

AT A MEETING of the REGULATORY COMMITTEE of the HAMPSHIRE COUNTY COUNCIL held in the Council Chamber at The Castle, Winchester on 17 January 2013

**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
p M. Cooper (Items 1 -8)	p D. Simpson (Items 1 – 8)
p B. Gurden	p J. West
p G. Hockley	p S. Wheale
p A. McEvoy	

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

**352 APOLOGIES FOR ABSENCE**

There were no apologies for absence for the meeting.

**353 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.

**354 MINUTES**

The minutes from the meeting of the 21 November 2012 were signed by the Chairman.

**355 CHAIRMAN'S ANNOUNCEMENTS**

No announcements were made by the Chairman.

**356 DEPUTATIONS**

The Committee were advised that no deputations had been received for this meeting.

**357 CONSTRUCTION OF A HOUSEHOLD WASTE RECYCLING CENTRE AT STONEYCROFT RISE, EASTLEIGH, HAMPSHIRE (APPLICATION NO: S/12/71604) (SITE REF: EA109)**

**Councillor Gurden arrived after the start of this item and therefore did not take part in the vote (listed as an abstention).**

The Committee considered a report from the Director of Economy, Transport and Environment (Item 6 in the Minute Book) regarding an application for a new Household Waste Recycling Centre (HWRC) in Eastleigh.

The Committee were shown the location of the site on a plan and its relation to nearby sites and reminded that there had been a Committee site visit on 17 December 2012. The centre would replace an existing site in Eastleigh and would be a larger facility with more modern facilities. A detailed plan of the proposed split level site was shown, which depicted the planned arrangements for both HGV deliveries/collections and also the on site queuing system for private vehicles that would allow the outside highway to remain clear. Members were shown photographs of the recently opened Waterlooville site, which was the same design as the one proposed.

The Committee received three deputations on this item. Mr Graham Beck spoke on behalf of local land owners and tenants, who stated proposal contrary to policy and felt that the business park was too prestigious for a waste recycling site and that consequently the proposal, with the increase in traffic and noise, would put the business park at risk as tenants may not renew their leases. It was felt there were other more suitable sites in the area that would not be contrary to policy. Mr Paul Ramshaw spoke on behalf of the Applicant, Eastleigh Borough Council, and confirmed that the alternative sites identified hadn't been suitable due to their size or location. The new proposed site would provide good accessibility for residents and the proposed design had proven to be successful elsewhere in the County, with no problems around traffic or noise.

Finally, County Councillor Alan Broadhurst addressed the Committee, stating that he supported the application in principle, but wanted to ensure that steps were taken not to increase HGV traffic in the nearby residential area. It was also felt that a suitable crossing should be installed close to the site and nearby Freespace BMX/skate park to ensure the safety of pedestrians and cyclists.

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

- There were no plans for barriers along the pavements, but detailed tracking had been carried out to ensure that vehicles, including HGVs and cars with trailers, had sufficient space within the roads to avoid overrunning the pavement and cycleway.
- Queuing of vehicles was kept within the confines of the site and not the roads.
- The Eastleigh Local Plan had been delayed, and so the application was still currently a departure from policy from the adopted plan.
- The oak trees at the site access to be removed were not subject of tree preservation orders.

During questions of the officer, it was confirmed that lorry routing was not normally imposed as a condition, particularly when away from the site, but an advice note would be included that would stipulate routing being kept away from the residential areas nearby. Concern was expressed about safety for cyclists going to and from freespace. It was confirmed that a road safety audit had been done at Stage 1, and Stage 2 would commence following approval, which would look at the cycle routes and their road crossings. The details concerning the cycleway and road crossings would be included as part of proposed Condition 5. There should also be an additional condition requiring sheeting of lorries.

RESOLVED:

- a) Planning permission for the construction of a Household Waste Recycling Centre (S/12/71604) was granted, subject to the conditions listed in Integral Appendix B.

**Voting:**

Favour: 13

Against: 1

Abstention: 1 (*Cllr Gurden, due to late arrival*)

- 358 A NEW TWO FORM ENTRY PRIMARY SCHOOL FOR THE NORTHERN SITE OF THE WEST OF WATERLOOVILLE HOUSING DEVELOPMENT, TO INCLUDE SCHOOL ACCOMMODATION, TEACHING ROOMS, HALLS, STAFF PARKING AND LANDSCAPING AT WEST OF WATERLOOVILLE DEVELOPMENT, WATERLOOVILLE, HAMPSHIRE (APPLICATION NO: 12/02281/HCS) (SITE REF: WRE057)**

***Cllr McIntosh and Cllr Beagley declared non pecuniary interests as Members on the Waterlooville Development Forum***

The Committee considered a report from the Director of Director of Economy, Transport and Environment (Item 7 in the Minute Book) regarding an application for two-form entry school in Waterlooville.

The officer introduced the item, showing photos of the location and confirmed that the school would accommodate approximately 450 children between the ages of four

and eleven, with the equivalent of 41 full-time staff. The local centre would have mixed use and offer additional parking to that on the school grounds 28 spaces would be installed at the school with temporary parking being provided until the local centre had been completed.

The officer showed the school plans from all elevations and confirmed that after thorough consultation with the Fire Officer, it had been concluded that sprinklers were not required on the site.

The Committee received one deputation on this item from Mr Martin Hallum and Allister Lewis in the County Council Architects team. Mr Hallum confirmed that some details of the application were still being worked on and that they were working very closely with the developers of the site.

