

AT A MEETING of the REGULATORY COMMITTEE of the HAMPSHIRE COUNTY COUNCIL held in the Council Chamber at The Castle, Winchester on 20 June 2012

PRESENT:

Chairman:
p Councillor R.C. McIntosh

Vice-Chairman:
p Councillor I. Beagley

Councillors:

p C. Bailey	p E. Neal
p J. Bryant	p F. Pearce
p C. Carter	p R. Price (for Items 1-6 and 9)
p M. Cooper	p D. Simpson
a B. Gurden	p J. West
p G. Hockley	a S. Wheale
a A. McEvoy	

p A. Rice - attended as a deputy

***The order of the agenda at this meeting was as follows:
Items 1-5, 9, 6, 8, 7, 10-12***

303 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor Carter. The Chairman confirmed that Councillor Alan Rice was attending as a deputy on Councillor Chris Carter's behalf.

304 DECLARATIONS OF INTEREST

Members were mindful that, where they believed they had a personal or prejudicial interest in any matter to be considered at the meeting, they should normally at the time of the debate declare their interest and, having regard to the circumstances described in paragraphs 8, 9, 10 and 12 of the County Council's Code of Conduct, consider whether to leave the meeting whilst the matter was discussed, save for exercising any right to speak in accordance with paragraph 12 of the Code. The declaration should be made at the time of the relevant debate.

305 MINUTES

The minutes from the meeting of the 23 May were agreed by the Committee and were signed by the Chairman.

306 CHAIRMAN'S ANNOUNCEMENTS

The Chairman informed the Committee that Colin Piper and Richard Read were both soon to be retiring. The Committee thanked the officers for their hard work on the Regulatory Committee and wished them all the best for the future.

The Chairman also confirmed to the Committee that a Site Visit was due to take place on Monday 2 July.

307 DEPUTATIONS

Members voted on and approved a scheme which involved the amendment of Standing Order 12 to allow Members to ask questions of deputees for clarification of facts on an agenda item. Questions from Committee Members would be asked through the Chairman, who might seek the advice of the Committee's legal and other advisers as appropriate. The Chairman's decision on a question would be final. Any local Members who requested to speak at the Committee might also be asked questions. The Committee were advised that nine deputations had been received for this meeting.

308 CONSTRUCTION OF A SINGLE STOREY THREE FORM ENTRY INFANT SCHOOL WITH ASSOCIATED CAR PARKING AND EXTERNAL WORKS AT TWESELDOWN INFANT SCHOOL, PART OF FORMER ELIZABETH BARRACKS, SANDY LANE, CHURCH CROOKHAM, HAMPSHIRE GU13 0BF (APPLICATION NO: 12/00777/HCCRG3) (SITE REF: HRE035)

Cllr Simpson declared a personal, non prejudicial interest as a Member on the working Committee for Elizabeth Barracks as part of Hart District Council.

The Committee considered a report from the Director of Economy, Transport and Environment (Item 6 in the Minute Book) regarding an application for the construction of a new school in Church Crookham.

The officer introduced the item and explained that the new Infant School would be constructed within the new development area. The new school would replace the existing Tweseldown Infant School which is on the same campus as Church Crookham Junior School. It is intended that the junior school, would extend into the former infant school in due course. Plans were shown that depicted the development area, along with the new buildings, parking and proposed landscaped areas on the site. The school would be close to the new centre and was designed to have high sustainability requirements to make it energy efficient and as environmentally friendly as possible.

The Committee received three deputations on this item. Martin Hallum and Alec Gillies from Hampshire County Council informed the Committee of the extensive consultation that had taken place during the process with stakeholders and Children's Services. He explained that currently, 30% of children travelled to school

by car, with 70% walking. 65% of staff drove to school and so it was felt that the parking provided was adequate. Natural and automatic lighting would be used in the school and minimum energy loss would be experienced due to well insulated walls and ceilings.

