

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY  
COUNCIL held at the castle, Winchester on Wednesday, 12th February, 2020

Chairman:

\* Councillor Peter Latham

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|---------------------------------|-------------------------------|
| * Councillor Lance Quantrill    | * Councillor Wayne Irish      |
| * Councillor Christopher Carter | * Councillor Alexis McEvoy    |
| * Councillor Mark Cooper        | * Councillor Neville Penman   |
| * Councillor Rod Cooper         | * Councillor Stephen Philpott |
| * Councillor Roland Dibbs       | * Councillor Roger Price      |
| * Councillor Jane Frankum       | Councillor Jan Warwick        |
| * Councillor Marge Harvey       | * Councillor David Harrison   |
| Councillor Keith House          | * Councillor Pal Hayre        |
| * Councillor Gary Hughes        | Councillor Roger Huxstep      |
| * Councillor Wayne Irish        | Councillor David Simpson      |

\*Present

**172. APOLOGIES FOR ABSENCE**

Apologies were received from Cllrs Warwick and House, and Cllrs Hayre and Harrison attended in their places respectively.

**173. 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.

**174. MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting were reviewed and agreed

**175. DEPUTATIONS**

The process for deputations was explained and it was confirmed that there were two deputation for the meeting.

**176. CHAIRMAN'S ANNOUNCEMENTS**

There were no Chairman's Announcements.

**177. CALTHORPE PARK SCHOOL HITCHES LANE FLEET**

The Committee considered a report from the Director of Economy, Transport and Environment (item 6 in the minute book) regarding a planning application for a 2-storey block to provide 16 classrooms and associated ancillary spaces and landscaped areas at Calthorpe Park School, Hitches Lane, Fleet (Application No. 19/02417/HCC) (Site Ref: HRE026).

Members received an overview of the application for a further expansion to the school on land that was previously occupied by Hart Leisure Centre. Members heard that the secondary school's capacity needed to be increased due to substantial housing development in the area. Diagrams reflected the planned flow of travel modes to the school and through the school grounds considering existing environmental constraints and pedestrian safety. Naturally ventilated classrooms, a new dining hall, additional parking, and social spaces with softer landscapes would be provided keeping in mind the visual impact of the design as well as highway safety and traffic management.

The Committee received two deputations for this item. Charlotte Gregory spoke first on behalf of the applicant and described how stakeholders (including students, staff, governors, parents, local neighbours, etc.) had been engaged to learn what was working well, what needed addressing and future aspirations. Informal breakout spaces, driveways with a pedestrian feel, buildings with mechanical ventilation facing North and South to avoid overheating and traffic noise, wildflower borders for biodiversity, grass amphitheatre, grab and go servery, and areas for summer clubs were all part of the plans.

Cllr Steve Forster spoke on behalf of his local area and was delighted to see this investment in secondary schooling and building on previous decisions taken by the County Council. The expansion of this fantastic school is an essential element and reflects the population growth in the area. The location and sustainability of the improvements are appreciated, and the engagement undertaken by the officers and school has been commendable. While very supportive of this planning application, Cllr Forster requested minor updates to the plan, suggesting video surveillance in the bicycle storage areas to prevent thefts currently taking place in the area.

In relation to external aspects about highway safety and access, Cllr Forster suggested reducing the speed to 20mph with flashing lights during pick up and drop off times and safer crossings. Pedestrian access from the north is via a very narrow footpath used by over 300 children in an area of severe risk. A bike path through the woods would encourage sustainable, environmentally friendly changes with children safely riding to school.

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

- Fire safety updates from 2019 include a new hydrant and sprinkler system linked to a new mains source and the new building will be broken down into 60-minute containment compartments;
- The woods that a potential cycle path could go through is most likely partly owned by Hampshire and some developers of the Edenbrook estate but would need further verification;
- Existing trees on the site would remain with marginal improvements;
- Car park lighting would need to be added;
- On site energy production was maximised during the 2015 expansion and any further infrastructure changes would have a considerable cost;
- Accessible parking bays would exist at several locations on the campus and a new lift installed but currently there are no wheelchair staff or students at the school;
- A liaison panel does not currently exist, but it is up to the school to choose a model for effective engagement with the community;
- Further details about drainage would be submitted for approval prior to construction;
- Current plans reflect working with the school and collaborating with stakeholders to review existing video surveillance, storage, safety, lighting, and pedestrian access issues;
- Speed restrictions are currently reduced to 40mph down from the national speed limit and any further reduction would be a separate matter for highway authority;
- Active measures are being taken to change behaviours and improve control and flow of traffic;
- Projected increase of the student population and the extent of the geographical catchment area could be confirmed by Childrens' Services; and
- Local members could make further representations and follow up directly with Children's Services to address wider issues and any further work needed.

In debate, Members agreed that the project architects and officers had produced an excellent development and commended their hard work. Members were happy to support the plans but also acknowledged and recognized the road safety concerns of the local councillor which could be raised through separate channels.

