

AT A MEETING of the Regulatory Committee of HAMPSHIRE COUNTY COUNCIL held virtually on Microsoft Teams on Wednesday, 16th December, 2020

Chairman:  
\* Councillor Peter Latham

\* Councillor Lance Quantrill  
\* Councillor Christopher Carter  
\* Councillor Charles Choudhary  
\* Councillor Mark Cooper  
\* Councillor Rod Cooper  
Councillor Jane Frankum  
\* Councillor Andrew Gibson  
Councillor Pal Hayre  
\* Councillor Keith House  
Councillor Gary Hughes

\* Councillor Wayne Irish  
\* Councillor Alexis McEvoy  
Councillor Neville Penman  
\* Councillor Stephen Philpott  
\* Councillor Roger Price  
\* Councillor Roger Huxstep  
\* Councillor Ray Bolton

**227. APOLOGIES FOR ABSENCE**

Apologies were received from Councillors Jane Frankum, Pal Hayre, Gary Hughes and Neville Penman. Councillor Charles Choudhary also sent apologies for the start of the meeting due to a meeting clash.

**228. 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.

**229. MINUTES OF PREVIOUS MEETING**

The minutes of the last meeting were reviewed and agreed.

**230. DEPUTATIONS**

There were 10 deputations for the meeting; 7 members of the public and 3 County Councillors. The process was explained and it was confirmed that deputations would have 8 minutes each, with County Councillors having a set 10 minutes each to speak.

## **231. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman confirmed changes to the membership of the Committee and thanked Councillors Roland Dibbs and Jan Warwick for their contributions. Councillors Charles Choudhary and Pal Hayre were welcomed as new full Members of the Committee and Councillor Ray Bolton was also welcomed as a new Conservative deputy.

## **232. ROBERT MAYS SCHOOL WEST STREET ODIHAM**

***Provision of two new grass pitches (with no floodlighting), retention of large areas of the existing natural habitat, provision of fencing to control access and new gated link paths from the main school campus at Robert Mays School, West Street, Odiham, Hook RG29 1NA (No. 20/01082/HCC) (Site Ref: HRE006)***

The Committee considered a report from the Head of Strategic Planning (item 6 in the minute book) regarding an application for two new grass pitches at Robert Mays school in Hook.

The officer confirmed updates in the update report, which included a condition regarding appropriate drainage. Members were taken through the details of the application, highlighting the 91 car park and coach spaces that would be available. The applicant had agreed to a grassland habitat and landscaping as recommended by the County Ecologist and the site boundaries and location in relation to nearby housing were shown using aerial photographs and elevations.

The Committee received two deputations on this item.

Liam Presley spoke on behalf of the applicant in support of the application, and gave Members a brief history of the site, along with emphasising the need and importance of the proposed facilities. Councillor Jonathan Glen also spoke in support of the application and spoke of the residents desire for screening to the new areas of the school. He thanked officers for their work on the project.

During questions, the following points were clarified:

- The buffer zone on the outskirts remained in the ownership of the developer and was outside of the area of the application;
- Management of the site and who would have access would be the responsibility of the school;

1 Members were happy with the report and there were no further questions.

**RESOLVED**

Subject to all parties amending a Section 106 Agreement between Hart District Council and the land owner/s for the land to be retained as 'open land', the Director of Economy, Transport and Environment was authorised to GRANT permission subject to the updated conditions listed in Appendix A and any additional conditions required following receipt of additional drainage information and consultation responses.

Voting:

Favour: 13

Abstentions: 1

### **233. SALVIDGE FARM BUNNY LANE TIMSBURY**

***Councillor Charles Choudhary joined the meeting for this item, taking the total number of votes up to 14***

***Variation of condition 2, 9 and 10 of Appeal decision reference***

***APP/Q1770/A/11/2161324 (Planning Application Reference: 10/02712/CMA) to reshape and improve the existing peripheral north eastern landscape bund to facilitate enhanced screening from wider views into the site and improve biodiversity on the site's periphery and to accommodate a temporary wash plant operation in the southern section of the site for a period of twelve months only at Salvidge Farm, Bunny Lane, Timsbury SO51 0PG (No. 20/01753/CMAS) (Site Ref: TV066)***

The Committee considered a report from the Head of Strategic Planning regarding a retrospective application for a temporary wash plant at Salvidge Farm in Timsbury.

The officer summarised the application and the Committee was shown a location plan of the area, along with photographs from outside and inside of the site. It was confirmed that some conditions (2, 9 and 10) had been amended as part of an update report that had been published.

The Committee received two deputations on this item. Councillor Bob Davis spoke on behalf of Michelmersh and Timsbury Parish Council with concerns regarding the application. These extended to the size of the wash plant and the impact it had on the landscape and also noise, which had been a previous complaint. The Parish Council were also against the wash plant being installed without permission. John Palmer addressed Committee on behalf of the applicant sharing how the site was an important provider of aggregate for the County and it was hoped the wash plant would enable more material to be processed on site in better time to keep stockpiles lower. The noisiest part of the site was below the area of the bund and Members were reassured that the wash plant would not generate any adverse noise.

