

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held virtually on Microsoft Teams on Wednesday, 17th February,
2021

Chairman:

* Councillor Peter Latham

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| * Councillor Lance Quantrill | * Councillor Keith House |
| * Councillor Christopher Carter | * Councillor Gary Hughes |
| * Councillor Charles Choudhary | * Councillor Wayne Irish |
| * Councillor Mark Cooper | * Councillor Alexis McEvoy |
| * Councillor Rod Cooper | Councillor Neville Penman |
| * Councillor Jane Frankum | * Councillor Stephen Philpott |
| * Councillor Andrew Gibson | * Councillor Roger Price |
| * Councillor Pal Hayre | |

*Present

244. APOLOGIES FOR ABSENCE

All Members were present and no apologies were noted.

245. 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.

246. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

247. DEPUTATIONS

It was confirmed that four deputations had been received for the meeting and that each deputation would have 10 minutes to address Committee.

248. **CHAIRMAN'S ANNOUNCEMENTS**

There were no formal announcements for the meeting.

249. **FOREST LODGE HOME FARM FAWLEY ROAD HYTHE**

Variation of conditions 16 of planning permission 18/11586 to allow additional mobile kit (Excavator, Dumper truck, and cell engineering equipment) on site to improve operation efficiency at Forest Lodge Home Farm, Fawley Road, Hythe SO45 3NJ (No. 20/10282) (Site Ref: NF271)

The Committee considered a report from the Head of Strategic Planning, which had originally come to Committee and been deferred in November 2020.

The officer summarised the application and provided aerial photographs of the site and its location. It was confirmed that a noise assessment had been done following the deferral, which satisfactory results. A new Condition 31 had also been implemented to ensure noise monitoring on site going forwards. Two liaison panel meetings had also taken place since the item initially went to Committee. It was confirmed that an update report had also been published, with an updated recommendation and Section 106 legal agreement.

The Committee received three deputations. Peter Armstrong spoke on behalf of the Netley View Estate Residents Association, stating that there were still concerns regarding the potential noise on the site and also dust, as problems had been experienced before. John Palmer and Ben Sarton addressed the Committee on behalf of the applicant and enforced the importance of having the correct equipment on site to prevent delays. The applicant supported the additional Condition 31 and a noise metre was now in place, and would be assessed in real-time going forwards. Councillor Mark Cooper read a deputation from Councillor Malcolm Wade due to last-minute apologies. Councillor Wade still had concerns regarding noise and the accumulation of additional plant machinery.

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

- Residents accepted the 55dB limit imposed on the site;
- One complaint had been received since the previous meeting, related to dust;
- Modelling had been done based on equipment being operational for most of the day;
- Baseline levels had been measured since the beginning of February for comparison;
- Access to noise-alert emails could be extended to the Resident's Association if required;

- The noise metre is behind a fence to prevent road noise from interfering with the readings;
- The applicant had not received any noise complaints since the application had been to the November 2020 Committee;
- An additional screen showing the live noise readings would be looked into to see whether it was viable.

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

- If there was a breach of conditions, then a Breach of Condition Notice would be issued in conjunction with the Environmental Health Officer at New Forest District Council;
- Two complaints had been received since November 2020 and both issues had been rectified swiftly;

During debate, Members acknowledged that they felt reassured that the noise would be monitored effectively on site and any breaches would be dealt with. The kit on site would ensure delivery by 2027, which was to be encouraged and welcomed. The liaison panel was well engaged and the secondary screen showing the western boundary readings at the front of the site would also be welcomed if it was a possibility.

RESOLVED

Planning permission was granted subject to the conditions listed in Appendix A of the report and that delegated authority is given to the Directors of Economy, Transport and Environment to issue the permission provided that all parties had provided their agreement in writing in accordance with the new clause 15 of the Original Legal Agreement.

Voting

Favour: 15 (unanimous)

250. LAND AT SONNET COURT BUNGALOWS SELBOURNE DRIVE EASTLEIGH

6 new build bungalows for adults with disabilities on site adjacent to Sonnet Court at Sonnet Court Bungalows, Selbourne Drive, Eastleigh, SO50 4SE (No. CS/20/88365) (Site Ref: EAS005)

The Committee considered a report from the Head of Strategic Planning (item 7 in the minute book) regarding an application for bungalows in Eastleigh.

The report was summarised, with proposed landscaping arrangements and layout shown as part of the officers presentation. Elevations of the bungalows were shown and it was confirmed that a tree preservation order (TRO) had been applied to the trees within the application area.

It was confirmed that an amended Construction Management Plan was required and Condition 4 would be updated to reflect this.

The Committee received one deputation from Martin Hallum and Mark Dolan on behalf of the applicant, who spoke in support and summarised the details behind the proposal and design.

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

- Solar panels were not installed due to shading from the protected trees;
- Sprinklers would be installed in each bungalow;
- Maintenance would be down to the operator;
- Parking provision had been decided alongside Adults Services and was felt to be an adequate amount for residents and any visitors;
- £4,500 (per bungalow) levy for Natural England was paid to Eastleigh Borough Council as part of the Section 106 agreement

During questions of the officer it was confirmed that Eastleigh Borough Council had initially opposed to the application due to the removal of the trees, but a TRO had since been applied to preserve them.

RESOLVED

Subject to all parties entering into a Section 106 Agreement (or alternative arrangement) with the District Council to secure a charge of £4,500 per dwelling to offset future nitrate emissions against District Council owned land, the Director of Economy, Transport and Environment was authorised to GRANT permission subject to the conditions listed in Appendix A.

Voting

Favour: 15 (unanimous)

Chairman,