*
 - *write to local MPs, asking them to support the Bill, and write to the organisers of the campaign for the Bill, Power for People, (at Camden Collective, 5-7 Buck Street, London NW1 8NJ or info@powerforpeople.org.uk) expressing its support.”*

14 MOTION TO COUNCIL

The following motion has been moved by Councillor Radley.

“That the Council resolves (with regard to the Cabinet deliberations following scrutiny by Overview and Scrutiny Committee) to endorse the Level 1 and 2 saving proposals as set out in the Cabinet reports of the 2 September and 4 November 2021 and to empower officers to commence work immediately on implementing the proposed savings so that they can take effect at the earliest opportunity.”

Date of Publication: Wednesday, 17 November 2021

Public Document Pack Agenda Item 1

COUNCIL

Date and Time: Thursday 30 September 2021 at 7.00 pm

Place: Council Chamber

Present:

COUNCILLORS -

Ambler (Chairman)

Axam	Crisp	Neighbour
Bailey	Crookes	Oliver
Blewett	Davies	Radley
Butcher	Delaney	Smith
Butler	Drage	Southern
Clarke	Farmer	Wildsmith
Coburn	Forster	Worlock
Cockarill	Harward	Wright
Collins	Kennett	
Crampton	Kinnell	

Officers Present:

Daryl Phillips	Joint Chief Executive
Lee Rome	Committee Services Officer

26 MINUTES OF PREVIOUS MEETING

The Minutes of the Council Meeting held on 29 July 2021 were confirmed and signed as a correct record.

27 APOLOGIES FOR ABSENCE

Apologies were received from Cllr Lamb, Cllr Quarterman and Cllr Dorn.

28 DECLARATIONS OF INTEREST

No declarations were made.

29 COUNCIL PROCEDURE RULE 12 - QUESTIONS BY THE PUBLIC

Questions had been received from David Turver, details of which are set out in Appendix A attached to these minutes.

30 COUNCIL PROCEDURE RULE 14 - QUESTIONS BY MEMBERS

Questions had been received from Councillor Crookes, Councillor Crampton and Councillor Lamb, details of which are set out in Appendix B attached to these minutes.

31 CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that he conducted the following visits:
Wednesday 8 September - RAF Odiham Annual Reception.
Monday 20 September - Hampshire County Council Chairman's Civic Day.
Sunday 26 September - Mayor of Basingstoke Civic Sunday Service.
Thursday 30 September - Hazeley Heath.

32 CABINET MEMBERS' ANNOUNCEMENTS

The Leader of the Council, **Councillor Neighbour** announced that he visited the Hazeley Heath site and thanked the Chairman and Councillor Southern for attending with him. The site uses 'no fencing' cattle controls and it was hoped that success here will lead to Hart securing other heathland and rolling the scheme out further.

The Cabinet Member for Community, **Councillor Bailey** updated on Anti-social Behaviour. Anti-social behaviour can have a huge negative affect on the quality of life of residents. Over recent months The Community Safety Team had been working closely with the Police to secure a closure order on a property causing severe ASB to neighbours and the local community in Yateley. The team was in court today and Councillor Bailey was pleased to state that an order had been awarded. He thanked the team who had put in many hours of work into getting this order.

Councillor Bailey also provided an update on Afghan Families. He thanked members in Hook who had provided support to the team that spent several days earlier this month helping to set up and welcome members of the Afghan community as part of operation "Warm Welcome". The team, along with Basingstoke and Deane, set up a bridging hotel for people who had recently been evacuated from Kabul. Homes had been offered in the district for 3 Afghan families. One family had already moved in and two more would follow shortly. The latest home to become available was from Thames Valley Metropolitan HA that Hart did not have had nomination rights to so does not detract from lettings to our Hart families.

33 CHIEF EXECUTIVE'S REPORTS

The Joint Chief Executive reminded Council about the Member Development Feedback Survey that closes on Friday 1st October and asked for responses to help improve future training.

34 MINUTES OF COMMITTEES

The Minutes of the following Committees, which met on the dates shown, were received by Council.

Cabinet - 5 August 2021

No questions were asked.

Cabinet (draft) - 2 September 2021

Councillor Farmer asked about **Minute 46 - BUDGET AND MEDIUM-TERM FINANCIAL STRATEGY** which stated that the Shapley Heath project was paused. He asked what pausing meant and whether this included ongoing work with developers, and what work was continuing. He also asked if the studies that had been completed would be published and when.

Councillor Neighbour stated that he would provide a written response. The written response will be published as an addendum to the minutes.

Councillor Farmer asked for clarification on what options were being looked at in the Local Plan business case.

Councillor Neighbour stated that the business case would be presented to Cabinet and that all the information would be provided at that point.

Planning - 11 August 2021

No questions were asked.

Planning (draft) - 8 September 2021

No questions were asked.

Overview & Scrutiny - 17 August 2021

No questions were asked.

Audit - 27 July 2021

No questions were asked.

Standards (draft) - 15 September 2021

There was a recommendation for Council in **Minute 6 – THE HART MEMBERS CODE OF CONDUCT**.

Councillor Clarke put the recommendation, seconded by **Councillor Kennett**.

Councillors raised the following points:

- The need for healthy debate in Council.
- That the Council or its Members should not be brought into disrepute and that the amendments to the code reinforce that.
- That debate on social media can occasionally be problematic.

- Members should consider health and wellbeing implications when endorsing or posting on social media and should discourage personalisation.
- All debate should be around policy and improving policy for the people of Hart.
- That the code encourages exemplary behaviour.
- Issues in the use of social media, and a willingness to adhere to the revised Code of Conduct when using it.
- Members should consider health and wellbeing implications when endorsing or posting on social media.

DECISION

That the revised Hart Members Code of Conduct be adopted.

35 OUTSIDE BODIES - FEEDBACK FROM MEMBERS

No feedback was provided.

The meeting closed at 7.41 pm

COUNCIL PROCEDURE RULE 12

QUESTIONS BY THE PUBLIC

Mr David Turver asked:

Can you please share with the public the results of the investigation carried out by the external consultants into the £1.1m adverse variance on the Waste Contract?

Councillor Radley responded:

We have had to wait much longer than we would have hoped for BDBC to release to us their financial figures which we needed to resolve this discrepancy. Having received this data I am personally content that there are absolutely no hidden issues or matters of concern. However, a member of the public has raised a formal (and in my opinion ill founded) objection to Hart's end of year accounts which means that our auditors are required to take a detailed review of Hart's financial statement. This is a formal process and much as I would like to give Mr Turver the comfort he seeks and to lay this matter firmly to rest, it is inappropriate to do so until Ernest & Young have completed their audit and submitted their report. I am confident that the auditors will find no issues nor that Hart residents will be out of pocket in relation to the variance Mr Turver cites.

Mr Turver asked a supplementary question:

Should it be officers or executive members who take responsibility for this mess and do the decent thing and resign?

Councillor Radley responded:

The variance is a matter of mechanical accounting. As I stated I am certain there is no issues of concern or matters hidden. Residents of the district will not be out of pocket. This is simply accountancy balancing of books.

Mr Turver asked a second question:

Now that the Garden Community project has been postponed, how much has the project cost so far this financial year; what spending commitments are remaining and what is the expected full year outturn?

Councillor Radley responded:

The decision on the future of the project will be made based upon the outcome of the business case analysis currently being drawn up for review by Cabinet. The expenditure in this year-to-date has been £81k to the nearest thousand pounds.

Mr Turver asked a supplementary question:

That's over £0.5m spent since FY18/19; what tangible deliverables have been produced with all money and what will you allow Hart taxpayers to see?

Councillor Radley responded:

A wide variety of studies and consultations have been undertaken that will be considered in any review of the Local Plan and lead to a stronger Local Plan.

Mr Turver asked a third question:

FY2018/19 started with zero budget for the New Settlement, in November 2018 £50K was approved, that was overspent by December and overall £90K was spent in the year. In FY20/21, the budget started at £167K, rose to £500K, fell to £68.6K (2 x £34.3K half year budget) and eventually fell to zero. Overall £283K was transferred from reserves to cover the expenditure. Do you agree that the Audit Committee should subject the New Settlement to an internal audit to learn the lessons of proper budgeting and financial control for other projects?

Councillor Axam responded:

Whilst we don't recognise all the numbers quoted in your question, I can tell you that this matter will be discussed at the next audit committee who will decide how to proceed.

COUNCIL PROCEDURE RULE 14

QUESTIONS BY MEMBERS

Councillor Crookes asked:

In previous correspondence I was informed that Cabinet would consider and approve an Odiham Common Management Plan by the end of 2021. This item does not appear on the Cabinet work programme. In a recent Odiham Common consultative meeting we were informed that the Council has already submitted a Woodland Management Plan that does not honour the agreement reached last year with the residents and a Countryside Stewardship grant application.