County Councillor Jenny Radley shared her support for the school and agreed that it was needed, although raised several concerns including the access and parking at the school, traffic calming outside the school and pedestrian crossing between the car park at the centre and the school and also noise from the nearby Farnborough Airfield.

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

- There would be an uncontrolled crossing outside the main entrance of the school
- There would be noise monitoring equipment on the site during the development and extra insulation in the classrooms to address any problems from the airfield. Noise monitoring could be looked at long term if the Committee felt this necessary
- The school would be ready to expand when required and the future expansion had been considered as part of the early design process
- Councillor Radley had been consulted during the process
- Parking cannot be guaranteed at the nearby centre, although it was felt very unlikely that it wouldn't be possible
- The school Travel Plan would be rolled out within three months of the school opening
- Additional noise monitoring during the Farnborough Air Show would be looked into by officers
- Solar (PV) panels had not been proposed as the school already exceeded sustainability requirements.
- There had been a fire risk assessment, which concluded sprinklers were not required.

During questions of the officer, the officer confirmed that it was not reasonable to add sprinklers or solar panels as part of the conditions. It was also not recommended that a condition be added regarding the parking at the local centre, as this was out of the school's control. Councillors expressed concern that the on site parking provision was inadequate.

It was proposed and seconded that the item be deferred pending further information. This was lost on a vote (6 in favour and 7 against). The proposal to add sprinklers and solar panels to the conditions was also lost on a vote (2 in favour, 11 against and 5 in favour, 8 against respectively). Finally the Committee voted on the addition of four extra spaces, which was agreed unanimously by the Committee.

RESOLVED:

- a) Planning permission for the construction of the three form entry school (12/00777/HCCRG3) was granted, subject to the additional four car parking spaces above, and conditions listed in Integral Appendix B.

Voting:

Favour: 13

Against: 1

309 PROPOSED EXTENSION AND REBURBISHMENT OF CUPERNHAM INFANT AND JUNIOR SCHOOLS WITH ASSOCIATED WORKS TO LANDSCAPING, CAR PARKS AND ENTRANCES AT CUPERNHAM COUNTY JUNIOR AND INFANTS SCHOOL, BRANSLEY CLOSE, ROMSEY, HAMPSHIRE (APPLICATION NO: 12/00590/HCC3S) (SITE REF: TVE042)

Councillor Cooper declared a personal, non prejudicial interest as a Member of Romsey Town Council and Test Valley Borough Council

The Committee considered a report from the Director of Economy, Transport and Environment (Item 7 in the Minute Book) regarding an application for the extension and refurbishment to a school in Romsey.

The officer introduced the item, showing plans of the proposed area and photos from the current site. Previously proposed parking spaces under an Oak tree on the site had been subsequently removed to protect the tree, but it was confirmed that there was additional parking across the road from the site.

The Committee received two deputations on this item. Tom Hetherington and Alec Gillies from Hampshire County Council informed the Committee that the site had been designed following extensive consultation and there would be a clear segregation between vehicles and pedestrians in the new layout, making the site safer and with better access.

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

- Parking under the tree had been withdrawn due to a new standard of tree protection introduced in April 2012. A fence or barrier was also proposed to prevent compacting the ground and disturbing the roots of the tree.

The Committee felt that the design of the school was suitable as it was in keeping with the original buildings due to remain on the site.

RESOLVED

a) Planning permission in respect of the extension and refurbishment with associated works, landscaping, car parks and entrances at Cupernham County Junior and Infant School, Bransley Close, Romsey, Hampshire SO51 7JT (Application No: 12/00590/HCC3S) (Site Ref: TVE042) were approved for the above reasons, subject to the conditions listed in Integral Appendix B.

