

AT A MEETING of the REGULATORY COMMITTEE of HAMPSHIRE COUNTY COUNCIL held in Ashburton Hall at Elizabeth II Court, The Castle, Winchester on Wednesday 19 October 2016

PRESENT:

Chairman:
p Councillor R.C. McIntosh

Vice-Chairman:
p Councillor P Latham

Councillors:

p C Carter	p K House
p C Choudhary	p R Huxstep
p M Cooper	p R Price
p C Connor	p T Rolt
p J Grajewski	p D Simpson
p C Greenwood	p J Wall
a M Harvey	p S Wheale

p A Joy (deputy)

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 1-8***

292. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Harvey.

293. 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.

At this point in the meeting, Cllr Joy and Cllr Rolt declared knowing Cllr Hill, one

of the deputations that had attended the meeting, but it was confirmed by Legal that this did not effect their ability to take part in the meeting.

294. MINUTES

On page 2, paragraph 288 of the Minutes, it was noted that “horticultural” assessment on the last line should be “arboricultural”. At the top of Page 3 that the line should read “...the *trees* had shed their leaves...”. It was also noted that on Page 4 of the Minutes in the third bullet point that the line should read “...site had previously been turned *down* for a...”

The Minutes of the meeting held on 21 September 2016 were then agreed as a correct record and signed by the Chairman.

295. CHAIRMAN’S ANNOUNCEMENTS

Councillor McIntosh thanked Cllr Frank Pearce for his contributions to Regulatory Committee over the years and welcomed Cllr John Wall as a new Member on the Committee. The Chairman also confirmed that there would be a short, informal briefing on the Community Statement following the meeting.

296. DEPUTATIONS

The Committee was advised that three deputations had been received for the meeting. The deputation process for the meeting was explained by the Chairman.

297. APPLICATION FOR 6 CLASSROOM EXTENSION, ADDITIONAL STAFF CAR PARKING SPACES AND ALTERATIONS TO THE LANDSCAPING AT THE BUTTS PRIMARY SCHOOL, BOLLE ROAD, ALTON, GU34 1PW. (APPLICATION NO. 24919/005) (SITE REF: EHE012))

The Committee received a report from the Head of Strategic Planning (Item 6 in the Minute Book), regarding an application for an extension and associated works at The Butts Primary School in Alton.

The officer introduced the item and a landscape plan, elevation plans and photos of the site and proposals were shown, which were a result of expansion in the wider area. Key elements of the proposal were highlighted on the site plan and the Committee were reminded of the update report presented, which included changes relating to parking and revisions to conditions.

The Committee received two deputations on this item. Cllr Graham Hill, from East Hampshire District Council and Alton Town Council, spoke as a local Member and also on behalf of residents. He was pleased that the extension to the school was being done before the expansion to the local area, however, had concerns over parking, which was already an issue at the current school. Many parents parked illegally and this was particularly a problem down Helen’s Close, which was a private road. Cllr Hill emphasised the importance of getting parents engaged and involved in the travel plan and the school and Council working with the developer of the new housing areas in reducing the problems with parking.

Colin Henry and Nicola Waight spoke on behalf of the application in support of the application. The details and research behind the proposed designs were explained and it was confirmed that noise would be kept to a minimum with

quiet times scheduled during the work. The capacity of the existing kitchen, toilets and classrooms would be increased and a further report had been done to address objections received to date.

During questions of the deputation, it was clarified that:

- The parking survey results done showed that out of a total of approximately 338 spaces, 235 vehicles had been parked between 8:30 – 9:00 and 107 vehicles had been found parked at 15:30.
- Councillor Hill confirmed that there were road markings to indicate no parking was allowed, but these were frequently ignored. Helens Close could install a barrier to prevent parking, but this would be at a cost to the residents.
- There had been a 25% increase in parking over the past ten years. No development was currently planned for the immediate area, so it was anticipated that a lot of the extra pupils would be arriving by car.
- Parking enforcement was done by the District Council, not the County Council.
- The electricity produced by the polar-voltaic (PV) cells was good for lights and general electrics, but not effective for heating, so a more sustainable method had been chosen to heat the school.

