

Public Document Pack

PLANNING COMMITTEE

Date and Time: Wednesday 15 June 2022 at 7.00 pm

Place: Council Chamber

Present:

Quarterman (Chairman), Blewett, Cockarill, Forster, Kennett, Makepeace-Browne, Oliver (Vice-Chairman), Radley, Southern, Worlock and Wildsmith

In attendance:

Tim Burden, Turley
David Gilchrist, Berkeley Homes Southern

Officers:

Mark Jaggard, Head of Place
Steph Baker, Development Management & Building Control Manager
Tola Otudeko, Shared Legal Services
Sharon Black, Committee Services Manager
Jenny Murton, Committee Services Officer

1 ELECTION OF VICE CHAIRMAN

Councillor Oliver was elected as Vice-Chairman.

2 MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 9 March 2022 were confirmed and signed as a correct record.

Members were aware that the Planning Major Sites Sub-Committee Minutes for meetings held on 22 September 2021 and 1 March 2022 were included in the Agenda but were for noting only, not for approval.

Members questioned whether discussions had concluded on securing additional car parking spaces for the application discussed at the meeting on 22 September 2021.

The Development Management & Building Control Manager confirmed that for application 2101254/REM included in the Minutes (the 39-unit scheme at Grove Farm, phase 2) eight additional visitor spaces and six allocated spaces had been agreed.

3 APOLOGIES FOR ABSENCE

None.

4 DECLARATIONS OF INTEREST

Councillor Forster declared a non-prejudicial interest as he is also a Hampshire County Councillor and footpaths are featured in the application.

Councillor Oliver declared a non-prejudicial interest as he is also a Fleet Town Councillor, and Section 106 agreements are included in the application.

5 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had two announcements:

1. The Chairman highlighted the site visit that had occurred on Tuesday 14 June and announced that he wanted to give more notice to the Committee for future site visits.

The Development Management & Building Control Manager agreed that where possible, she will give more notice to the Planning Committee for visits on future applications.

It was agreed that recurring tentative site visit (email) invitations for the Tuesday morning before the Wednesday Planning Committee would be sent to Planning Committee Members. The deadline for members of the Committee to request a site visit would now be the Thursday the week before Planning Committee rather than Friday.

2. The Chairman announced that an email poll would be set up to determine the most suitable August date to hold the tour of completed developments with an Urban Designer, which had to be postponed from February 2022.

6 PLANNING (ENFORCEMENT) SUB-COMMITTEE

Councillors Blewett, Makepeace-Browne, Oliver and Southern, were appointed as members of the Planning (Enforcement) Sub Committee.

7 PLANNING (MAJOR SITES) SUB-COMMITTEE

Councillors Cockarill, Forster, Radley and Worlock were appointed as members of the Planning (Major Sites) Sub Committee.

8 PLANNING (MAJOR SITES) SUB-COMMITTEE MINUTES

The Minutes of the Planning Major Sites Sub-Committees held on 22 September 2021 and 1 March 2022 were noted.

9 QEB TRANSPORT STEERING GROUP

Councillors Oliver, Makepeace-Browne and Radley were appointed as Hart District Council Members of the QEB Transport Steering Group.

10 PLANNING COMMITTEE WORKING PARTY

Councillors Cockarill, Kennett, Oliver, Quarterman and Southern were appointed as members of the Planning Committee Working Party.

11 DEVELOPMENT APPLICATIONS

Updates via the Addendum were accepted, and the Committee considered the Planning report from the Head of Place.

12 21/02782/OUT - LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE, FLEET

The Development Management & Building Control Manager summarised the hybrid planning application, seeking full planning permission for:

The erection of 185 residential dwellings (Use Class C3) with access, parking, landscaping, public open space and other associated works and Outline Planning Permission for the erection of up to 126 residential dwellings (Use Class C3) and a flexible mixed-use neighbourhood store/cafe coworking space of up to 150sqm (Use Class E) with all matters reserved except for access.

Members considered the application and discussed the following:

- That the total number of homes for phases 1 and 2 of the scheme is 217.
- The Community Centre/Café and where on the site this will be located.
- Availability of SANG at Edenbrook.
- Whether protection exists against potential increase of homes in phases 4 and 5 and the number of units in phase 5.
- How the new proposed cycle way will link into existing network.
- That there is no church as part of the application however the proposed Community Centre is suggested for multi-use.
- Parking situation at the Edenbrook development and how that compares to this proposal.
- The number of additional school places expected from the development.
- EV charging points and bus service provisions.
- The green spaces proposed on the site, their location and protection from potential future applications.
- That the proposal would take the site overall to 528 units.

Members debated:

- Car usage and extra traffic the site will generate.
- Traffic calming measures
- Cycle security

- Parking management
- The enhanced mix of different sizes and types of housing proposed for the site.

Members undertook a recorded vote and Grant was carried.

DECISION – GRANT

In consultation with the Chairman and Ward Councillor and Portfolio Holder for Planning, the Head of Place was delegated planning permission subject to the completion of a suitable legal agreement to secure:

- i. 40% on-site affordable housing;
- ii. Healthcare contribution to the Clinical Commissioning Group (CCG) for additional GP service provision;
- iii. Strategic Access Management and Monitoring (SAMM) contribution;
- iv. Financial contributions for Leisure and Sport;
- v. Financial contributions to Hampshire County Council (HCC) as Local Education Authority for Special Educational Needs and Disability (SEND) provision;
- vi. Financial contributions to HCC as Local Highway Authority in relation to off-site highways improvements, Travel Plan and pedestrian crossing on Hitches Lane;
- vii. Basingstoke Canal Towpath financial contribution
- viii. Provision of off-site cycleway connection to Fleet Road (High Street)
- ix. The Council's administrative costs of administering, monitoring and discharging the clauses in the S106 legal agreement

and subject to the planning conditions listed at the end of the report and addendum, which are subject to amendment, rationalisation or expansion in agreement with the Chairman and Ward Councillor.

Notes:

Members undertook a site visit took place on Tuesday 14 June which was attended by Councillors Blewett, Kennett, Makepeace-Browne and Quarterman (Chairman).

Mr Tim Burden from Turley spoke for the application and Mr David Gilchrist from Berkley Homes Southern answered questions in addition.

The meeting closed at 8.51 pm