Will you now make public both the Woodland Management Plan and Countryside Stewardship grant application and provide any update since their submission?

Councillor Neighbour responded:

The original submissions to the Forestry Commission and Natural England had to be revised and were accepted. The information will be included in the management plans that are public documents and are due to go Cabinet in the current municipal year. The consultative group have had the Woodland Management Plan and the Countryside Stewardship Application. Any updates to these will be given to the group as and when they occur.

Cllr Crookes asked a supplementary question:

Can we agree that there will be no felling before the management plan is agreed, given there may be some felling due to ash die-back and dead trees?

Councillor Neighbour responded:

Up to 50 trees were agreed to be felled under the Halo scheme which would be identified after the survey. Ash die-back and dead trees would not be included in this number. We will be happy to continue discussions about the actual number and location of trees that will be felled.

Councillor Crampton asked:

Hart District Council asked residents to complete an online consultation on the new Shapley Heath Garden Community project. They were told that this would “give them a voice and a chance to share their views”.

When will you therefore share the results of this consultation with our residents?

Councillor Cockarill responded:

An engagement process was carried out to find out what the Community valued in their community, not a consultation on Shapley Heath. The results will be published shortly and will inform Hart's planning policy going forward.

Cllr Crampton asked a supplementary question:

Will it be published in full including all the free text comments?

Councillor Cockarill responded:

Yes, subject to GDPR constraints.

Councillor Harward asked:

Frogmore Green is a small village green that is mainly surrounded by bungalows and low-rise cottages. Over the years, this locality has benefitted from consistent and robust Planning decisions that have preserved its scale and character.

In this vein, a recent Planning application to build a chalet bungalow a few doors from The Bell was refused as the proposed ridge height modestly exceeded that of surrounding bungalows. A correct decision in my view as it prompted an excellent re-submission which accords with the scale and design of its surroundings. However, a more recent approval a few doors away will replace The Bell Inn (also a bungalow) with a three-story development that will dwarf its surroundings.

I have been asked why this large dominant development was granted when this modest chalet bungalow was refused. A question that I find impossible to answer. Could someone help me please?

Councillor Oliver responded:

Thankyou Cllr Harward for your question, although I am a little bemused you are asking it as you attended the relevant planning meeting, spoke in objection and as a planning agent, I would suggest, have some knowledge of planning regulations.

Each planning application is considered on its individual merits. The reasons for approval were set out in the report to Planning Committee, there was a Committee site visit the day before the Committee sat, and he would have heard first-hand the lengthy Committee debate given that he spoke for the Town Council against the application. If Councillor Harward is still in any doubt why the application was approved he should revisit the Committee debate by watching it on the YouTube video.

Cllr Harward asked a supplementary question:

I have been approached by a resident who had an application refused recently and is now considering resubmitting based citing this precedent. There is a public perception that the planning process has been undermined by this, do you agree?

Councillor Oliver responded:

Planning is a statutory function of the Council with robust procedures, and each application is considered on its individual merits. I am confident precedent will not apply in this case I would expect that the applicant would get the same response from planning officers. I would recommend that the applicant speak to planning officers before resubmitting.

Public Document Pack Agenda Item 10

CABINET

Date and Time: Thursday 7 October 2021 at 7.00 pm

Place: Council Chamber

Present:

Bailey, Clarke, Cockarill, Kinnell, Neighbour, Oliver, Quarterman and Radley

In attendance: Axam, Butcher, Crookes (from 7.12pm), Smith

Officers:

Daryl Phillips	Joint Chief Executive
John Elson	Head of Environment and Technical Services
Emma Foy	Head of Corporate Services & S151 Officer
Mark Jaggard	Head of Place
Adam Green	Ecology and Countryside Manager
Neil Hince	Environmental Health Manager
Christine Tetlow	New Settlement Manager Development Control
Helen Vincent	Committee Services Officer

52 MINUTES OF THE PREVIOUS MEETING

The minutes for the meeting of 2 September 2021 were confirmed and signed as a correct record.

53 APOLOGIES FOR ABSENCE

No apologies received.

54 DECLARATIONS OF INTEREST

Councillor Cockarill and Councillor Bailey declared a non-pecuniary interest in relation to item 7 on the agenda, that they are both members of Yateley Town Council and abstained from both debate and the vote.

55 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

56 PUBLIC PARTICIPATION (ITEMS PERTAINING TO THE AGENDA)

None.

57 MINUTES FROM THE CLIMATE CHANGE WORKING GROUP

Minutes of the meeting held on 21 September 2021 were noted.

58 WELCOME BACK FUND

Members were updated on the Welcome Back Fund application to provide a district-wide e-commerce platform, which was investigated by a Cabinet working party following Cabinet's decision in July. This report also provided an update of existing applications and informed Cabinet of a further application from Yateley Town Council to the Government's Welcome Back Fund.

Members questioned the various flowers, wildflower turf and planters proposed were allowed within the scheme. Officers advised that as long as they are located in suitable locations and enhanced local businesses, this will meet the required criteria.

DECISION

That Cabinet:

1. Endorsed with the Cabinet Working Group recommendation that the application for a district-wide e-commerce platform does not progress to the next stage of the Welcome Back Fund process (see para 4.6); and
2. Approved the Yateley Town Council applications to progress to the next stage of the Welcome Back Fund process.

59 COUNTRY PARK CONCESSION

The purpose of this report was to seek approval for the Head of Environment & Technical Services to market the opportunity to secure a refreshment facility at Edenbrook and Bramshot Farm Country Parks. At this point no funding was requested for this project; however, depending on response from the market; funding may be requested through the annual budget cycle for 2022-23 on an invest to save basis to develop temporary or permanent trading facilities subject to approval and permissions.

Members discussed the semi-permanent and mobile concession facilities and the ability to be flexible with location on the Edenbrook site for best use of provision. Depending on support and supply, the types of concessions and catering offered will need to be assessed in the engagement process to factor in trends and numbers of visitors to each location. The business case will be flexible on the funding and set up costs before entering a contract with a supplier and will ensure a reasonable return of income is attainable from the concession facility provided.

DECISION

Cabinet agreed;

1. That subject to its rules on procurement and Contract Standing Orders, markets, the opportunity for the delivery of modest refreshment facilities at both Edenbrook and Bramshot Country Parks be marketed.

2. That the Head of Service for Environment and Technical Services procures a temporary lease over two seasons with suitable providers.
3. That the lease be granted on a commercial basis with the contribution from the lease contributing to savings required as part of the budget setting process.
4. That any capital or revenue funding associated with this goes through the standard budget setting process and was approved as part of the 2022-23 budget setting process.
5. That a future report be produced for Cabinet to determine whether the leases are extended beyond the first two seasons of operation.

60 NORTH HAMPSHIRE NARRATIVE

Cabinet were presented with a document that the Council, along with three other Hampshire local authorities had produced, for a North Hampshire Narrative (Appendix 1) to provide a combined narrative for north Hampshire, which includes the north of Test Valley (Andover), Basingstoke and Deane, Hart and Rushmoor council areas.

The document articulates what North Hampshire has to offer, its aspirations for development, what is needed to address housing, economic and infrastructure challenges and how to put each authority in a stronger position to deliver the growth required.

The document will also be used to help inform conversations with key stakeholders such as Homes England, Enterprise M3 Local Enterprise Partnership, Hampshire County Council and infrastructure providers and as a supporting document for funding bids demonstrating the opportunities in the District's wider strategic context. The document will help the north Hampshire authorities articulate the strategic case for infrastructure investment in the area. It was stressed however, that it had not been prepared in the context of a "County Deal" and should not be interpreted as such. It is also not intended as a strategy document and has no statutory status.

Members were advised that the cost to produce this document was minimal and shared between all four authorities. They were assured that it is a useful tool and easy to update accordingly and has been set up to establish working partnerships with the other authorities and gives us complete scope to make changes for our district as required with no commitment involved.

Members debated the reference to a new garden settlement in the table at point 3.14 which draws on a published report on the M3 LEP document to underpin the further analysis of the growth planned for the surrounding settlements.

After debate, Cabinet Members were in full agreement to amend the wording and remove the sentence in the table at 3.14 under the Fleet heading, 'new garden settlement will look to Fleet for services.'

DECISION

That Cabinet endorsed the North Hampshire Narrative Document (Appendix 1) with agreement to remove reference to the new garden settlement at point 3.14.

