

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY  
COUNCIL held at the castle, Winchester on Wednesday, 20th March, 2024

Chairman:

\* Councillor Peter Latham

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|--------------------------------|-------------------------------|
| * Councillor Lance Quantrill   | * Councillor Adam Jackman     |
| Councillor Lulu Bowerman       | * Councillor Lesley Meenaghan |
| * Councillor Steven Broomfield | * Councillor Sarah Pankhurst  |
| * Councillor Mark Cooper       | * Councillor Stephen Parker   |
| * Councillor Rod Cooper        | Councillor Roger Price        |
| Councillor Michael Ford        | * Councillor Kim Taylor       |
| Councillor Pal Hayre           | * Councillor Tim Groves       |
| * Councillor Keith House       | * Councillor Stephen Philpott |
| * Councillor Adam Jackman      |                               |
| * Councillor Lesley Meenaghan  | * Present                     |
| * Councillor Sarah Pankhurst   |                               |

**159. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Lulu Bowerman, Mike Ford, Pal Hayre and Roger Price. Councillors Stephen Philpott and Tim Groves attended as deputies.

**160. 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 5 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.

**161. MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting were reviewed and agreed.

**162. DEPUTATIONS**

It was confirmed that one deputation had been received for the meeting.

163. **CHAIRMAN'S ANNOUNCEMENTS**

The Chairman confirmed that remote refresher training for Members was scheduled for Monday 25 March at 14:00.

164. **WELLESLEY PRIMARY SCHOOL, ALDERSHOT**

***Construction of a new 2 Form Entry, 420 pupil place Primary School with SEN Resource Provision for 8 pupils, including associated parking and external works at Site reserved for the Eastern Primary School within the Wellesley housing development, Aldershot Urban Extension (No. 23/00729/HCC) (Site Ref: RME039)***

The Committee received a report from the Assistant Director of Waste and Environmental Services (item 6 in the minute book) on an application for a new Primary School near Aldershot.

The officer summarised the report, sharing a location plan with Committee that conveyed the positioning of the school within the Aldershot Urban Expansion (AUE) and the access and parking arrangements proposed on site. Elevation photos were shown to the Committee alongside plans of the school depicting the planned layout and design.

It was confirmed that no objections had been received from statutory consultees, but there had been reservations made by Sport England due to the lack of community use offered at the school, which did not form part of the planning application.

A deputation was received from the applicant, who detailed the design principles of the school and during questions of clarification it was confirmed that it was a gas-fired boiler to be installed and not a heat pump as incorrectly stated in the report. The deputation reassured the Committee that the pond area within the school grounds would be fenced for safeguarding and managed by the Academy. One Member queried the risk of highway pollutants with the school being so close to a dual carriageway and roundabout but there were plans to reduce the speed limit closer to the site (as part of the wider outline planning permission) as well as filtered ventilation being installed, which would be managed by the Academy outside of the planning process.

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

- Any extension to the school would be subject to a new planning application.
- The climate change assessment tool had been undertaken on the basis of the installation of a gas boiler, which hadn't triggered the requirement for a full assessment due to the efficiency of the one proposed.
- Sport England had originally objected to the application due to the lack of sport provision and community use as a non-statutory consultee. This objection was subsequently removed.

- Condition 17 detailed the use of the grounds by the Academy Trust and it was confirmed that the condition only applied to school use.

In debate, Members appreciated the financial restraints and felt that a portion of the Section 106 money received for such a large wider development should be used to help improve the physical design of the school. Some Members also felt that a drop-off and pick-up areas should be provided to give flexibility and take the pressure off of the local roads.

Disappointment was also shared that a gas boiler was being installed rather than a ground source heat pump.

Officers acknowledged a desire of Members to see more of the surrounding area of applications where proposals were located in areas which were still being developed and it was agreed that more virtual site visits would be investigated to help provide this context going forward for similar applications.

#### RESOLVED

Planning permission was granted subject to the conditions set out in Appendix A to the report.

#### Voting

Favour: 9

Against: 0

Abstentions: 4

#### 165. **MONITORING AND ENFORCEMENT UPDATE**

The Committee received a report from the Director of Universal Services (item 7 in the minute book), which provided information on the Monitoring and Enforcement work undertaken by the Development Management team (including monitoring and enforcement) during the period October 2023 – January 2024.

It was highlighted that officers were preparing appeals statements and documentation for the Avery B, Shedfield appeal.

More information was expected in relation to the planning application at Jacksons Farm (page 89 of the pack). The application was currently not valid. It was confirmed that the application would be considered by the County Council as the current proposal included wastes uses.

It was clarified that the burning of waste at Comley Hill in Rowlands Castle (page 90 of the pack) had been reported to the Monitoring and Enforcement team by Councillor Marge Harvey as well as other residents.

The report was noted by the Committee.

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Chairman,

