

PLANNING COMMITTEE

Date and Time: Wednesday 10 February 2021 at 7.00 pm

Place: Council Chamber

Present:

Ambler, Blewett, Cockarill, Delaney, Forster (substitute for Worlock), Kennett, Oliver (Chairman), Quarterman, Radley, Southern and Wheale

In attendance:

Officers: Lee, Martinez, Shared Legal Services, Whittaker and Wood

45 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of 13 January 2021 were agreed and signed as a correct record.

46 APOLOGIES FOR ABSENCE

Apologies received from Councillor Worlock substituted by Councillor Forster.

47 DECLARATIONS OF INTEREST

Cllrs Radley and Forster declared that they would approach the Report on Watery Lane Item 101 with an open mind based on the evidence presented this evening.

48 CHAIRMAN'S ANNOUNCEMENTS

The Chairman advised that Item no 102 - Farnham Lodge report had been deferred to the March Planning meeting.
At the request of the Chairman the Planning Manager updated the Committee on the Determination of the Lees Cottage Planning Appeal.

49 UPDATE ON DEVELOPMENT MANAGEMENT PERFORMANCE

The Committee were asked to consider the report to provide an overview of the Planning Development Management function between the periods April to December 2020 (Quarters 1- 3).

Members discussed:

- That another set of KPIs indicators be shared with the Committee for performance measured against the Ministry of Housing Communities and Local Government (MHCLG) requirements and how Hart compare to other Authorities. The Indicators to be sent via a data link.

- The Committee also discussed the KPIs within Hart District Council to measure performance.
- A report on Enforcement performance will be presented at the March Planning Meeting.

DECISION

The Planning Committee noted the overview of the Development Management function.

50 DEVELOPMENT APPLICATIONS

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

Item number 101 - 20/02827/AMCON - Land at Watery Lane, Church Crookham, Fleet.

Variation of Condition 37 attached to Planning Permission 14/00504/MAJOR dated 26/06/2015 to allow the roundabout to be completed and fully operational prior to the 50th occupation of the development.

Members sought clarification on the following:

- How the traffic modelling was carried out and if the behaviour of the drivers had been taken into account coming to that junction.
- Why after 5 years after the Appeal the Section 278 is not in place and were advised that the new junction level is higher and a more complex design.
- If the application was granted at this meeting, when would the building of the junction start.
- Who is responsible for the delay in building the junction.
- Whether the County Council have taken into consideration recent road traffic incidents at that junction and the impact of the site-related traffic on the junction.
- What would stop the Developer putting in for another amendment at a later stage and were advised there is nothing to prevent them applying for a variation but there would have to be a robust justification for any delay.

Members were asked to consider whether delaying the build of the junction to the 50th house being occupied would have a negative or severe impact on the highway network.

Members discussed:

- This junction has always caused concern and has been in need of improvement since 1989.
- The only justification for the delay that the Developer has put forward is the outdated traffic survey data that does not take into account the current traffic flow and therefore Members considered it incomplete.
- Local residents, Hampshire County Council, Hart District Council and the Developers all want a junction and it needs to be built sooner rather than later.

Members were minded to refuse the application and after a vote agreed that the application be **REFUSED**.

Reason for Refusal:

In the absence of any detailed information to the contrary, the proposed delivery of the mitigation (roundabout) at the A287/Redfields Lane intersection before the occupation of the 50th dwelling, could be likely to result in a severe impact on the existing operation of the intersection and consequently on the local highway network and safety of highway users, all contrary to policy INF3 of the adopted Hart Local Plan and Sites 2016-2032, saved policy GEN1(viii) of the Hart District Local Plan – Replacement (1996-2006), paragraph 109 of the National Planning Policy Framework (2019) and policy TM02 of the emerging Crookham Village Parish Neighbourhood Plan 2016-2032.

Councillor Wheale joined the meeting during this item.

Councillor David Jackson (Crookham Village Parish Council)

and

Dr Louise Perrin

spoke against the Application.

The meeting closed at 8.59 pm