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

- Noise conditions were imposed in 2012 but the main concerns were around the visual impact of the wash plant;
- Existing material was proposed to bolster the bunds;
- The wash plant had been sought to be installed early due to the long process in installing it and components involved;
- It was anticipated that the wash plant would help material get processed quicker to enable contracts for materials to be fulfilled and prevent a backlog and increase in stockpile heights;
- If the wash plant was approved then the site would require an updated permit from the Environment Agency;
- Waste water was collected in tanks underground and reused as part of the screening process.

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

- The wash plant was a temporary permission being sought and installed at the applicants own risk;
- Many additional conditions were featured in the update report, which had been circulated to Members and published on the website;
- An ecological mitigation study was referenced in Conditions 22 and 23
- Required boundaries and screening originally requested had been installed, but it was unknown as to how well this had been maintained.

In debate, Members had many concerns regarding the application and the impact of the wash plant on the local area.

#### **RESOLVED**

Planning permission was REFUSED due to breaches of policies 5, 10 and 13 of the Hampshire Mineral and Waste Plan.

#### Voting

Favour: 3

Against: 6

Abstentions: 5

#### **234. LAND AT THREE MAIDS HILL OFF A272 WINCHESTER**

***Councillors Alexis McEvoy and Roger Price left the meeting***

***Development of an Inert Waste Recycling Facility at Land at Three Maids Hill, off A272, Winchester SO21 2QU (No. 20/01765/HCS) (Site Ref: WR243)***

The Committee considered a report from the Head of Strategic Planning regarding an application at Three Maids Hill in Winchester.

Members were shown a location plan of the local area, along with aerial photographs and plans of the proposed access to the site. Considerations regarding the application included the potential for noise and dust, and the

highways impact with vehicle movements on the local network.

The Committee received five deputations on this item.

Councillor Stephen Burgess spoke on behalf of Littleton & Harestock Parish Council and against the application. The Parish Council had concerns regarding the use of the land, the impact on the local roads and also the locality; being close to Littleton Stud and also a proposed housing development. David Bowe addressed Committee on behalf of Littleton Stud against the application. Littleton Stud had been in operation since 1930 and was a top breeding location for race horses, receiving global recognition and numerous awards. There were strong concerns regarding the impact of the application and the operation of Littleton Stud, particularly around inconsistent noise and the effects on the horses. The proposed planting and screening would also take many years to flourish and have maximum effectiveness.

Stuart Austin addressed Committee on behalf of the applicant and reassured Members that a lot of assessment had been done on the suitability of the proposed location and the applicant wished to operate responsibly and in the best interests of the local community. The screening would help conceal the site and there were only proposals for 76 vehicle movements per day between 7am and 6pm, which was not felt to have an adverse impact on the highway network.

Councillor Jan Warwick from Hampshire County Council addressed the Committee and voiced concerns over the development in the countryside and the impacts on Littleton Stud and local residents. It was also highlighted that there was a lot of bronze age archaeology in the local area and a full archaeological survey and assessment should be considered before any work began.

Councillor Jackie Porter from Hampshire County Council also shared concerns regarding the long hours proposed for vehicle movements along with the overnight movements which could be very disruptive to residents. A community meeting would be welcomed by residents to further discuss potential impacts.

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

- Race horses were very sensitive to changes in surroundings and noise and had strict regimes, so the development could greatly impact Littleton Stud
- A dust management plan would be developed and monitored by the Environment Agency
- The bund would include 50 trees that were already established and able to screen immediately

- It was felt that there were other brownfield sites that had not been considered for the application
- The traffic implications at a nearby blackspot hadn't felt to have been given full consideration.

In debate, Members agreed that a Site Visit would be necessary in order to fully assess the potential impacts of the proposed application and this was supported on a vote.

#### **RESOLVED**

That the application be deferred pending a Site Visit and return to Committee once this had taken place.

#### Voting:

Favour: 12 (unanimous)

#### **235. 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 9 in the minute book) regarding an extension of time to an application at Roeshot in Christchurch.

There had been further discussions regarding the ecological management plan and whilst things were nearly finalised, slightly more time was needed to complete.

Robert Williams addressed Committee on behalf of the applicant and confirmed that a lot of work had been done and the Section 106 agreement was now in circulation for agreement.

#### **RESOLVED**

An extension of time until 31 March 2021 was 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 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 made at the meeting held on 19 June 2019.

Voting

Favour: 12 (unanimous)

**236. MONITORING AND ENFORCEMENT UPDATE**

The Committee received the Monitoring and Enforcement report from the Head of Strategic Planning (item 10 in the minute book), which covered the work undertaken by Strategic Planning during the period July 2020 – December 2020.

Members thanked officers for the update and their work in enforcement.

The report was noted by the Committee.

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Chairman,