

AT A MEETING of the REGULATORY COMMITTEE of HAMPSHIRE COUNTY  
COUNCIL held in the Council Chamber at The Castle, Winchester on  
Wednesday 18 November 2015

**PRESENT:**

Chairman:  
p Councillor R.C. McIntosh

Vice-Chairman:  
p Councillor G Hockley

Councillors:

p C Carter	p R Huxstep
p C Choudhary	p P Latham
p M Cooper	p F Pearce
a J Frankum	p R Price
p C Greenwood	p T Rolt
a M Harvey	p D Simpson
p K House	a S Wheale

Notices posted at the meeting advised that the press and members of the public were permitted to film and broadcast the meeting. Those remaining at the meeting were consenting to being filmed and recorded, and to the possible use of those images and recording for broadcasting purposes.

***The order of the agenda at this meeting was as follows:  
Items 1-7***

**202. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Frankum, Harvey and Wheale.

**203. 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.

## **204. MINUTES**

The Minutes of the meeting held on 21 October 2015 were agreed as a correct record and signed by the Chairman.

## **205. CHAIRMAN'S ANNOUNCEMENTS**

The Chairman confirmed that the appeal lodged by the applicants against the refusal of planning permission by the Committee on 18 June 2014 in respect of application 12/02013/HCS (for the construction and operation of a 8 MWE Pyrolysis Advanced Conversion Technology (ACT) Plant including a 2 MWE Anaerobic Digestion Plant associated office, visitor centre, with new access road and weighbridge facilities, solar panels, associated landscaping and surface water attenuation features on Land at Overton Road, North of Micheldever Station) had been withdrawn.

Hampshire County Council was seeking to claim back incurred costs.

## **206. DEPUTATIONS**

The Committee was advised that there were seven deputations for this meeting (including local Members) and the deputation process was explained to those who had attended to speak.

## **207. APPLICATION FOR CONSTRUCTION OF A NEW SOUTHERN SECTION OF NEWGATE LANE TO PROVIDE A NEW CONNECTION FROM NEWGATE LANE TO PEEL COMMON ROUNDABOUT TOGETHER WITH THE CONSTRUCTION OF A JUNCTION AND LINK ROAD TO ACCESS THE EXISTING ROUTE OF NEWGATE LANE, AT LAND TO THE EAST OF NEWGATE LANE, FAREHAM HAMPSHIRE. (APPLICATION NO'S. P/15/0717/CC AND 15/00382/HCC3) (SITE REF: FAH007 AND GPH003)**

The Committee considered a report of the Head of Strategic Planning (Item 6 in the Minute Book) on an application for the construction of a new southern section of Newgate Lane to provide a new connection to Peel Common roundabout, together with the construction of a junction and link road to access the existing route of Newgate Lane at land to the east of Newgate Lane in Fareham. This item was being considered following a deferral at the 12 October 2015 meeting.

The officer summarised the application and also reasons for the deferral. Additional photos depicting Woodcote Lane and Brookers Field had also been provided. It was clarified that hatchings on the road still enabled vehicles to overtake buses at bus stops, but buses would only be approximately one an hour and this would not be required on a regular basis. The positioning of the bus stops along the new route also enabled more residents to be within a five minute walk of their nearest stop.

The Committee heard from deputations on this item. Local residents Robert Duckworth and Aimee White spoke against the application with concerns over the consultation, the need for a mini roundabout along the route and also the restricted access. Les Swindells from Lee-On-The-Solent Golf Club shared his concerns over the water run-off and the risks of flooding. Cllr Chris Wood and Cllr Graham Burgess from Hampshire County Council both spoke in favour of the proposal.

The following questions were answered by officers:

- Deputations who had attended the previous meeting had been informed of the deferral and that the item would be returning to the November Regulatory meeting.
- The applicant had been informed of the deferral and as the subsequent information had been provided quickly, there had been no need to set a deadline on their response.
- Closing the northern end or opening the southern end of the road would be a change in the design and therefore not within the remit of the Committee.
- The development would not increase the net surface water run-off. Capacity and storage was available to ensure the same run-off rate.

Members debated the safety of the junction along the new road and whether a roundabout may be more effective, as proposed by Mr Duckworth. Members also acknowledged that the traffic in Fareham and Gosport was very heavy and was overdue improvement.

