

PLANNING MAJOR SITES SUB-COMMITTEE

Date and Time: Tuesday 1 March 2022 at 11.00 am

Place: Council Chamber

Present:

Ambler, Kennett and Radley

In attendance:

Officers:

Mark Jaggard	Head of Place
Steph Baker	Development Management & Building Control Manager
Tola Otudeko	Shared Legal Services
Sabrina Cranny	Committee Services

9 ELECTION OF CHAIRMAN

Councillor Radley was elected as Chairman.

10 ELECTION OF VICE CHAIRMAN

Councillor Ambler was elected as Vice Chairman.

11 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 22 September 2021 were confirmed and signed as a correct record.

12 APOLOGIES FOR ABSENCE

Apologies had been received from Councillor Cockarill and Councillor Worlock (substituted by Councillor Kennett).

13 DECLARATIONS OF INTEREST

None

14 CHAIRMAN'S ANNOUNCEMENTS

None

15 DEVELOPMENT APPLICATIONS

Members accepted updates via the Addendum and considered the planning report from the Development Management & Building Control Manager.

16 21/02871/REM - HARTLAND PARK, IVELY ROAD, FLEET

Application for the approval of reserved matters for the appearance, landscaping, layout and scale pursuant to outline planning permission ref 17/00471/OUT for the erection of 331 units, retail and commercial space, a community building, with associated internal access roads, car parking, open space, landscaping and drainage.

Members considered:

School/ s106 legal agreement

- The proposed primary school is not part of this application but is still required to be built; latest HCC information indicates opening in Sept 2026
- Hampshire County Council have advised transport will be provided for secondary pupils however not for primary pupils who will attend neighbouring schools (Velmead Junior school).
- Status of legal agreement requirement for school delivery would be unaffected by reserved matters applications.

Heat pumps

- That all homes will have heat pumps
- That the heat pumps have been designed for both houses and apartments.
- The location of Air Source Heat Pumps within properties.

Ground floor commercial units

- Include retail, community food store, gym, creche and a café
- Possibility of smaller independent businesses if viable
- A bike hub to encourage cycle use

Parking

- 594 parking spaces allocated including 143 visitor, 31 commercial, 2 electric
- Residents are encouraged to cycle and walk; the village has been designed to encourage alternatives modes of transport to cars.
- Existing car parking issues on other developments
- That a traffic management system will be in place for the lifetime of the development. A management fee will form part of the service charge for all residents.
- Residents will be given permits and illegal parking will be ticketed.

Build-out rate

- Developer anticipates starting on Phase 3 in January 2023, occupations in 2024 and village centre in summer 2025
- By 2026 a substantial amount of this phase would be complete

Homes

- A mixture of private and affordable homes
- Appearance of houses
- Block J is a mixed-use apartment building to include a café and creche

- Wall insulation is 350mm
- Phase 1 will have 181 homes and Phase 2 will have 131 homes

Design

- Quality of build needs to be close to Artists' impression
- Standard/quality on Phase 1 is evident

Members voted to Grant which was carried unanimously.

DECISION – GRANT under delegation to Head of Place as per the officer recommendation, subject to conditions and amendments within the addendum paper and subject to final Highways matters being resolved with the Local Highway Authority in consultation with the Chairman of today's Major Sites Committee (Councillor Radley).

Notes:

Mr Tom Elliott, Mr Jack Nicholson and Mr William Temple spoke for the application.

The meeting closed at 11.41am