61 FOOD RECOVERY PLAN 2021/22

Cabinet considered the Food Recovery Plan 2021/22 as set out in Appendix 1 and were advised that it is compliant with national guidance and allows the Council to reach target levels for inspections and be compliant with the Food Standards Agency. Members were informed that all targets had been achieved and commendation was given to the Endorsement Team who have done a fabulous job to achieve the targets set.

DECISION

Cabinet recommended that the draft Food Recovery Plan 2021/22 go to full Council for approval.

62 CABINET WORK PROGRAMME

Members considered and amended the Cabinet Work Programme as follows:

1. That remove the Climate Emergency reference from the work programme as the update was to be debated at full Council in November.
2. To add the Odiham Common Management Plan for April 2022.

63 EXCLUSION OF THE PUBLIC

The following item contained exempt information.

DECISION

Members decided that the public interest in maintaining an exemption outweighed the public interest in disclosing the information.

In accordance with Section 100A(4) of the Local Government Act 1972, the public be excluded during the discussion of the matters referred to, on the grounds that they involve the likely disclosure of exempt information, as defined in paragraphs 1 and 2 of Part 1 of Schedule 12A of the Act, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

64 HART DISTRICT COUNCIL LEISURE CONTRACT – COVID 19

Members were invited to consider a proposed deed of variation to the current Leisure contract to take into account reduced income arising from the Covid-19 pandemic and recognised the financial implications for Everyone Active due to enforced closure of both the Hart and Frogmore Leisure Centres during 2021.

The report proposed increasing the length of the contract with Everyone Active to ensure maximisation of the management fee.

Members were reassured that the open book accounting is audited and has been incorporated into this deed of variation to provide a good insight into cross charges and assist in monitoring as profits increase.

The Chairman supported the recommendation to extend the contract by 7 years to be included in the deed of variation and management fee and stated that as we cannot predict the future of the leisure centre industry, this recommendation will guarantee an initial management fee, and in the long term, turn into a reward once profits increase.

Members all agreed to the recommendation and were assured no further options were available. They felt this was the best outcome to ensure we maintain a good relationship and partnership with the operator, to ensure we keep leisure centres open. This recommendation gives the council the best outcome of achievement in the current circumstances.

DECISION

Members considered the paper and agreed the following recommendations.

- (A) That Council agreed to commit to a deed of variation with Everyone Active based on the principles detailed in paragraph 3.6, 3.7 and 3.8.
- (B) That Council agreed to release the earmarked reserve for sports facilities to support reduced levels of income due to Covid-19 recovery.
- (C) That S.151 Officer, in consultation with the Portfolio Holder for Finance, be authorised to continue to carry out the open book audit and agree any subsidy payable with Everyone Active.

The meeting closed at 8.28 pm

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CABINET

Date and Time: Thursday 4 November 2021 at 7.00 pm

Place: Council Chamber

Present:

Bailey, Clarke, Cockarill, Neighbour (Leader), Oliver, Quarterman and Radley

In attendance: Ambler, Axam, Butcher, Forster, Smith, Southern

Officers:

Patricia Hughes	Joint Chief Executive
Daryl Phillips	Joint Chief Executive
Mark Jaggard	Head of Place
John Elson	Head of Environment and Technical Services
Emma Foy	Head of Corporate Services & S151 Officer
Daniel Hawes	Planning Policy and Economic Development Manager
Guy Clayton	Housing Projects Officer
Peter Summersell	Sustainability Officer
Helen Vincent	Committee Services Team Leader

65 MINUTES OF THE PREVIOUS MEETING

The minutes for the meeting of 7 October 2021 were confirmed and signed as a correct record.

66 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Kinnell.

67 DECLARATIONS OF INTEREST

None.

68 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had no announcements.

69 PUBLIC PARTICIPATION (ITEMS PERTAINING TO THE AGENDA)

None.

70 FUNDING FOR HART'S CARBON PATHWAY

This report sought Cabinet approval to provide funding for the appointment of consultants to review Hart's Climate Change Action Plan and prepare a report which sets out the pathway that the council needs to follow to achieve the targets set in its Climate Emergency declaration.

Members were informed that the appointment of a consultant would be completed by the beginning of December, with the first draft report ready in the new year. Competitive bidding will be sourced outlining clear specifications and requirements for this very specific project.

The Chairman confirmed that an updated report on the Council's climate emergency action plan would be provided at Full Council in November.

DECISION

Cabinet agreed to allocate £30k in the council 21/22 budget to fund consultancy costs required to prepare a report.

71 RELEASE OF RESERVES SET ASIDE TO SUPPORT DELIVERY OF THE HERE FOR HART PROGRAMME

Members were presented with a report requesting approval to move a proportion of 'Trailblazer' grant funding, 'Workplace Wellbeing' funds and 'Healthy Eating' funds that were placed in ear marked reserves, to support the delivery of projects set out in the agreed Supporting Communities Plan, delivering the "Here for Hart" programme

It was requested to move the following amounts from capital to revenue budgets:

Ear Marked Reserves	Amount
Trailblazer	£51,000
Workplace Wellbeing (Health & wellbeing)	£3,160
Healthy Eating ((Health & wellbeing)	£2,300
Total	£56,460

Members requested clarity on the programme's delivery of projects and the possibility of the reallocation of funds. It was confirmed that these funds are not restricted to Hart's residents and can be reallocated but will be focused on Hart residents whilst working with multi agencies in neighbouring districts. It is to support the "Here for Hart" programme and will work with partners in the community.

DECISION

Cabinet approved the transfer of Trailblazer monies (51,000), Workplace Wellbeing monies (£3,160) & Healthy Eating monies (£2,300) from ear marked reserves into the revenue budget line and that the Social Inclusion & Partnerships Manager be authorised to use funds to support the delivery of projects set out in the agreed Supporting Communities Plan, delivering the "Here for Hart" programme.

72 PRELIMINARY DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

This report required Cabinet approval of the Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule (PDCS) for public consultation. This information had been debated by the Overview & Scrutiny Committee at its meeting on 19 October 2021.

Members were advised that the charges identified in the paper were based on the viability assessment and the amount each development can afford to contribute towards the infrastructure. The proposed rate is mid-way between charges made by neighbouring authorities which has been benchmarked following technical assessments and viability of the work for attainable value, but these can be changed at subsequent dates in the future. Setting the rate at a sensible level will aid setting the schemes delivery with full commitment to enable achieving a higher percentage of impact on the scheme as a whole.

Members requested details on the communication plan for the public consultation and were informed that there is a local plan database comprising of developers, agencies, statutory bodies and members of the public. Social media channels and a press release would be targeted to engage further with the development industry.

Further clarification was sought over charging a rate range or a flat rate across the district and on evaluation during the consultation period, the flat rate level deemed more feasibly justified as a district.

DECISION

That Cabinet:

- 1 Approved the Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule (attached as Appendix 5) for public consultation; and
- 2 Authorised the Head of Place in consultation with the Portfolio Holder for Place to make any necessary minor corrections prior to consultation.

73 ASSESSMENT TO DETERMINE THE NEED FOR A LOCAL PLAN REVIEW

Cabinet were presented with a report setting out the intent in Spring 2022 to progress with a factual assessment of the current Hart Local Plan (Strategy & Sites) 2032 (the Local Plan) which was adopted in April 2020. The assessment will decide at what point it would be right to consider a review of the Local Plan in line with the latest government guidance on local plan reviews.

The report also addressed the future of the current work associated with the Shapley Heath Garden Community (SHGC) and the conclusion of the Project.

Finally, the report recommended that a comprehensive evidence-based study be commissioned to review the potential capacity within the district's settlements to accommodate future growth. The study will seek to identify regeneration

opportunities, the potential for intensification of development, as well as review the scale of brownfield land available to meet any future need for new homes.

Assessment of the current local plan will enable checking that the current plan is still on track to be delivered with updates on clearer guidelines for our climate change requirements.

Members challenged the costs involved in the studies of the assessment of the local plan and were assured the figures will be brought back to Cabinet in a report for further review.

Members questioned the timescale of the announcement of the Government Planning Bill and updated guidance available. This will assist regeneration opportunities from areas defined in our neighbourhood plans and availability of delivering these objectives. Our current local plan serves well and continues to offer protection to significant changes.

An adjusted to the recommendation was made, for the conclusion of the Shapley Heath Garden Community Project to reflect the obligation to give all parties 21 days' notice of the termination of the project.

DECISION

Cabinet agreed:

1. A Local Plan review assessment to be carried out once any 'Planning Bill' has passed through Parliament and the Government has issued any associated updated guidance.
2. That Notice of termination under the provisions of paragraph 13.5 of the Shapley Heath Collaboration Agreement be given to L&Q Estates Limited and Lightwood Land Limited and that following the expiry of the 21-day Notice period the Shapley Heath Garden Community Project is concluded with immediate effect but that existing baseline studies and surveys proceed to completion and be published early in the new year.
3. To the principle of seeking the commissioning of a 'Settlement Capacity and Intensification Study' to be funded through a draw down from the Local Plan reserve.