Voting:

Favour: 10

Against: 2

Abstentions: 1

**310 INSTALLATION OF A NEW RECYLCING PLANT AND MACHINERY AT EXISTING WASTE TRANSFER STATION TO INCREASE MATERIALS RECOVERY AND DIVERSION OF WASTE FROM LANDFILL AT CHAMBERS WASTE MANAGEMENT PLC, HOLLYBUSH LANE, ALDERSHOT, HAMPSHIRE GU11 2PX
(APPLICATION NO: 12/00304/HCC)
(SITE REF: RM025)**

The Committee considered a report from the Director of Economy, Transport and Environment (Item 8 in the Minute Book) regarding an application for a new recycling plant and machinery at an existing Waste Transfer Station (WTS) in Aldershot.

The officer showed the Committee a plan of the area with the application area clearly marked and confirmed that the Committee had previously visited the industrial estate in the past. The existing concrete crusher on the site would be removed, with an increase in recycling taking place, but there would be no difference in traffic movements in and out of the site.

The Committee received one deputation on this item. David Sandbrook spoke on behalf of the applicant and confirmed that there were no residences within 300 metres of the site. The same amount of waste would be process on the site, however the separation of recyclable materials would increase and therefore decrease the amount of waste going to landfill. A picking station on the site would save waste having to be transported to Guildford.

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

- The concrete crusher was no longer needed and so would be removed from the site
- Additional traffic movements associated with the concrete crusher would go, but the application did not have any vehicle or routing restrictions outside the conditions linked to the concrete crusher.
- Similar sites in the area did not have vehicle or routing restrictions.

The officer confirmed that the hours listed in the conditions applied to travelling vehicles rather than the site itself. It was also clarified that the term "Bad Neighbour" was one used by Rushmoor Borough Council and applied to sites that were generally away from residents.

It was proposed and seconded that a condition be added regarding the routing of lorries, but this was lost on a vote (4 in favour, 8 against and 1 abstention).

RESOLVED:

- a) Permission for installation of a new recycling plant and machinery at existing Waste Transfer Station to increase materials recovery and diversion of waste from landfill at Chambers Waste Management Plc, Hollybush Lane, Aldershot, Hampshire GU11 2PX was granted subject to conditions.

Voting:

Favour: 12

Against: 1

Abstentions: 0

**311 WASTE TRANSFER STATION AT UNIT 2 AND 3, HIGHFIELD INDUSTRIAL ESTATE, LASHAM, ALTON, HAMPSHIRE GU34 5SQ
(APPLICATION NO: 54247)
(SITE REF: EH168)**

The Committee considered a report from the Director of Economy, Transport and Environment (Item 9 in the Minute Book) regarding a change to working arrangements at a Waste Transfer Station in Alton.

The officer introduced the item, showing an aerial photograph of the site and the route taken by lorry traffic to and from the site, avoiding Lasham Village. Batteries, electrical equipment, solvents and oils would be processed on the site. Liquids are stored in special trays to prevent leakages and spillage. Access to the site was also shown and the Committee were shown photos of the exit, with 'no right turn' signs to remind lorries to not route through the village.

The site was felt to be well separated from the village and all material processing would take place inside the building. A fire at the estate last year that burned down one of the buildings. The Fire Authority had not raised objection and indicated the need for a fire risk assessment which had been undertaken and subject to further discussion.

The Committee received four deputations on this item that spoke against the application. Stephen Clarke, Maurice Goor and Gina Toth, local residents, all spoke over concerns regarding the safety of the site, pollution, noise and traffic problems. Stephen Clark told the Committee that the water to the local village was contaminated following the fire, and that there was still rubble on the site left over from the incident. Maurice Goor was concerned that the site would not be monitored effectively and that there was still a bad smell from the site. Gina Toth spoke of lorries being routed through the village as a result of sat-nav systems taking them to the centre of the village and not the site itself. Ms Toth also informed the Committee of pinch-points along some of the roads that were unsuitable for large vehicles.

Mr John Fairclough, a further depute, spoke on behalf the applicant and felt that the information provided in the report was a comprehensive summary of the proposals. Extensive work had been done with the Environment Agency and it was confirmed that the applicant was also working to get the rubble removed from the site. The water quality was being continually monitored. Interlink, the company whose building recently burnt down, were no longer using the site.

