

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held at the castle, Winchester on Wednesday, 13th February, 2019

Chairman:

* Councillor Peter Latham

* Councillor Judith Grajewski	* Councillor Russell Oppenheimer
* Councillor Christopher Carter	Councillor Stephen Philpott
* Councillor Mark Cooper	* Councillor Roger Price
* Councillor Rod Cooper	* Councillor Lance Quantrill
* Councillor Roland Dibbs	* Councillor David Simpson
Councillor Jane Frankum	Councillor Jackie Branson
Councillor Marge Harvey	* Councillor Roger Huxstep
* Councillor Keith House	Councillor David Harrison
* Councillor Gary Hughes	Councillor Wayne Irish
* Councillor Alexis McEvoy	Councillor Michael Westbrook

*Present

93. APOLOGIES FOR ABSENCE

Apologies had been received from Councillor's Jane Frankum, Marge Harvey and Stephen Philpott. Councillor Roger Huxstep attended as a deputy for Marge Harvey.

94. 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.

95. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

96. DEPUTATIONS

It was confirmed that two deputations had been received for the meeting.

97. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman announced that Planning Officer Lisa Kirby-Hawkes had given birth to a girl, Sophie Elizabeth. Congratulations were sent to Lisa and her family.

Committee were also informed that the Forest Lodge Quarry application was due to return to the March 2019 Committee meeting and an additional Site Visit was going to be arranged.

98. **CONSTRUCTION OF A SINGLE STOREY, 3 FORM ENTRY PRIMARY SCHOOL, WITH ASSOCIATED CAR PARKING AND EXTERNAL WORKS AT WHITELEY LANE, BURRIDGE**

Councillor Roger Huxstep declared a personal interest as pupils from the school would be from his division's catchment area.

The Committee considered a report from the Head of Strategic Planning (Item 6 in the Minute Book) regarding an application for a new Primary School in Whiteley.

The officer introduced the item and summarised the proposals. Committee was shown a location plan of the area, along with a site plan and 3D elevation plans of the school. It was explained that some elements, including landscaping, had been tailored at request of the Diocese.

There had been no objections to the proposals and no highways concerns regarding the application. There were three disabled parking spaces in the school car park, which met necessary requirements.

The Committee received one deputation from Nick Yarrow, on behalf of the applicant. Mr Yarrow, who was a Design Manager for the scheme, explained the need of a three-form entry school and how the temporary two-form Primary school would merge across into the new school. The design features of the school were described and it was emphasised how important it was for the school to be part of the local community.

During questions of the deputation, the following points were clarified:

- The governing body did not want the responsibility of having solar panels on the roof of the building
- There were four pedestrian entry points around the school, three of which would be closed during school hours with only the north entrance remaining open.
- There were three disabled parking bays proposed, which had been calculated according to guidance and was proportionate to the number of staff.
- The chapel was used by the public and had its own independent access, separate to that of the school.

- There were no proposed parking restrictions in the area and discussions were ongoing with the developer to ensure there would be enough parking in the local area.
- It was anticipated that 42% of those attending the school were within 20 minutes walking distance of the school.
- A proposed draining strategy was in place for beneath the school pitches which would ensure there was no flooding.

During questions of the officer, the following points were clarified:

- The enforcement team would monitor the school and ensure conditions were being met.
- A new site had the advantage of being close to retail areas and other measures were in place to encourage walking to school as part of the travel plan.
- Travel plans were reviewed on a regular basis to see whether they needed updating and reviewing.

Members did have concerns regarding the parking arrangements and lack of drop-off/pick-up spaces, where as others felt that the location was ideal and would allow it to work. It was acknowledged that arrangements were much better than established schools in more urban areas.

RESOLVED:

Planning permission was GRANTED subject to the conditions listed in integral appendix B and any amended or additional conditions required following the receipt of all consultation responses.

Voting

Favour: 13

Against: 1

99. RE-SUBMISSION OF FORMALLY APPROVED PLANNING APPLICATION (TIME LAPSED) FOR NEW PRIMARY SCHOOL AT BARTON FARM, WINCHESTER

Councillor Roger Huxstep declared a personal interest as a Member of Winchester City Council.

The Committee received a report from the Head of Strategic Planning (item 7 in the minute book) regarding the re-submission of formally approved planning application at Barton Farm in Winchester.

Permission for the application had lapsed due to there being a slower uptake of residential properties than anticipated. Members were reminded of the site location and proposed plans. There were various pedestrian access points and the developer had plans for lay-bys to accommodate drop-off and pick-up. No objections had been received on the application.

The Committee received a deputation from Martin Hallum from Property Services at Hampshire County Council as the applicant, who confirmed that most elements of the application were the same as when it previously came to Committee, apart from a few cost saving elements as summarised in the report.

During questions of the deputation, it was confirmed that there were public transport links and also that the school would remain as a single storey building to enable outdoor access for all classrooms.

RESOLVED:

Planning permission was GRANTED subject to the conditions listed in integral appendix B.

Voting

Favour: 14 (unanimous)

100. **MONITORING AND ENFORCEMENT UPDATE**

The Committee received a report from the Head of Strategic Planning (item 8 in the minute book).

It was noted that the Fordingbridge appeal was scheduled for the 8 May.

Following a business flyer found regarding operations regarding Newlands Farm in Fareham, it was confirmed that this had been investigated and applied to a different area of business and was permitted.

RESOLVED:

The Committee noted the contents of the report.

Chairman,