

AT A MEETING of the REGULATORY COMMITTEE of the HAMPSHIRE COUNTY COUNCIL held in the Council Chamber at The Castle, Winchester on 24 October 2012

**PRESENT:**

Chairman:  
p Councillor R.C. McIntosh

Vice-Chairman:  
p Councillor I. Beagley

Councillors:

a C. Bailey	p E. Neal (Items 1-5, 7 and 8)
p J. Bryant	p F. Pearce
p C. Carter	p R. Price
p M. Cooper	p D. Simpson
p B. Gurden	a J. West
p G. Hockley	p S. Wheale
p A. McEvoy	

p A. McNair-Scott - attended as a deputy

***The order of the agenda at this meeting was as follows:  
Items 1-9 in sequence***

**335 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillor Bailey and Councillor J. West. The Chairman confirmed that Councillor Anna McNair-Scott was attending as a deputy on behalf of Councillor J. West.

**336 DISCLOSURES 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.

**337 MINUTES**

The minutes from the meeting of the 12 September 2012 were signed by the Chairman.

### **338 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman confirmed that the 2 January 2013 meeting had been moved to 17 January 2013.

### **339 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 seven deputations had been received for this meeting.

### **340 CONSTRUCTION OF AN ALL WEATHER ARTIFICIAL FOOTBALL PITCH WITH FLOODLIGHTING AND ASSOCIATED WORKS AT THE CONNAUGHT SCHOOL, TONGHAM ROAD, ALDERSHOT, HAMPSHIRE, GU12 4AS**

***Councillor Neal was a deputee and therefore did not take part in debate or voting on this item***

The Committee considered a report from the Director of Economy, Transport and Environment (Item 6 in the Minute Book) regarding an application for an all weather football pitch at Connaught School.

The Committee were shown the location of the site on a plan and also with an aerial photo of the area and reminded that there had been a member site visit on 3 September 2012. At the site visit members had viewed the site, walked through the tree belt to Aldershot Park and viewed the existing floodlights on the rugby pitch. It was confirmed that since the site visit a further report was submitted concerning potential impact for bats, a European protected species. As a consequence the location of the pitch has been moved slightly away from the tree belt, this was to ensure minimal light spill onto the trees with potential for bat roosts. It has also been agreed that to protect the bats that no floodlighting would be used in June, July or August, the breeding period, and the type of lamps changed. These matters are included in the proposed conditions.

There would be minimal, to no impact on nearby houses and their gardens from the light spill from the floodlighting. No objections had been received from neighbouring residents regarding the proposed floodlighting.

The Committee received two deputations in support of the application. Chris Beckett from Connaught Leisure Centre spoke of the importance of the centre within the local community and that a new pitch would enable a wider range of activities to be

available and also freeing up indoor space for other activities. Richard Scarborough, from Connaught School, told the Committee that the school was in a deprived area and sports education was particularly important as the school was a sports college. This education would be improved by providing high quality facilities and also the floodlighting would offer further opportunities in the winter. The new pitch would also benefit their local primary schools, as the facilities would be available to them, and improve links with Aldershot Football Club youth academy and raise the status of the school.

Councillor Neal addressed the Committee as a depute and Chairman of Connaught Leisure Centre in support of the application. Cllr Neal emphasised that the other floodlights on the rugby pitch viewed by members had been in the same area for around 10 years without complaint.

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

- The school would have use of the pitch up until 17:30, at which time the Community Centre would take over.
- The pitch would have an 8-10yr lifespan, and money would be put aside each year in a rollover fund for maintenance and replacement.
- Overflow parking was available on hard court areas within the school. These are tennis courts, and football/netball courts, which although available were rarely needed for parking.
- Two more staff would be on site at evenings and weekends to help manage the site

During questions of the officer, the officer confirmed that the rugby pitches were granted by Rushmoor Borough Council not the County Council, consequently their permitted hours of operation were determined by the Borough Council.

RESOLVED:

- a) Planning permission in respect to the construction of an all weather artificial football pitch with floodlighting and associated works at The Connaught School, Tongham Road, Aldershot, GU12 4AS (Application Number 12/00562/HCC) (Site Ref: RME003) was approved, subject to the conditions listed in Integral Appendix B

**Voting:**

Favour: 13

Against: 0

Abstentions: 1

***After the Committee decision Cllr Neal thanked the County Council officers and the staff at the School and Leisure Centre for their hard work on this application***

**341 PROPOSED FLOODLIGHTING OF THE EXISTING BALL COURT AT FOUR LANES COMMUNITY JUNIOR SCHOOL, HANMORE ROAD, CHINEHAM, BASINGSTOKE RG24 8PQ**

**(APPLICATION NO: BDB/75531)**  
**(SITE REF: BAE004)**

The Committee considered a report from the Director of Economy, Transport and Environment (Item 7 in the Minute Book) regarding an application for floodlighting at an existing ball court at Four Lanes Community Junior School in Basingstoke.

The officer introduced the item, and confirmed that the item had previously come to Committee in April 2012, following a site visit on 5 March 2012, where it was deferred pending a management plan. The management plan has been completed and submitted. The management plan is appended to the Committee report, with the process involved being detailed in Section 5 of the report.

