

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY
COUNCIL held virtually on Microsoft Teams on Wednesday 17th June, 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 Andrew Gibson | |
| * Councillor Keith House | * Councillor Pal Hayre |
| * Councillor Gary Hughes | |

*Present

190. APOLOGIES FOR ABSENCE

Councillor Pal Hayre attended as a deputy for Councillor Dibbs.

191. 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.

192. MINUTES OF PREVIOUS MEETING

The minutes of the last meeting were reviewed and agreed.

193. DEPUTATIONS

It was confirmed that there were three deputations for the meeting and the process was explained by the Chairman.

194. **CHAIRMAN'S ANNOUNCEMENTS**

There were no formal Chairman's announcements.

195. **FRYERN JUNIOR SCHOOL, CHANDLERS FORD**

Phased demolition of the existing two storey 2FE Junior School and construction of a new single storey 2FE Junior School and associated external works at Fryern Junior School, Oakmount Road, Chandlers Ford SO53 2LN (No. CS/20/87438) (Site Ref: EAE044)

The Committee considered a report from the Head of Strategic Planning (item 6 in the minute book) on an application for the construction of a new single storey Junior School in Chandlers Ford.

The officer introduced the application showing location plans of the school, as well as site plans and proposed elevations of the new building, which was in a residential area and shared with the Infant School. Members were shown the proposed vehicular access to the school, along with additional pedestrian accesses. The existing school building was predominantly two-storey whereas the new building would be single-storey.

The timber frame of the current building was not well insulated and therefore it was more economical to replace it than refurbish. Plans of the building and proposed layout were shown.

No consultees were against the application providing the conditions were met. It was confirmed that there had been a minor revision to the drainage condition in the update paper circulated to Members and published on the website.

The Committee received two deputations on this item. Michael Bates in HCC Property Services spoke on behalf of the applicant in support of the application. It was emphasised that it was more efficient to demolish and rebuild the school and there had been ongoing consultation with Children's Services throughout the design process. The layout of the car park would be improved for better car and pedestrian segregation and biodiversity would also be encouraged with a wild flower area. There would be good connections to external spaces with a one-storey building with lots of natural light and ventilation. High levels of ventilation would mean a reduction in heat loss and solar panels on the roof would reduce operational costs. Electric vehicle charging points would also be installed in the car park.

The Committee also received a deputation from the local Member; County Councillor Judith Grajewski. Councillor Grajewski was pleased to support the application and felt it was a good opportunity to build a modern school that was energy efficient and had environment sensitivity. The dedication of the officers working in such close collaboration with the school was commended.

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

- A designated parking area would be allocated for construction vehicles.

RESOLVED:

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

Voting:

Favour: 16 (unanimous)

196. **GRANGE COUNTY JUNIOR SCHOOL, GOSPORT**

The construction of a replacement single story Junior School followed by the demolition of the existing school, including landscaping, hard play area, improved pedestrian and vehicular access and additional parking at Grange County Junior School, Franklin Road, Gosport PO13 9TS (No. 20/00122/HCC3) (Site Ref: GPE007)

The Committee considered a report from the Head of Strategic Planning (item 7 in the minute book) regarding the construction of a replacement Junior School in Gosport.

The officer introduced the application showing location plans of the school, as well as site plans and proposed elevations of the new building. The proposed new access was highlighted along with the site contractor access and compound. The applicant had confirmed that the compound would be restored after use. The car parking at the school would increase from 34 to 60 spaces.

There were no objections to the application subject to the conditions being met and no public representations had been received. It was confirmed that an update report circulated and published did confirm some minor amendments, including confirmation of a proposed extension to the existing Traffic Regulation Order (TRO) (no parking area) in Grange Lane which would ensure that vehicles did not obstruct the new crossing location or compromise use of the new vehicular access.

The Committee received one deputation on behalf of the applicant from Martin Hallum in HCC Property Services. The application was a sister project to Fryern School with the same shared design. The main entrance was directly off of the street, with an additional pedestrian entry also provided. A service and maintenance layby would be provided, along with cycling and scooter storage. Larger vehicles and delivery vehicles would access the school via Franklin Road and the car park was not intended for parents or visitors and would be controlled by a gate. The construction would include high quality cladding to ensure longevity and there would be good connections to external spaces with lots of natural light and ventilation. High levels of ventilation would mean a reduction in heat loss and solar panels on the roof would reduce operational costs. Electric vehicle charging points would also be installed in the car park.

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

- Disabled parking was available for parents to use, which would be arranged with the school directly.
- There was enough parking on site for sub-contractors
- Solar panels would provide 8-10% of the overall school energy costs
- There would be pedestrian access from Grange Lane but not vehicular access.

Cllr Carter welcomed the application as a Gosport Member and was delighted to support the application.

RESOLVED

Planning permission was GRANTED subject to the conditions listed in Appendix A

Voting:

Favour: 16 (unanimous)

197. **LAND AT ROESHOT, CHRISTCHURCH**

Extraction and processing of minerals, importation and treatment of inert materials, the erection of a concrete batching plant, workshop, offices, weighbridge and internal access to the A35 with progressive restoration using residual inert materials to agriculture, woodland and grassland at Land at Roeshot, Christchurch, Hampshire (No. 16/10618) (Site Ref: NF269)

The Committee considered a report from the Head of Strategic Planning (item 8 in the minute book) regarding an extension to an application at Roeshot.

The officer confirmed that discussions had not progressed at the rate anticipated, with concluding negotiations taking longer than normal circumstances due to Covid-19. There were still a few issues for completion and some may need a short report back to Committee later in the year. An update report confirmed a change to the recommendation and that the extension go up until the end of December 2020 instead of October, to allow extra time.

Members were happy with the proposals and there were no questions.

RESOLVED

That an extension of time until 31 December 2020 is agreed for the satisfactory completion of the Section 106 Agreement to secure Ecological Protection and Restoration of the site, a revised Repair and Maintenance Scheme for Watery Lane (Byway Open to All Traffic (BOAT number 737) and a permissive path and that authority is delegated to the Director of Economy, Transport and Environment to grant permission in all other respects in accordance with the

resolution made at the meeting held on 19 June 2019.

Voting

Favour: 16 (unanimous)

Chairman,