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

- An assessment of nearby schools concluded that parking at the school would be adequate, as not all staff members would be on site at the same time.
- Visitors would be able to park either in the school grounds or at the local centre.
- The hard play area at the school would not be floodlit
- The timber cladding would have a fire retardant that would last the life of the product.
- There would be a significant network of footways and cycleways linking to the school.
- The proposed lay-by outside the school would hold approximately 10 vehicles.
- 52 cycle spaces would be provided, but not all would be covered.
- A maximum of 150 car journeys were expected at peak times for pupil drop off and collection..
- The Fire Assessment undertaken did not form part of the Planning application and other measures were in place at the school to minimise fire risk.

Members commented on the value of sprinklers in new schools for the protection of property as well as that of the children. Legal advice was given that this was not a material consideration for the planning application.

After debate, Members agreed that more details were needed regarding various aspects of the application, particularly concerning onsite and off site parking, the community use and flood protection.

## RESOLVED

- a) The item was deferred to a future meeting pending further information regarding the following:
  - 1) Onsite parking provision
  - 2) Roadside parking and drop-off points
  - 3) Parking at the local centre
  - 4) Details as to the community use of the school
  - 5) Details with regards to flooding risks and the Wallington River

**Voting (for deferment):**

Favour: 10

Against: 3

Abstentions: 2

**359 SINGLE STOREY EXTENSION TO INCLUDE NURSING CARE BEDROOMS AND ASSOCIATED EXTERNAL WORKS INCLUDING THE PROVISION OF ADDITIONAL PARKING SPACES AT WESTHOLME NURSING HOME, 55 HARESTOCK ROAD, WINCHESTER, HAMPSHIRE SO22 6NT (APPLICATION NO: 12/02441/HCS) (SITE REF: WRS008)**

The Committee considered a report from the Director of Economy, Transport and Environment (Item 8 in the Minute Book) regarding an application for an extension at Westholme Nursing Home in Winchester.

The officer showed plans of the proposed extension, which would sit to the south-east of the site. It would entail the removal of some trees, which would be replaced by further planting and landscaping. Additional boundary planting would ensure privacy for local residents close to the extension. Additional parking would also be installed to accommodate the extra nursing staff on the site.

The Committee received three deputations on this item. Mrs Joy Windram, a local resident who lived adjacent to the service yard entrance, shared her concerns to the Committee. Mrs Windram described the problems with the current car parking, which was overused and often required cars to park on the road, affecting visibility entering and exiting the site. The turning circle area in the car park often had parked cars in it, resulting in vehicles reversing out onto the road, which was both noisy and dangerous. Mrs Windram also had concerns over rooms that remained lit all through the night, with not blinds or curtains at the windows to minimise the light spill. There were also problems with early deliveries, with lights and reverse sensors being extremely disruptive. Mr Robert Banham, a Design Manager at Hampshire County Council reinforced the need for the extension and that it would not affect the use of the kitchen and laundry areas in terms of deliveries or operations. Mr Banham confirmed that there had been a lot of engagement with residents to ensure issues were addressed and that residents would be invited to meet the contractor before any work commenced. There was a horse chestnut tree due to be removed as part of the proposals, but this tree was in poor condition and it was anticipated that it would need removing in any case.

Finally County Councillor and Executive Member for Adult Services, Felicity Hindson, told the Committee that the extension was an important part of the Adult Services programme for additional nursing care beds and that plans to increase Extra Care housing in Winchester were currently so far being met and were well received.

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

- The additional beds would have minimal impact on the running of the home, with only three additional staff members being required and four additional parking spaces being proposed.

- The parking in the turning circle would be investigated and rectified
- Issues regarding noise and lighting would be investigated, although were not part or exacerbated by the application
- The bollards on site had low lighting to minimise disruption
- Mrs Windram had never seen a cyclist on or near the site, but felt that this was partly due to the roads being very busy and dangerous.
- The additional parking spaces had been decided in consultation with Highways.

During questions of the of the officer, it was confirmed that the problem with parking in the turning circle had not been previously reported. There had been liaison with residents through the development of this proposal, and this could continue in the future .

Whilst it was acknowledged that the early morning deliveries were a nuisance, this was an operational issue and not related to the current planning application.

Members agreed that overall the application was supported, although there were management issues that could be improved. It was agreed that an advice note should be added, which enforced the importance of continuing the liaison between the management of the care home and local residents.

RESOLVED:

- a) Planning permission for the single storey extension to include nursing care bedrooms and associated external works including provision of additional parking spaces (12/02441/HCS) be granted, subject to the conditions listed in Integral Appendix B.

**Voting:**

Favour: 12

Against: 3

***Cllr Cooper and Cllr Simpson left the meeting*** (new total = 13 Members)

**360 RETROSPECTIVE APPLICATION FOR CONTINUED SITING OF A SINGLE TEMPORARY CLASSROOM (REF 70099) FOR USE AS A PLAYGROUP AT PETERSGATE INFANT SCHOOL, GREEN LANE, CLANFIELD, WATERLOOVILLE PO8 0JU (APPLICATION NO: 21013/002) (SITE REF: EHE046)**

The Committee considered a report from the Director of Economy, Transport and Environment (Item 9 in the Minute Book) regarding a retrospective application for a single temporary classroom at Petersgate Infant school in WaterlooVille.

The officer introduced the item, showing photographs of the area and current classroom.

It was also reported that following discussion with the neighbour a 2 metre timber fencing on the boundary is proposed to provide noise attenuation. This would be the subject of an additional condition.

RESOLVED:

- a) Planning permission for the retrospective application for continued siting of a single temporary classroom (Ref 70099) for use as a playgroup at Petersgate Infant School, Green Lane, Clanfield, Waterlooville was granted, subject to the conditions listed in Integral Appendix B.

**Voting:**

Favour: 13 (unanimous)