County Councillor Mark Kemp-Gee thanked officers and the applicant for their engagement over the proposal. The fire that had happened in 2011 was very serious and resulted in the village being evacuated, with one of the exploded batteries landing in a garden 200 metres away. Cllr Kemp-Gee also agreed that there were

concerns over an increase in lorry movements and lack of enforcement as to their route.

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

- The fire that happened on the site was completely separate to the applicant's company and not related to the applicant in any way.
- Reference in the report to emergencies related to delivery vehicles breaking down, and the necessity to keep the site open to ensure service is maintained. It was not anticipated there would be emergencies on the site itself.
- The two full-time drivers would be briefed on the route, as well as suppliers and other tenants on the site.
- The batteries used by the applicant are not lithium based [no danger of exploding] and any batteries dealt with would be in much smaller quantities.
- The applicant is currently working to install monitoring equipment on site and an emergency plan is also currently being written.
- The site is 200 metres from the village and approximately 85 metres from the nearest property Highfield House, which adjoins the industrial estate
- The applicant was unaware of whether the site had its own post code, but said this is something that could be looked into for sat-nav purposes.

Councillors considered that a Site Visit would be helpful in order for them to assess the site and location. This was put to the vote:

Favour: 14 (unanimous)

RESOLVED:

- a) That the application be deferred pending a Site Visit at Waste Transfer Station at unit 2 and 3, Highfield Industrial Estate, Lasham, Alton, Hampshire GU34 5SQ

312 PROPOSAL TO DEDICATE BRIDLEWAY RIGHTS BETWEEN COTTONWORTH ROAD AND FULLERTON ROAD, IN THE PARISH OF WHERWELL, TO FORM PART OF NATIONAL CYCLE NETWORK ROUTE 246.

The Committee considered a report of the Director of Culture, Communities and Business Services (Item 10 in the Minute Book) which described the dedication of public bridleway rights on a route at Fullerton to create a safer link between two parts of the Test Way, avoiding a dangerous section of the A3057 between Romsey and Andover.

The Committee were shown photos from various points on the route to be dedicated and it was confirmed that funding would be provided by Sustrans. The only cost to the County would be advertising the agreement.

RESOLVED:

- a) It was agreed that the County Council would enter into an agreement with Mr Liddell to dedicate public bridleway rights on a route between points A and B, as shown on the plan attached to the report.

Voting:

Favour: 13 (unanimous)

313 REQUEST TO RESCIND A PUBLIC PATH DIVERSION ORDER MADE IN 2006 FOR PARTS OF ODIHAM FOOTPATH NOS 18, 22, 23 AND 25.

The Committee considered a report of the Director of Culture, Communities and Business Services (Item 11 in the Minute Book) on an application to rescind a public path diversion order.

The Order was made in 2006, but a number of formal objections were received and could not be resolved. Owing to the nature of these objections it is proposed that the Order as made be rescinded.

RESOLVED:

- a) It was agreed that the (*Hart District No. 69*) (*Parish of Odiham – Part of Footpath Nos. 18, 22, 23, 25*) *Public Path Diversion Order 2006* be rescinded and the file closed.

Voting:

Favour: 13 (unanimous)

314 APPLICATION FOR A PUBLIC PATH DIVERSION ORDER FOR PART OF UPHAM FOOTPATH NO. 30B AND OWSLEBURY FOOTPATH NO.27

The Committee considered a report of the Director of Culture, Communities and Business Services (Item 12 in the Minute Book) on an application for the diversion of a footpath that crosses the Owslebury/Upham parish boundary.

The officer explained that the proposal involved moving two sections of the path to the other side of a hedge line, which would eliminate the need for stiles between the affected fields. There would be no field boundaries along the new route so no structures would be required.

RESOLVED:

- a) It was agreed that an Order should be made under section 119 of the Highways Act 1980 to divert parts of Upham Footpath No.30b and Owslebury Footpath No.27 as shown on the accompanying plan.

Voting:

Favour: 13 (unanimous)