74 NEXT STEPS IN THE CIVIC QUARTER REGENERATION

Cabinet were updated on the work being undertaken by the Civic Quarter Regeneration Working Group and Cabinet's approval was requested for further funding to enable the next stages, as proposed, around public engagement.

Engagement would involve presenting the best ideas of what could be achieved in the Civic Quarter and will involve framing positive dialogue with residents in our community.

It was suggested that it would be helpful to reconsider live streaming the meetings of the civic regeneration working group and include more open forums for public discussions. The Chairman of the working group agreed this would be implemented further down the line subject to any elements of commercial sensitivities which may need to be considered.

Critical factors for the success of this project would focus on the civic quarter due to the amount of sizable assets and land holdings by the council to engage reinvigoration. Wider areas of fleet would benefit from the regeneration of the civic quarter.

DECISION

Members agreed that 24K be allocated in the council 21/22 budget, to fund consultancy costs, and other resource requirements (website, publications, media and analysis) to enable an effective public engagement with regard to the Civic Quarter.

75 COUNCILLOR COMMUNITY GRANT SCHEME - PLATINUM JUBILEE

Members considered the approval for a pilot Councillor Community Grant which would support the Council's Corporate Plan priority, of supporting both healthy communities and people. This grant would enable the introduction of ward-based approach to funding projects, which in the pilot year, would support the coming together of our communities, after a long period of social separation, to celebrate the Platinum Jubilee. It also supports our equality objectives through funding projects that encourages community cohesion.

The grant money available in this scheme is restricted and what isn't spent will be returned to the "Here for Hart" budget and used within the community in other ways. The publicity and funds allocated within this scheme would only be available and recognised at the time of the Platinum Jubilee in June 2022.

Members were concerned about the use of these funds for more practical and strategic ideas and if the amount per ward set would be a significant amount. The Chairman of the Overview & Scrutiny Committee, Councillor Jane Worlock, spoke in support of this community grant scheme and suggested Parishes use these funds joined with other Parish funds towards individual communities' celebrations across the wider demographic area.

DECISION

That Cabinet approved the policy for adopting a ward-based approach for awarding of Ward based community grants, as attached at appendix one, for the purpose of a one year trial specifically to bring communities together to celebrate the Platinum Jubilee.

76 2022/23 BUDGET & MEDIUM-TERM FINANCIAL STRATEGY UPDATE

Cabinet considered the emerging budget for 2022/23 and the draft Medium-Term Financial Strategy (MTFS) in line with the timetable set out in the Overview and Scrutiny meeting of 17 August 2021.

The Government settlement promised had not yet been secured at this time and is expected by the end of the year. Spending power on average is increasing across local Government and it looks like we will have up to a 2% full referendum council tax cap on district councils. There is 3% indexation with a 3% increase for all contracts and salary increases have been factored into the figures.

Members asked what schemes were in place to enhance climate change, and were advised that policies and procedures were already in place to allow incentives to use sustainable travel with cycle to work schemes and the use of EVs as well as rates in place to encourage car share for working towards decreasing decarbonisation. Members considered the Member's IT allowance being replaced with IT equipment supplied and the advantages of this implementation.

DECISION

That Cabinet agreed to implement with immediate effect:

1. The revised MTFS including Level One savings as shown at paragraph 3.4 are noted.
2. The Level Two business cases contained in Appendix One were discussed and approved for implementation.
3. The MTFS including Level One and Two savings shown at paragraph 6.4 are noted.
4. The detailed timetable for 2022/23 budget setting approved.
5. Recruitment to vacant posts will only be made with relevant portfolio-holder consultation and be reported as part of the quarterly budget monitoring process.

Appendix One is exempt from publication

77 CABINET WORK PROGRAMME

The Cabinet Work Programme was considered and amended as follows:

An additional paper was highlighted and would be added on the topic of the Project Integra Joint Municipal Waste Strategy for January 2022.

The meeting closed at 9.53 pm

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OVERVIEW AND SCRUTINY COMMITTEE

Date and Time: Tuesday 21 September 2021 at 7.00 pm

Place: Council Chamber

Present:

Axam, Crookes, Davies, Dorn, Farmer, Harward, Smith, Wildsmith and Worlock (Chairman)

In attendance:

Cllr David Neighbour
Cllr Alex Drage
Cllr Sara Kinnell

Officers:

Daryl Phillips, Joint Chief Executive
John Elson, Head of Environment & Technical Services
Emma Foy, Head of Corporate Services & S151 Officer
Mark Jaggard, Head of Place
Neil Hince, Environmental Health Manager
Joanne Innes, Audit Manager
Jenny Humphreys, Committee Services Officer

35 MINUTES OF PREVIOUS MEETING

The minutes of the meeting of 17 August 2021 were confirmed and signed as a correct record.

A member queried the level of detail in the minutes on the accessibility description for the website redesign project but was satisfied with the Joint Chief Executive's (JCX) confirmation all the comments has been included in the Cabinet report.

36 APOLOGIES FOR ABSENCE

Apologies had been received from Councillor Collins. Councillor Drage attended via Microsoft Teams.

37 DECLARATIONS OF INTEREST

None.

38 CHAIRMAN'S ANNOUNCEMENTS

None.

39 PUBLIC PARTICIPATION (ITEMS PERTAINING TO THE AGENDA)

None.

40 PLACE SERVICE PANEL UPDATE

Councillors Davies, Dorn and Worlock attended the meeting.

Members summarised that the update:

- Was a constructive discussion.
- Provided additional knowledge of processes and procedures.
- Highlighted opportunities where processes could be tightened up and improved.
- Shared ideas on how the service communicated and provided feedback to residents and offered alternative ways to do so.

Several members said they would have preferred face-to-face meetings for these panel reviews, rather than the current online ones.

The Head of Place highlighted that joint working groups are taking place next week (28th September) to discuss the Development Management Improvement Plan in more detail.

Cllr Dorn requested a separate discussion with the JCX outside of the meeting.

41 COMMUNITY SERVICE PANEL UPDATE

Councillors Farmer and Wildsmith attended the meeting.

Like the previous panel update, members commented that they would have preferred face-to-face meetings.

Members agreed it was a good meeting, well formatted with useful summary paragraphs. Members were also very impressed with the answers to their pre-submitted questions to the Head of Community.

Members were reassured that any queries or concerns they had, were being dealt with, or had been picked up already by the Head of Service.

42 ENVIRONMENT & TECHNICAL SERVICE PANEL UPDATE

Councillors Axam, Drage and Farmer attended the meeting and were pleased with the responses and detail they received from the Head of Service.

Members feedback included:

- A desire for the plan to include more specific target completion dates for progress and some actions.
- The publishing of the Traffic Management Plan.

- Clarification on the KPIs for CCTV downtime in quarter one.
- Waste Management and Collection Contract – could a review of this be done before quarter two or brought to the next O&S committee meeting.
- The Service Risk Register was absent from the plan.
- The formatting of tables in the plan could be improved with comments and dates more aligned.

The Head of Environment & Technical Services confirmed that the Traffic Management Plan would soon be published on the council's website and sent to all members. The Service Risk Register will also be circulated to members.

The Chairman confirmed that face-to-face meetings will be considered and reminded members to confirm their availability for these.

The JCX highlighted the importance of submitting questions in advance to all service panel meetings.

43 CORPORATE RISK REGISTER

The Audit Manager summarised that the Corporate Risk Register provides assurance that appropriate arrangements are in place to mitigate identified risks the council may be exposed to.

This register is reviewed by management on a regular basis and reported to members.

RECOMMENDATION

The Committee reviewed the content of the Corporate Risk Register and made the following recommendations:

- Changes could be highlighted on the document to make them clearer.
- Including more detail on these changes - for example what has gone up and gone down would provide more scope and insight.
- Extracting the top five and going into more detail about these would be beneficial.

The Audit Manager to contact Cllr Dorn.

44 SEEKING NOMINATIONS TO A TASK AND FINISH GROUP FOR THE DEVELOPMENT OF THE NEW HOMELESSNESS AND ROUGH SLEEPING STRATEGY

The Council is in the process of developing its new Homelessness and Rough Sleeping Strategy and as part of the development process, officers were seeking nominations from the O&S Committee for three Members to be part of a Task and Finish Group.

DECISION

Councillors Axam, Farmer and Harward volunteered to be part of the Task and Finish group.