As a result of the management plan consultation the hours of use for the proposed floodlights had been changed, with no operation over weekends and Bank Holidays. The floodlights would be operated on a timer until 21:00 Monday – Thursday and 20:00 on Fridays. After these times there would be an override and the floodlights would be out of use. The design of the lighting would minimise light spill onto nearby properties and it was felt that the lighting in itself would not increase anti social behaviour in the area.

The Committee received four deputations on this item. Michael Hayes, Craig Curran and Bob Kirwin spoke as local residents against the application. It was highlighted that the height of the proposed floodlighting was nearly two metres higher than the houses and only 13 metres from the nearest property. There were concerns over an increase in parking, noise and usage on the site and also anti social behaviour, particularly as the pitch could not be locked or gated. It was also stated that very little engagement had been done with residents since the last meeting.

Richard Wareham spoke on behalf of the school from Basingstoke & Deane Borough Council. He assured that any light spill would not go beyond the trees and that the ball court already existed and had been in use for many years, only the floodlighting was to be considered. Basingstoke & Deane had raised no objection to the application.

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

- Local residents hadn't been spoken to directly, only asked for comments on the management plan
- The ball court was designed for use by 8-11 year olds, but is likely to be used by older children.
- 600 letters were sent out regarding the management plan, 27 of which were to local households. 16 responses were received in total, 7 from local residents.
- Any booked appointments for the pitch would be managed by the officer on site.
- The lights were available for ad-hoc usage, but only booking and paying for the pitch would guarantee a time slot.
- A CCTV system existed at the site, but did not directly focus on the court.
- The pitch/court is not gated locked which was also felt to be safer for users as the facility was fenced.

- There is generally always at least one officer at the Community Centre, who would be contactable at all times.

The officer confirmed that the impacts on local residents were material planning matters and that the pitch would only be unsupervised for two hours (18:00 - 20:00) on a Friday evening. The pitch was close to properties, but as this was a ball court designed for younger children the lighting was not as bright or as high as sites with larger sports facilities at secondary schools.

During debate, the Committee shared its concerns at the potential disturbance for local residents and potential for an increase in anti social behaviour and vandalism due to the lighting.

A condition to request CCTV directly on the pitch was proposed, but lost on a vote.

#### RESOLVED

a) Planning permission in respect of the installation of four flood lighting columns at the existing ball court at Four Lane Junior School, Hanmore Road, Chineham, Basingstoke, RG24 8PQ (Application No: BDB/75531) (Site Ref: BAE004) was not approved, due to the impact on amenity of local residents and the potential increase in anti social behaviour.

#### **Voting:**

Favour: 4

Against: 9

Abstentions: 1

### **342 SINGLE STOREY EXTENSION TO EXISTING BUILDING AND REPLACEMENT OF EXISTING WINDOWS AT BISHOPS WALTHAM DEPOT, BOTLEY ROAD, BISHOPS WALTHAM SO32 1DR (APPLICATION NO: 12/01577/HCS) (SITE REF: WRH004)**

The Committee considered a report from the Director of Economy, Transport and Environment (Item 8 in the Minute Book) regarding an application for a single storey extension to the offices at Bishops Waltham Depot on Botley Road.

The officer introduced the item, showing the Committee a location plan, aerial photograph, elevation plans and photos of the site from several directions, enabling Members to see both the current layout and what was proposed and the relationship between the offices, neighbouring houses and the depot.

The extension had been proposed due to reorganisation and relocation of some of Hampshire County Council's Highways South team, which would release staff from several offices and enable them to work flexibly from one location. It was acknowledged that there had been management issues at the site by the County Councils contractor which had resulted in disturbance to local residents. The Head

of Highways South has recently met with residents to discuss their concerns and has taken action. It has also been agreed that there will be regular liaison with local residents and there will be a County Council contact at the site if they had any concerns.

The Committee received a deputation from Harry Ford, a local resident. Mr Ford told the Committee that the extension would affect the views of residents and was not in keeping with the design of the original building. Concerns were also raised over the increase in traffic, which was already a problem in the area with some vehicles being left in front of residents properties with their engines left running. The extension and increased use would also have an effect on house prices.

The officer confirmed that the trees alongside the current building would remain and help shield the extension and any increase in traffic would only be in cars and small vans with staff using the parking area in the depot and walking to and from the office. There would be no increase in HGV's or larger vehicles operating on the site as a result of this application. Additional parking would be provided in the depot to accommodate the increase in staff and would relieve parking near the residents properties.

The Committee accepted that a flat roof was the only option for a single storey extension on this building, and that with the Highways South staff being at the offices the site would be better managed than it had been in the past.. It was agreed by the Committee that a condition would be added to the application, which would protect the roots of the trees that bordered where the extension would be.

**RESOLVED:**

- a) Planning permission in respect of the single storey extension to existing building and replacement or existing windows at Bishops Waltham Depot, Botley Road, Bishops Waltham (Application No: 12/01577/HCS) (Site Ref: WRH004) was approved, subject to the condition agreed at Committee, above, and those listed in Integral Appendix B.

**Voting:**

Favour: 13

Against: 0

Abstentions: 1