RESOLVED:

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

Voting Favour - 16 (Unanimous)

#### 178. **BLUE HAZE LANDFILL SITE VERWOOD ROAD SOMERLEY**

The Committee considered a report of the Director of Economy, Transport and Environment (item 7 in the minute book) regarding the need for an extension of time until 30 April 2020 for the satisfactory completion of the Deed of Variation to

the Section 106 agreement for permission 19/10066 at Blue Haze Landfill Site, Verwood Road, Somerley.

Members heard that there had been delays in the past, but that progress was being made. Having regard to past delay it was agreed that a further 6 months, until 31 July 2020, would be allowed for completion,

**RESOLVED:**

1. An extension of time until 31 July 2020 was agreed for the satisfactory completion of the Deed of Variation to the Section 106 agreement for permission 19/10066 to transfer the Section 106 [S106] legal obligations relating to planning permission 07/90183, to secure: lorry routing agreement restricting the use of Harbridge Drove and the B3081 northwards, except for local deliveries; Management Agreement for Nature Conservation and the provision of footpaths/access for public recreation (including amendments to enhance the scheme of environmental compensation); and off-site heathland works within Plumley Wood.
2. An extension of time was agreed until 31 July 2020 for the determination of applications 19/10064 and 19/10063, as they are both dependant on the prior granting of 19/10066.
3. Upon completion of the Deed of Variation, it was agreed that authority be delegated to the Director of Economy, Transport and Environment to grant permission in all other respects in accordance with the resolution for planning applications 19/10066, 19/10064 and 19/10063 made at the meeting held on 17 April 2019.

Voting:

Favour: 16 (unanimous)

**179. NATIONALLY SIGNIFICANT INFRASTRUCTURE PROJECTS IN HAMPSHIRE**

The Committee considered a report of the Director of Economy, Transport and Environment (item 9 in the minute book) regarding updates on current Nationally Significant Infrastructure Projects that were being planned within Hampshire.

Members received an update following the previous one in May 2019, on the four projects:

*a. Southampton to London Pipeline*

Good progress had been made and the process is nearly at its end. The hope is that the examiner will agree with the recommendations in place.

*b. AQUIND Interconnector*

This project is being dealt with as a Development Consent Order because the applicant referred it to the Secretary of State; an interconnector would not normally be defined as a Nationally Significant Infrastructure Project. The local authorities requested that the Secretary of State reconsider so it could be determined locally but this was unsuccessful. There are serious concerns

regarding the expected disruptions as works could take 3-4 years to complete and are largely within the highway.

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

- Concern about disruptions at the pinch point at the A3 London Road;
- Concern that planned work to address deteriorating network maintenance is being put on hold as a result of the scheme. Hampshire Highways are ensuring that necessary maintenance works are undertaken but any concerns should be addressed to them directly.
- Concern about the potential impact of electromagnetic fields;
- Reassurance that the local authorities are working closely together on this project to ensure a joined-up approach and avoid duplication of efforts;
- Flooding concerns and identifying issues with existing buildings in the Lovedean area ought to be addressed;
- Mitigations about visual impact of the building and the proximity to the South Downs; and
- There is an Officers' Group for this development that includes all stakeholder areas that meets regularly to consider key issues and shared resources.

Local members would continue to make representations to the planning inspector.

*c. M3 Junction 9 Improvements*

There had been a pre-application process for this consultation but submission of the application is currently delayed as design aspects are being revisited. A statement of common grounds for shared issues is planned for the County Council, Winchester, and the South Downs National Park. Visual impact issues have been noted, alongside other benefits and concerns. The County Council is generally supportive of the project from a transportation point of view

*d. Wheelabrator Harewood Waste to Energy Facility*

This project was subject to a pre-application consultation before Christmas. The County Council raised serious concerns about the location and compatibility with requirements of the Minerals and Waste Plan, though it will also be judged against the national renewable energy planning statement. There has been a comprehensive response to the consultation and the application is due to be submitted next month. There has been considerable opposition to the proposal and it has been discussed the House of Commons, which may have a bearing on progress. Members noted that representations could be made on this item, but not a decision and the effects are considerable in comparison with the output. There is a 28-day period for the proposal to be accepted after submission and a preliminary hearing would be set within 3 months. A website with updated information regarding this project would be shared with Members.

RESOLVED:

The Regulatory Committee noted the report.

There was no vote required for this item.

180. **MONITORING AND ENFORCEMENT UPDATE**

The Committee considered a report of the Director of Economy, Transport and Environment regarding the Monitoring and Enforcement work undertaken by Strategic Planning during the period October 2019 – January 2020.

Members had no questions or concerns about the report shared.

Members heard that complaints had been made about odours from the Basingstoke AD Plant spreading into residential areas north of the motorway. While not a planning matter, an update was provided regarding the Environment Agency having determined that there is a breach of the permit and are intending to serve an enforcement notice. Potential solutions would require a 1 to 3-month lead-in time.

It was noted that an application related to the Waterbrook Estate in Alton will be coming to the Committee next month.

**RESOLVED:**

The Regulatory Committee noted the content of the report.

There was no vote required for this item.

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Chairman,