45 REFRESHMENTS CONCESSION OPPORTUNITIES AT EDENBROOK AND BRAMSHOT FARM COUNTRY PARKS

The Head of Corporate Services and the Leader of the Council asked the committee for their thoughts on providing potential refreshment facilities at Edenbrook and Bramshot Farm Country Parks.

Members questioned:

- Power and drainage facilities for a potential catering vehicle.
- Reputational risks if the catering option chosen does not perform to expected standards.
- The length of the contract (provisionally a year) and break clauses.
- How environmentally friendly a vehicle would be and stressed that the supplier should not use single use plastics; to support Hart's commitment to reducing climate change.
- The potential need for toilet facilities.
- Operating hours of the facility/vehicle; both Bramshot Farm and Edenbrook have gates to their car parks that are locked at night.
- Litter and rubbish concerns – a potential increase if food and beverage items are being sold on site.

Members also asked if the Council had sought resident's opinions on proposed refreshment options and whether there was a genuine need for them.

The Chairman replied that she would continue to speak to neighbouring councils to gather experiences.

Members queried how a refreshment facility at Edenbrook may impact the café at Hart Leisure Centre and that this could potentially increase more cars to travel to the site.

Discussions about the current mobile catering facilities on the Elvetham Heath estate and in Yateley were also summarised by members, with a view to speak to the relevant parish councils to gain more information on how these are managed and run.

The JCX reminded the committee that any facilities would complement the country parks, not make them specific destinations for refreshments, and they would not operate at night.

RECOMMENDATION

Members supported the idea to explore this option and subject to approval by Cabinet in October agreed to:

1. Subject to its rules on procurement and Contract Standing Orders market the opportunity for the delivery of modest refreshment facilities at both Edenbrook and Bramshot Country Parks.
2. The Head of Service for Environment and Technical Services will agree to procure a lease of no longer than one year with suitable providers.
3. The lease is granted on a commercial basis with the contribution from the lease contributing to savings required as part of the budget setting process.
4. Any capital or revenue funding associated with this project goes through the standard budget setting process and is approved as part of the 2022-23 budget setting process.
5. The future Cabinet report will determine whether the leases are extended beyond the first year of operation.

46 FOOD RECOVERY PLAN 2021/22

The Lead Member for Environment and the Environmental Health Manager (EHM) summarised the Food Recovery Plan and report.

The EHM explained that the plan had been produced due to the pressure placed on all local authorities from the Covid-19 pandemic. The manager also highlighted that it is to reset food inspection programs after lockdown, and to ensure that the council complies with national guidance.

Members discussions included:

- Obligations to inspect new or unrated premises – there had been 70 new inspections this year with six outstanding which is on target.
- Inspection phases and how achievable they are.
- It is not a legal requirement to display food hygiene rating stickers in food premises in England.
- That the RIDDOR report covers the reporting of injuries, diseases and dangerous occurrences.
- The carbon emissions impact that staff may have when travelling to and from premises for inspections in their own vehicles; and the feasibility of electric bicycles or an electric pool car.

The JCX confirmed that environmental factors can be looked at in the climate change working group.

The Lead Member for Environment reminded members that food businesses receive regular newsletters. The Environmental Health Manager also highlighted that the council reacts to alerts on social media about food businesses and responds to reports from members of the public if they have food safety concerns.

The Chairman noted a member's comment that finding food hygiene ratings of premises on the Food Standard Agency's website was not particularly user friendly.

Members asked if there had been a significant increase in food poisoning during the pandemic, with unavoidably longer times between inspections, but the Environmental Health Team confirmed there had not.

RECOMMENDATION

The Committee considered the draft Food Recovery Plan 2021/24 and agreed for Cabinet to consider at its meeting in October with the following recommendations:

- Some consideration (if possible) on any potential risks there may be to the delivery phase.
- Detail on the publicity and smaller campaigns that may be used to highlight the plan.

47 CABINET WORK PROGRAMME

The Cabinet Work Programme was noted.

Members wanted to see a review of parking charges and an update on the regeneration of the civic quarter included in the programme.

The Committee agreed that the Chairman would contact the Portfolio Holder for Place regarding the civic quarter.

48 OVERVIEW AND SCRUTINY WORK PROGRAMME

The Overview and Scrutiny work programme was noted.

Members questioned a review of the Local Plan and why it was not on the programme. The JCX confirmed that when appropriate plans were devised for the Local Plan it would come to an O&S committee meeting.

The meeting closed at 8.40 pm

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OVERVIEW AND SCRUTINY COMMITTEE

Date and Time: Tuesday 19 October 2021 at 7.00 pm

Place: Council Chamber

Present:

Axam, Collins, Crookes, Davies, Dorn, Drage, Farmer, Harward, Radley, Smith, Wildsmith and Worlock (Chairman)

In attendance: Cockarill, Radley

Officers:

Daryl Phillips	Joint Chief Executive
Emma Foy	Head of Corporate Services & S151 Officer
Mark Jaggard	Head of Place
Daniel Hawes	Planning Policy and Economic Development Manager
Jenny Humphreys	Committee Services Office

49 MINUTES OF PREVIOUS MEETING

The minutes of the meeting of 21 September 2021 were confirmed and signed as a correct record.

50 APOLOGIES FOR ABSENCE

None.

51 DECLARATIONS OF INTEREST

None.

52 CHAIRMAN'S ANNOUNCEMENTS

None.

53 PUBLIC PARTICIPATION (ITEMS PERTAINING TO THE AGENDA)

None.

54 MEMBER DEVELOPMENT FEEDBACK SURVEY - RESULTS

The Joint Chief Executive reported that 10 out of 33 members responded to the survey (less than a third).

Members questioned whether future surveys like these should be done as part of group meetings to get more engagement. It was concluded that this type of

feedback is individual, but the committee will remind colleagues of the importance of taking part in similar surveys going forward.

55 PRELIMINARY DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

The Head of Place summarised the Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule (PDSC) and recommended to members that they approve it for public consultation.

He continued that the council is proposing two consultations; the first would be for six weeks, ending just before Christmas. The second would be a statutory consultation needed prior to examination.

The Head of Place explained that CIL is a tariff in the form of a standard charge on most new development which helps fund the infrastructure needed to support development across the district. The council has identified three different rates based on viability: £50, £80, and £270.

Members questions and discussions included:

- The three proposed CIL rates/m² and how they were created.
- How the rates compared to neighbouring councils/areas.
- The funding gap and how it is estimated.
- How parishes will benefit from this scheme.
- Loft conversions/extensions and how this will affect CIL rates.
- There was no VAT rate on CIL.

The Head of Place reported that the proposed rates are in the mid-range compared to neighbouring authorities, but the rates must be informed and justified by local evidence, particularly on viability, which will be a key issue at examination.

He also confirmed that the council is required to identify an infrastructure funding gap which CIL receipts would contribute towards, and rates can be reviewed and altered once CIL is implemented.

DECISION

That Cabinet approve the Preliminary Draft Community Infrastructure Levy (CIL) Charging Schedule (PDSC) for public consultation with the following recommendations for the Cabinet report:

- Point 4.7 in the report – to cover the different charge rates, not just £50.
- To show how the proposed CIL rates compare with neighbouring authorities
- In respect of Appendix 2 of the report, to clarify how the CIL receipts per dwelling are calculated.

- More clarification/explanation on the infrastructure funding gap and the role of other funding sources.

The JCX proposed a future seminar on CIL after the first consultation and this is expected to be early 2022.

The Planning Policy and Economic Development Manager to send the committee members, the CIL Viability Assessment, Infrastructure Delivery Plan (IDP) and Infrastructure Funding Gap Assessment (IFG).

56 LOCAL PLAN ASSESSMENT

The JCX explained that all local planning authorities are required to review and, if necessary, update their local plan policies within five years of adoption, if not sooner. At this point it is simply an assessment of the current Local Plan to check that it is on track and if there have been any material changes in circumstances e.g. new government advice etc. The best time to carry out this initial assessment is Spring 2022 once the future 'Planning Bill' has passed through Parliament, and the Government has issued further guidance and advice to accompany the Bill. The assessment is expected therefore to be commence in Spring 2022.

Members discussions included:

- The possibility of the planning policy team doing a 'scoping' document in anticipation of government guidelines.
- The differences between Local Plan reviews (i.e. assessments as to whether the plan is up to date) and updates to the plan, if the review shows it is needed (which could be a partial update or a whole new plan).
- Timescales and any deadlines that need to be met regarding this assessment and any possible additional reviews later on.
- Housing delivery and the age of the council's evidence
- Why the Shapley Heath Garden Community surveys are continuing.
- What a 'policy off' approach means in the context of a study into the potential for settlements to accommodate future growth within existing settlement boundaries

The Head of Place explained the team has a Planning Advisory Service toolkit officers can use to undertake the review/assessment, but currently the council has an up-to-date plan adopted in April 2020 and is meeting its housing delivery targets.