Cllr Cooper proposed a further deferment on the item, which was seconded by Cllr Simpson, however, this was lost on the vote.

#### **RESOLVED:**

- a) Planning permission in respect of the Construction of a new southern section of Newgate Lane to provide a new connection from Newgate Lane to Peel Common Roundabout together with the construction of a junction and link road to access the existing route of Newgate Lane, at Land to the east of Newgate Lane, Fareham Hampshire (Application No. P/15/0717/CC) (Site Ref: FAH007) & (Application No. 15/00382/HCC3) (Site Ref: GPH003) was approved, subject to the conditions listed in Integral Appendix B to the officer report attached as Annexe A to this report, subject to the substitution of condition 3 with the following:

*No heavy commercial vehicles shall enter or leave the site and no plant or machinery shall be operated except between the following hours: 0800-1800 Monday to Friday and 0800 -1300 Saturday. There shall be no working on Sundays or recognised public holidays. Night works shall only take place Monday-Friday following the advance agreement of the Local Planning Authority.*

*Reason: In the interests of public amenity and to ensure the development is in accordance with Policy DSP2 of the Fareham Borough Council Local Plan Part 2 (2015).*

#### **Voting:**

Favour: 8

Against: 2

Abstentions: 3

- 208. APPLICATION FOR THE DEVELOPMENT OF A PICKING STATION AND ASSOCIATED PLANT WITH THE VARIATION OF CONDITIONS 10 (SITE LAYOUT) AND 11 (TO ALLOW SCREENING ACTIVITIES) AT MANOR FARM, ROOKERY FARM LANE, MONK SHERBORNE HAMPSHIRE RG26 5HW (APPLICATION NO. 15/01125/CMA) (SITE REF: BA054 )**

The Committee considered a report of the Head of Strategic Planning (Item 7 in the Minute Book) on a retrospective application for a picking station and associated plant at Manor Farm in Monk Sherborne.

It was confirmed to the Committee that the site itself had the benefit of an existing planning permission and the principle of the use of the land as a waste transfer station was already established. Only the variations sought in the application should be considered at the meeting. Aerial photographs were shown of the site and the picking station and plant, along with bunding. Objections had been received regarding noise and amenity, resulting in the proposals for a hay bale barrier alongside the sunken storage area and picking station.

The Committee received two deputations on this item. Michael Dalgarno from G.B Foot Ltd confirmed that the equipment on site hadn't been suitable. There were also concerns that the hay bales would attract vermin. Cllr Chapman from Hampshire County Council was against with the application and was aware of local residents also being against it.

During questions of the deputations, Mr Dalgarno confirmed that no consultation was done before the picking station was installed.

The officer confirmed that there were no current noise conditions, but this application meant that noise could be addressed and an appropriate condition could be included within the permission. There was no evidence to suggest that the waste on site wasn't what was supposed to be there.

**RESOLVED:**

- a) Planning permission was approved for the variation of conditions 10 and 11 of planning permission BDB/77747 at Manor Farm, Rookery Farm Lane, Monk Sherborne, Hampshire, RG26 5HW, subject to the inclusion of an addition condition relating to the acoustic mitigation measures and the transference of all planning conditions, and the Section 106 agreement associated with planning permission BDB/77747 to the new permission.

**Voting**

Favour: 10  
Against: 2  
Abstentions: 1

**209. APPLICATION FOR REGISTRATION OF LAND AT OVAL GREEN, OVAL ROAD, LOCKERLEY AS TOWN OR VILLAGE GREEN (APPLICATION NO. VG 269 )**

***Before formally introducing the item, the officer confirmed that in paragraph 9.1 on page 3, it should read 'Oval Green' instead of 'Dummer Village Pond'. The item was considered with that change in mind.***

The Committee considered a report of the Director of Culture, Communities and Business Services (Item 8 in the Minute Book) on the application for registration of land at Oval Green in Lockerley as new Town or Village Green.

The officer confirmed that this was a voluntary registration that was welcomed by all.

**RESOLVED:**

The application to voluntarily register land at Oval Green in Lockerley shown edged red on the supporting plan as a new town or village green was approved.

**Voting**

Favour: 13 (unanimous)

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Councillor R McIntosh  
Chairman  
Wednesday 16 December 2015