

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held at the castle, Winchester on Wednesday, 16th May, 2018

Chairman:

* Councillor Peter Latham

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| * Councillor Judith Grajewski | * Councillor Alexis McEvoy |
| Councillor Christopher Carter | * Councillor Russell Oppenheimer |
| * Councillor Charles Choudhary | Councillor Stephen Philpott |
| * Councillor Mark Cooper | Councillor Roger Price |
| * Councillor Roland Dibbs | * Councillor Lance Quantrill |
| Councillor Jane Frankum | Councillor David Simpson |
| * Councillor Marge Harvey | * Councillor Wayne Irish |
| * Councillor Keith House | |
| Councillor Gary Hughes | |

*Present

57. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Carter, Frankum, Hughes, Philpott, Price and Simpson. Councillor Irish attended as the Liberal Democrat substitute.

58. DECLARATIONS OF INTEREST

Members were mindful that where they believed they had a Disclosable Pecuniary Interest in any matter considered at the meeting they must declare that interest at the time of the relevant debate and, having regard to the circumstances described in Part 3, Paragraph 1.5 of the County Council's Members' Code of Conduct, leave the meeting while the matter was discussed, save for exercising any right to speak in accordance with Paragraph 1.6 of the Code. Furthermore Members were mindful that where they believed they had a Non-Pecuniary interest in a matter being considered at the meeting they considered whether such interest should be declared, and having regard to Part 5, Paragraph 2 of the Code, considered whether it was appropriate to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with the Code.

59. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

60. CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that in order to follow stricter laws around clothing and equipment required for Councillors to attend site visits, an audit was needed to ascertain Members' requirements going forward. Members were therefore asked to complete the form which had been circulated at the meeting.

At the Chairman's request, the Head of Strategic Planning provide advised the Committee on BREEAM (Building Research Establishment Environmental Assessment Method) in relation to the two items of business on the agenda.

It was noted that BREEAM is assessed through third party certification of an asset's environmental, social and economic sustainability performance, using standards developed by BRE. This means BREEAM rated developments are more sustainable environments that enhance the well-being of the people who live and work in them, help protect natural resources and make for more attractive property investments.

In both items on this agenda, it was expected that the County Council would exceed these standards.

61. **DEPUTATIONS**

The Chairman confirmed there were 2 deputations for the meeting and the process was explained to the attendees.

62. **JOHN DARLING MALL SELBORNE DRIVE EASTLEIGH (APPLICATION NO. CS/18/82602) (SITE REF: EAS005)**

The Committee considered a report of the Head of Strategic Planning (Item 6 in the Minute Book) regarding a planning application for 18 one bedroom assisted living units and supporting communal space within the C2 Use Class with associated car parking and landscaping at John Darling Mall, Selborne Drive, Eastleigh (Application No. CS/18/82602) (Site Ref: EAS005).

The officer introduced the item and showed several photographs and plans for the site. The Committee were made aware of **an amendment to Condition 2, which was as follows:**

'No work relating to the construction of the development hereby permitted, (including works of preparation prior to operations, the delivery of construction materials, skips or machinery, nor the removal of waste materials) shall take place before 0800 or after 1800 Monday to Friday inclusive, before 0800 or after 1400 on Saturday and not at all on Sunday or recognised Public Holidays.

There shall be no access to the development site by any traffic associated with the construction/demolition (i.e. no delivery vehicles, no contractors' cars, nor plant and machinery) Monday to Friday inclusive during school term between the hours of 0830-0915; and 1445-1530.

Reason: To protect the amenities of occupiers of nearby properties and in the interests of public safety, to avoid traffic conflict at the times of the day when pupils are arriving at and departing from school.

The Committee received 2 deputations on this item.

Ken Lord who spoke against the application and had concerns over the lack of tree management which had taken place over a number of years and how this had impacted upon him.

The 2nd deputation was from Simon Waite and Louise Hague from Hampshire County Council who spoke on behalf of the applicant.

During questions of the deputees, the following was clarified:

- the facility would allow residents to leave their mobility scooters in the property
- there would be a covered area for buggies
- the height of the new buildings
- the landscape requirements for the site

During questions of the officers, it was confirmed that the widening of a footpath would take place in Shakespeare Road.

In debate, it was agreed that should the application go ahead subject to the inclusion of the revised wording for **Condition 2**.

RESOLVED:

That subject to the receipt and consideration of further comments from the Lead Local Flood Authority, that planning permission be GRANTED subject to the conditions listed in Integral Appendix B and including the revised wording of Condition 2 as shown above.

Voting:

Favour: 11 (unanimous)

63. **LAND NORTH OF MADDOXFORD LANE BOORLEY GREEN BOTLEY SOUTHAMPTON**

The Committee considered a report of the Head of Strategic Planning (Item 7 in the Minute Book) regarding a planning application for development of the site for a new 2 form-entry Primary School, consisting of a two-storey building with single storey kitchen/plant room attached, inclusion of a grass sports pitch and hard courts as well as staff car-parking at Land north of Maddoxford Lane, Boorley Green, Nr. Botley Southampton (Application No. CS/18/82664) (Site Ref: EAE046).

The officer introduced the item and showed several photographs and plans for the site. Members were made aware that the scheme has already been granted planning permission by Eastleigh Borough Council and that the County Council was in receipt of one objection relating to a rights of way matter. The officer also advised the Committee on changes to the report since publication of the papers:

Corrections:

Paragraph 2.7 – The end of the first sentence should read:
..relevant policies of the adopted Eastleigh Borough Local Plan 2001-2011 (2006) Continue as before

Amendments to conditions:

Public Right of Way Condition 6 to be amended as follows:
No works shall commence on any land which currently forms part of Public Footpath No 2 Botley until the diversion of the public right of way has been confirmed by the relevant planning authority or the Secretary of State.

The Committee received one deputation on this item from Simon Waite and Dan Keeler on behalf of the applicant who confirmed that the design had been configured to minimise disruption and allow expansion to the car parking facilities. Members were advised that the proposals had the support of the Wildern Academy Trust.

During questions of the deputees, the following was clarified:

- the opening of the new school would be September 2018.
- there was suitable provision for cycle spaces
- how the school would manage pupils from outside the area
- the building had a flat roof design.

During debate some Members had concerns over the timing and design of the building.

RESOLVED:

That planning permission shall be GRANTED subject to the conditions listed in Integral Appendix B and the revised wording to Condition 6 as shown above.

Voting:

In favour: 8

Against: 2

Abstention: 1

Chairman,