The Portfolio Holder for Place and the JCX confirmed that the Shapley Heath studies have already been commissioned and will provide useful outcomes for future developments.

DECISION

The Committee recommends to Cabinet that work should begin on the assessment as soon as Government guidance is received.

57 2022/23 BUDGET & MEDIUM-TERM FINANCIAL STRATEGY UPDATE

The Head of Corporate Services summarised the revised Medium Term Financial Strategy (MTFS) and that it had been updated to incorporate the Level One savings approved at September's Cabinet meeting.

She also reiterated that there is still a budget gap due to Central Government prioritising services like the NHS and schools after the Covid-19 pandemic.

The Head of Corporate Services reported that business rates are at a safety net level but council tax collection rates in Hart have fallen due to Covid-19 (this is reflected nationally).

She confirmed the estimated budget gaps for 2022/23 are £825,000 and £1,180,000 in 2023/24.

There is currently no business case for the Senior Management restructure; this will be determined by an independent consultant-led review and reported to Cabinet in January.

Members asked if the revised MTFS reflects changes in the Leisure Centre income and the Head of Corporate Services confirmed it did not.

During the course of the discussion the Committee resolved that under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting any discussion relating to the Savings Business cases attached as Appendix 1 to the report on the grounds that they involve the likely disclosure of information as defined in Schedule 12A of the said Act.

DECISION

Committee noted the current position with regard to the proposed budget savings but recommended to Cabinet that Cabinet implement with immediate effect the recruitment management arrangements as detailed in paragraph 5.4 of the report.

58 CABINET WORK PROGRAMME

The Cabinet Work Programme was noted.

Members highlighted that the Civic Quarter Regeneration meetings had restarted (18 October) and they would like to see updates at future O&S meetings.

The Portfolio Holder for Finance, who is also Chairman of the Civic Quarter Regeneration working group reported that he expects updates to come before this committee from the new year.

The Chairman asked for a timeline of these future meetings

59 OVERVIEW AND SCRUTINY WORK PROGRAMME

The Overview and Scrutiny work programme was noted.

Members questioned the KPI's for Place's five-year land supply document and the JCX confirmed that this will be published around Christmas time as part of a publicly available annual monitoring report.

The meeting closed at 10.06 pm

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PLANNING COMMITTEE

Date and Time: Wednesday 13 October 2021 at 7.00 pm

Place: Council Chamber

Present:

Ambler, Blewett, Cockarill, Delaney, Kennett, Oliver (Chairman), Radley, Southern and Worlock

In attendance:

Quarterman

Officers:

Daryl Phillips	Joint Chief Executive
Steph Baker	Development Management & Building Control Manager
Peter Lee	Planning Team Leader
Miguel Martinez	Principal Planning Officer
Tola Otudeko	Shared Legal Services
Sabrina Cranny	Committee Services Officer

42 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 8 September 2021 were confirmed and signed as a correct record.

43 APOLOGIES FOR ABSENCE

None

44 DECLARATIONS OF INTEREST

None

45 CHAIRMAN'S ANNOUNCEMENTS

There is a site visit taking place on the 22 October to Bramshill. Members to confirm with Planning department whether they will attend.

There is an urgent item on the Addendum regarding works and operations taking place outside of approved working hours at Hawley Park Farm. Members voted unanimously in support of the Officers decision to draft and serve a Temporary Stop Notice together with a Breach of Condition Notice on the site.

46 DEVELOPMENT APPLICATIONS

The planning reports from the Head of Place were considered and the updates via the Addendum were accepted.

47 21/02051/FUL - 28 FINNS BUSINESS PARK, BOWENHURST LANE, CRONDALL, FARNHAM GU10 5HP

Members discussed:

- That the application was discussed at length in January
- The SANG contribution

Members voted to amend the reasons for refusal by removing item three: *The site is located within 5km of the Site of Special Scientific Interest (SSSI) which forms part of the Thames Basin Heaths Special Protection Area (SPA). In the absence of any evidence that the test of no alternatives under the Conservation of Habitats and Species Regulations 2017 can be satisfied, or evidence that there are grounds of overriding public interest, the proposed development, either alone or in combination with other plans or projects, would be likely to have a significant adverse effect on the SPA. As such the proposal is contrary to Policy NBE3 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved policy NRM6 of the South East Plan and Paragraphs 181-182 of the National Planning Policy Framework (2021).*

DECISION – That the Head of Place be authorised delegated authority to take the application to Full Council as a departure with a recommendation to GRANT permission subject to conditions.

48 20/03140/HOU - LAUNDRY FARM HOUSE, WEDMANS LANE, ROTHERWICK, HOOK RG27 9BX

Members discussed:

- That Laundry Farm House should be a habitable and functional family home otherwise it will fall to ruins.
- That Laundry Farm should be suitable for modern living.
- The types of harm found by conservation officers and the need to categorise them
- Whether the proposed works at Laundry Farm would cause harm.
- Whether any harm caused was substantial harm meaning the total loss of fabric and/or less than substantial harm indicating an impact on the character or setting.
- The design including roof suitability
- That Climate change includes planning decision too such as energy efficient buildings.
- That insulation in a listed building is tricky to integrate
- The possibility of documenting the fabric of the building as it is removed.

Members voted to Refuse which was not carried.

Members voted unanimously to Grant subject to conditions agreed with the Planning department, Chairman and Ward member.

DECISION – recommendation to authorise the Head of Place to agree conditions with the Chairman and Ward member and then to **GRANT** the application subject to those conditions.

Notes:

Councillor Wort spoke for the Parish Council for the application.

Mr Andy Partridge spoke for the application.

49 20/03141/LBC - LAUNDRY FARM HOUSE, WEDMANS LANE, ROTHERWICK, HOOK RG27 9BX

This item was considered and discussed in conjunction with 20/03140/HOU.

Members voted unanimously to Grant subject to conditions agreed with the Planning department, Chairman and Ward member.

DECISION – recommendation to authorise the Head of Place to agree conditions with the Chairman and Ward member and then to **GRANT** the application subject to those conditions.

50 21/00608/FUL - LAND EAST OF READING ROAD, HOOK

Members discussed:

- The lack of sufficient justification
- The greenfield site
- The site location and boundaries
- The guidance provided to the applicant earlier in the year has not been taken into consideration
- Policy H4 which allows development on greenfield sites

DECISION – **REFUSE** as per Officer recommendation.

Notes:

Mrs C Randall spoke against the application.

Councillor Kirkham spoke for the Parish Council against the application.

Mr Andrew Ryley spoke for the application.

51 21/01048/OUT - OWENS FARM, NEWNHAM ROAD, HOOK RG27 9NG

Members discussed:

- The greenfield site
- The lack of property management plans
- The many objections from statutory consultees

DECISION – **REFUSE** as per Officer recommendation.

Notes:

Councillor Kirkham spoke for the Parish Council against the application.

Ms S Mesher spoke against the application.

The meeting closed at 8.40 pm

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PLANNING COMMITTEE

Date and Time: Wednesday 10 November 2021 at 7.00 pm

Place: Council Chamber

Present:

Ambler, Blewett, Cockarill, Delaney, Kennett, Oliver (Chairman), Radley, Southern and Worlock

In attendance:

Quarterman

Officers:

Mark Jaggard	Head of Place
Steph Baker	Development Management & Building Control Manager
Peter Lee	Planning Team Leader
Miguel Martinez	Principal Planning Officer
Tola Otudeko	Shared Legal Services
Sabrina Cranny	Committee Services Officer

52 MINUTES OF PREVIOUS MEETING

Councillor Worlock stated she is yet to be contacted as the Ward Member in regard to the Laundry Farm House applications (items 48/49) discussed at the previous committee. Planning Officers assured that discussions are being held with the applicants directly and once progressed they would be in contact.

The Minutes of the meeting held on 13 October 2021 were confirmed and signed as a correct record.

53 APOLOGIES FOR ABSENCE

None

54 DECLARATIONS OF INTEREST

None

55 CHAIRMAN'S ANNOUNCEMENTS

Firstly, a number of us have represented this committee at Site Visits to Bramshill and imminently to Hartland Park. Such visits are very informative in advance of formal planning applications being submitted to Hart for members to understand the challenges and opportunities these major developments present. I would urge members to take advantage of these officer led visits when available.

Secondly, we will be circulating a number of potential dates imminently for our 'Development Review' tour to look at recently completed developments to help assist ourselves and officers with future applications. Could members look out for this email and help officers select a date where the majority of us can participate.

Thirdly, members will remember that at last Planning Committee I informed them that we have served a stop notice to prevent out of hours construction work on the Hawley Park Farm Site. Members and residents need to understand that this does not mean that everything that takes place out of hours should now automatically be construed or portrayed as a breach of planning control.

Since the stop notice was served officers were called urgently to the site on a Sunday to stop two internal painters from working. HDC do not agree that there was a breach of planning control and neither do we agree that it was a proper use of Council resources to be asked to attend for an incident that was having no effect whatsoever upon public amenity. There was absolutely no public interest in this complaint. Our Enforcement team have been given new guidance on how such complaints should be handled in the future.

Mark Jaggard, Head of Place, highlighted that in the Addendum to the Committee Papers there is an Urgent Item relating to the Planning (Action) Sub-Committee meeting on the 20 October 2021. The issue of the alleged breach Hawley Park Farm was discussed, and the decision of the Planning (Action) sub-Committee is included within the Addendum to the Planning Committee agenda¹. The Chairman confirmed this item was for noting.

Finally, the Chairman announced that the Environment Bill had recently been published and would likely impact Planning matters. Planning officers will provide an update for Members of the Planning Committee in the next few weeks.

¹NOTE: The decision of the Planning (Action) sub-Committee was:

“The Planning (Action) Sub-Committee did not agree that there was a breach of planning control or that material harm had been caused to the amenities of residents these activities. The conclusion was that it was neither expedient nor in the public interest to pursue the matter further.

The Planning (Action) Sub-Committee noted also that the use of the two generators to provide power to the show home and the site compound are not the subject of controls exercised by Condition 13 of planning permission (18/00334/FUL) granted on appeal by an Inspector on behalf of the Secretary of State.”

56 DEVELOPMENT APPLICATIONS

The planning reports from the Head of Place were considered and the updates via the Addendum were accepted.

**57 20/03185/FUL - CHOSLEY FARM, BIDDEN ROAD, NORTH
WARNBOROUGH, HOOK RG29 1BW**

Erection of a Solar Photovoltaic Farm with an output capacity not to exceed 49.9MW of energy, with associated battery storage and supporting infrastructure including inverters and a transformer, fencing, CCTV installation and landscaping works.

Members considered the following:

- The long list of objectors
- The agricultural use and 3a status of the land
- Unlikely prospect of a fire (e.g. wind turbines in strong winds)
- Whether there are ways of using solar panels that do not damage the land
- Changing attitudes to solar panels in light of climate emergency
- The voltage handover, agreement and connection to the national grid
- Visual impact
- That the cottages are not included in the application site

Members discussed:

Details of the application

- As the permission would run for 40 years, would the site become 'brownfield' and then housing?
- That after 40 years another solar application could be submitted
- The underground works, in particular concrete bases should be detailed and minimal
- Emotive nature of application

Impacts on neighbours

- The two affected cottages would be surrounded by panels, security fences and cctv
- The view of solar panels from the cottages may affect the wellbeing of the cottage owners
- The moderate loss of residential amenities
- Definition of 'overbearing' in the dictionary and if considered so, and whether the panels would be overbearing or oppressive
- The right to a view in respect of planning considerations

Climate Emergency

- The Council declared a Climate Emergency in April 2021, with key targets to become a carbon neutral district by 2040
- The environmental effects of shipping the wheat grown on the site overseas
- The materials and shipping costs associated with this application
- Proposed use likely to cause less pollution
- The aims of the district and the importance of the Climate Emergency, COP26
- Whether mitigating circumstances overrule the Climate Emergency

Compulsory purchase orders

- Whether the applicant had considered purchasing the affected properties
- Compulsory purchase orders cannot be conditioned at this committee
- Owners of affected properties could pursue their own independent legal advice

Members requested the addition of two conditions regarding concrete bases and fire safety if the application were to be granted.

Members asked for a recorded vote on the application:

FOR the application: Ambler, Blewett, Cockarill, Delaney, Oliver, Radley, Southern (7)

AGAINST: Kennett (1)

ABSTAINED: Worlock (1)

DECISION – GRANT as per officer recommendation, subject to the conditions and informatives, clarifications within the addendum and two additional planning conditions:

i) Notwithstanding the details submitted with the application on plan no. 0023.01 Rev. A (Panel Elevations) no construction for the below-ground operational development for the foundations or supporting structures shall take place until details of specific depth and width for each foundation and supporting structure has been submitted to and approved in writing by the Local Planning Authority. Once approved, the scheme shall be carried out in accordance with the approved details.

REASON: Insufficient details were submitted with the application and are required in order to understand the extent of foundations and supporting structures in the interests of proper planning and for the avoidance of doubt.

ii) Notwithstanding the details submitted with the application, prior to the first export date, the applicant shall submit details of mechanisms for maintenance of electrical elements and an overall fire safety precaution statement for the development.

REASON: Insufficient details were submitted with the application and are required in order to understand the potential fire safety implications.

Notes:

Site Visit – 9 November 2021 and attended by Councillors Ambler, Kennett, Worlock.

Councillor Angela McFarlane spoke for Odiham Parish Council against the application.

Mr Michael Mayes spoke against the application.

Mr Ben Pratt spoke for the application.

58 21/00552/FUL - BUNKERS HILL FARM, READING ROAD, ROTHERWICK, HOOK RG27 9DA

Construction of solar farm and battery stations together with all associated works, equipment and necessary infrastructure.

Members confirmed they are working with Planning Officers to update strategic policies regarding climate change in the district.

Members discussed the following:

- The visual aspect
- The impacts on the SSSI (NB this is a SINC)
- Impacts on heritage
- Emotive nature of application
- Landscape impacts including on footpaths
- Whether the landscape impact is sufficient to mitigate refusal
- The climate emergency and discussions already held on this
- Concrete bases and piling
- Unlikely prospect of a fire
- The possibility of a Grampian condition however this was deemed inappropriate for this application
- County Rights of Way Group consultation response and whether a condition could be included to require a footpath diversion

Members requested the addition of two conditions regarding concrete bases and fire safety if the application is granted.

Members asked for a recorded vote on the application:

FOR the application: Ambler, Blewett, Cockarill, Delaney, Oliver, Radley (6)
AGAINST: Kennett, Southern, Worlock (3)

DECISION – GRANT as per officer recommendation, subject to the conditions and informatives, clarifications within the addendum and two additional planning conditions:

i) Notwithstanding the details submitted with the application, no construction for the below-ground operational development for the foundations or supporting structures shall take place until details of specific depth and width for each foundation and supporting structure has been submitted to and approved in writing by the Local Planning Authority. Once approved, the scheme shall be carried out in accordance with the approved details.

REASON: Insufficient details were submitted with the application and are required in order to understand the extent of foundations and supporting structures in the interests of proper planning and for the avoidance of doubt.

ii) Notwithstanding the details submitted with the application, prior to the first export date, the applicant shall submit details of mechanisms for maintenance of electrical elements and an overall fire safety precaution statement for the development.

REASON: Insufficient details were submitted with the application and are required in order to understand the potential fire safety implications.

Notes:

No site visit took place.

Councillor Jonathan Wort spoke for Rotherwick Parish Council against the application.

Ms Candy Burnyeat spoke against the application.

Mr Robin Johnson spoke for the application.

The meeting closed at 9.10 pm

PLANNING MAJOR SITES SUB-COMMITTEE

Date and Time: Wednesday 22 September 2021 at 10.00 am

Place: Council Chamber

Present:

Ambler, Quarterman (substitute), Radley and Worlock

In attendance:

Officers:

Mark Jaggard	Head of Place
Steph Baker	Development Management & Building Control Manager
Rebecca Borrett	Committee Services Officer

1 ELECTION OF CHAIRMAN

Councillor Quarterman was elected as Chairman.

2 ELECTION OF VICE CHAIRMAN

Councillor Radley was elected as Vice Chairman.

3 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 26 November 2020 were confirmed and signed as a correct record.

4 APOLOGIES FOR ABSENCE

Apologies had been received from Councillor Cockarill substituted by Councillor Quarterman.

5 DECLARATIONS OF INTEREST

None

6 CHAIRMAN'S ANNOUNCEMENTS

None

7 DEVELOPMENT APPLICATIONS

Members accepted updates via the Addendum and considered the planning report from the Head of Place.

8 21/01254/REM - LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE, FLEET

Members considered the application of approval of reserved matters application seeking the approval of access, appearance, layout and scale of 39 residential dwellings pursuant to 16/01651/OUT

The Planning Manager outlined the plans and clarified the reserved matters for consideration were the layout, appearance and scale and clarified some points on:

- Accessibility plans
- Street scenes and elevations of buildings
- Height plans
- Main vehicular route
- Footpath and cycle paths
- Gateways
- The four character areas
- Shared refuse points
- Parking plans
- Accessibility plans to key destinations

Members discussed:

- Parking provision – both general and for white vans
- Lack of Blue Badge parking in visitor spaces
- Bus services
- Cycle and walking plans
- Distance to train station
- Previous developments and the proposal in relation to the Local Plan
- The possibility of carports instead of garages
- The percentage shortfall in parking provisions on the site
- Visitor parking provision
- Climate change with relation to reliance on use of private cars
- Transition to alternative fuel sources for direction of travel

David Gilchrist and Anna Harper spoke as representatives of Berkley Homes (Southern) Limited

DECISION

That the Head of Place be delegated powers to approve as per the officer report and the additional conditions from the addendum. With an additional condition to secure additional parking spaces, subject to the liaison between the ward councillor, officers and applicant, to secure additional allocated and visitor parking spaces. To secure signposting for visitors regarding the location of additional visitor spaces on the Phase 1 parcel.

CONDITIONS

1. The development hereby permitted shall be begun within 2 years of the date of this permission.

REASON: To comply with the requirements of Condition 3 of 16/01651/OUT and Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby approved shall be carried out in accordance with the following plans and documents:

Site Location Plan – S858_Ph2a-Slp_01
Refuse Strategy Plan– S858_Ph2a-Rm-Rs_01
Design And Access Statement Dated July 2021
Site Layout Plan S858/P2a-1-010 Rev B
Garage Plan (Sheet 3) S858/P2a-Gar/03
Garage Plan (Sheet 4) S858/P2a-Gar&Ref/04 Rev A
Plot 179 Elevations S858/P2a-1-500 Rev B
Plot 179 Plans S858/P2a-1-100 Rev A
Plot 180 Elevation Plan S858/P2a-1-501 Rev B
Plot 180 Plans S858/P2a-1-101 Rev A
Plot 181 Elevations S858/P2a-1-502 Rev B
Plot 181 Plans S858/P2a-1-102 Rev A
Plot 182 Elevations S858/P2a-1-503 Rev A
Plot 182 Plans S858/P2a-1-103 Rev A
Plot 183 Elevations S858/P2a-1-504 Rev A
Plot 183 Plans S858/P2a-1-104 Rev A
Plot 184-185 Elevations S858/P2a-1-505 Rev A
Plots 184-185 Plans S858/P2a-1-105 Rev A
Plots 185 And 186 Garages S858/P2a-1-050 Rev A
Plots 186-190 Elevations S858/P2a-1-506 Rev A
Plots 186-190 Elevations S858/P2a-1-507 Rev A
Plots 186-190 First Floor Plans S858/P2a-1-107 Rev A
Plots 186-190 Ground Floor Plans S858/P2a-1-106 Rev A
Plots 191-192 Elevations S858/P2a-1-508 Rev A
Plots 191-192 Plans S858/P2a-1-108 Rev A
Plots 193 Elevations S858/P2a-1-509 Rev A
Plots 193 Plans S858/P2a-1-109 Rev A
Plots 194 Elevations S858/P2a-1-510 Rev A
Plots 194 Plans S858/P2a-1-110 Rev A
Plots 193-194 And 214-215 Garages- S858/P2a- 1-051 Rev A
Plots 195-196 Garages S858/P2a-1-052 Rev A
Plots 195 Elevations S858/P2a-1-511 Rev A
Plots 195 Plans S858/P2a-1-111 Rev A
Plots 196 Elevations S858/P2a-1-512 Rev A
Plots 196 Plans S858/P2a-1-112 Rev A
Plots 197 Elevations S858/P2a-1-513 Rev A

Plots 197 Plans S858/P2a-1-513 Rev A
Plots 198 Elevations S858/P2a-1-514 Rev A
Plot 198 Plans S858/P2a-1-114 Rev A
Plot 199-200 Elevations S858/P2a-1-515 Rev A
Plots 199-200 Plans S858/P2a-1-115 Rev A
Block F Plots 201-207 Elevations Sheet 1 S858/P2a-1-515 Rev A
Block F Plots 201-207 Elevations Sheet 2 S858/P2a-1-516 Rev A
Block F Plots 201-207 Elevations Sheet 3 S858/P2a-1-517 Rev A
Block F Plots 201-207 Elevations Sheet 4 S858/P2a-1-518 Rev A
Block F Plots 201-207 Ground Floor Plan S858/P2a-1-115 Rev B
Block F Plots 201-207 First Floor Plans S858/P2a-1-116 Rev A
Block F Plots 201-207 Second Floor Plans S858/P2a-1-117 Rev A
Plots 208 Elevations S858/P2a-1-519 Rev A
Plots 208 Plans S858/P2a-1-118 Rev A
Plots 209-210 Elevations S858/P2a-1-520 Rev A
Plots 209-210 Plans S858/P2a-1-119 Rev A
Plots 211 Elevations S858/P2a-1-521 Rev A
Plots 211 Plans S858/P2a-1-120 Rev A
Plots 212-213 Elevations S858/P2a-1-522 Rev A
Plots 212-213 Plans S858/P2a-1-121 Rev A
Plots 214 Elevations S858/P2a-1-523 Rev A
Plots 214 Plans S858/P2a-1-122 Rev A
Plots 215 Elevations S858/P2a-1-524 Rev A
Plots 215 Plans S858/P2a-1-123 Rev A
Plots 216-217 Elevations S858/P2a-1-525 Rev A
Plots 216-217 Plans S858/P2a-1-124 Rev B
Coloured Rear Elevation Street Scene
Refuse Vehicle Tracking 6437-050

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development above ground floor slab level shall commence until material samples of all external finishes to be used on the buildings, means of enclosure and hard surfacing have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to secure high quality finish of the development in the interests of visual amenity in accordance with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies), Policy BE02 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

4. No development shall commence until updated drainage information has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The details shall include but not be limited to an updated technical note to update the Flood Risk Assessment from 16/01651/OUT, updated plans and updated

calculations to demonstrate the suitability of drainage within the proposed layout.

REASON: To ensure that flood risk is not increased on-site or off-site and in accordance with Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policy BE06 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

5. No development for the construction of the internal roads hereby approved shall commence until details of all visibility splays on individual plots, vehicle tracking information within the internal roads have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority.

REASON: In order to ensure highway safety within the development in the interests of safety and amenity in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

6. The residential properties hereby approved shall not be occupied until a Parking Management Plan for the internal highway roads (covering the proposed streets, shared parking and turning areas as applicable) has been submitted to the Local Planning Authority and approved in writing. The Management Plan shall identify the measures, restrictions and Management Company or person(s) responsible for monitoring and preventing indiscriminate parking on the roads and streets which would otherwise hinder the free access of refuse collection vehicles and emergency vehicles.

REASON: In order to ensure that the roads within the site are free of obstruction to allow safe and suitable access for refuse collection vehicles and emergency vehicles in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

7. The allocated and unallocated vehicular parking areas and private garages hereby approved shall be used solely for the purposes of parking vehicles and cycles and shall be retained for that purpose.

REASON: To retain sufficient parking provision for the lifetime of the development and to prevent displaced parking within the wider development and onto the adopted highway in order to maintain highway safety in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

8. Notwithstanding the provisions of Schedule 2, Part 1, Classes A-C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting that Order, no roof alterations, including windows, rooflights or dormer windows, shall be installed or undertaken on the site.

REASON: To ensure sufficient parking provision to serve the development for its lifetime, to protect the amenity and privacy of future occupiers of the development and in the interests of good design and visual amenity in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies) Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

9. All windows serving bathrooms and en-suites at first floor level and above shall be top-hung opening only and shall be glazed with obscured glass to a minimum obscurity level of Pilkington Level 3 prior to installation. Once installed the windows shall be permanently maintained with top-hung opening mechanisms only and shall be maintained with obscure glazing.

REASON: To protect the privacy of the adjoining property and to prevent overlooking, in accordance with Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies).

INFORMATIVES

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance, the applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.
- 2 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
- 3 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.

- 4 The applicant is reminded of the biodiversity enhancement opportunities on the site including through the provision of swift bricks on the buildings. The Hampshire Swift Group can be contacted in this respect on 01590 622835, by visiting their website www.hampshireswifts.co.uk or via post to Orchard House, Wilverley Road, Brockenhurst, Hampshire SO42 7SP.

Notes: David Gilchrist and Anna Harper spoke as representatives of Berkley Homes (Southern) Limited

The meeting closed at 11.05 am

The meeting closed at 11.05 am