During questions of the officer, the following was clarified:

- The travel plan was aimed at both staff and pupils
- A liaison had already been established and regularly met
- An additional condition could be added to review the travel plan
- Existing and new cycle storage would be covered

During debate, Members agreed that there were limited parking restrictions within the vicinity of the school and acknowledged that this was a problem for local residents. It was accepted that parking was not part of the application, but that a Condition to review the travel plan should be added so that the situation could be readdressed following the extension being built.

RESOLVED:

a) Planning permission was GRANTED subject to the conditions listed in integral Appendix B and an additional Condition to review the travel plan once the school had opened following the extension.

Voting:

Favour: 16 (unanimous)

298. APPLICATION FOR PROVISION OF NEW ACCOMMODATION TO EXPAND THE EXISTING ROBERT MAY'S SCHOOL BY ONE FORM OF ENTRY (150 PUPILS) WITH ASSOCIATED REMODELLING AND EXPANSION OF CAR PARK AND COACH DROP OFF AT ROBERT MAY'S SCHOOL, WEST STREET, ODIHAM, RG29 1NA. (APPLICATION NO. 16/02229/HCC) (SITE REF: HRE006)

The Committee received a report from the Head of Strategic Planning (Item 7 in the Minute Book), regarding a proposed expansion to Robert May's School in

Odiham.

It was noted that an update paper had been circulated at the meeting, which included further details on minor amendments to the report and clarification.

The application was summarised, with it confirmed that the expansion would accommodate a further 150 pupils. A site location plan, existing school plan, photos of the site and a proposed site plan were shown to Committee, with elevations explained. It was highlighted that 10 additional car parking spaces and six additional coach spaces would be created. No representations had been received from members of the public.

The Committee received a deputation from Rebecca Galbraith and Simon Waite on behalf of the applicant. The school had the largest catchment in Hampshire at 100 square miles and approximately 900 pupils arrived by coach. The proposals improved addressing safeguarding issues around the school Main Reception and the geology of the area had also been encompassed in the designs. Sprinklers had not been installed as these were not an insurance requirement for Academy schools.

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

- The proposed flat roof matched other buildings on site.
- The new design had been well received by stakeholders, who felt that the original red brick was too stark.
- 72 trees were proposed to be removed, with 72 being planted to replace them. The shrubs and hedges mentioned in the report were an addition to the 72 trees.
- The heating supply would be hooked up to the existing plant room.
- A license had been sought to rehouse the bats, and this was in hand.
- The model used was flexible with a lightweight structure and cost effective.
- There were limits as to where the expansion could be constructed, but any trees removed would be re-used in some capacity, although mature trees were unlikely to be planted again.
- Solar glass was proposed to prevent buildings from getting too hot.
- A ballast covered roof would expand the life of the roof to approximately 25 years.

During questions of the officer, it was confirmed that this application had no physical interdependence on the adjacent Bufton Field application, although there was a relationship between the two.

During debate, members complimented the proposed innovative designs and the way they enhanced the school.

RESOLVED:

Planning permission be GRANTED subject to the conditions listed in integral Appendix B

Voting:

Favour: 16 (unanimous)

Councillor Wheale left the meeting, taking the voting total down to 15 Members.

299. DEDICATION OF BRIDLEWAY RIGHTS ON HAZELEY HEATH, IN THE PARISH OF MATTINGLEY, BY THE ROYAL SOCIETY FOR THE PROTECTION OF BIRDS

The Committee received a report from the Director of Culture, Communities and Business Services (Item 8 in the Minute Book), regarding a dedication of bridleway rights on Hazeley Heath in Mattingley.

The current landowner was the Royal Society for the Protection of Birds (RSPB) and the site was being managed as a Site of Special Scientific Interest (SSSI) heathland and a Special Protection Area (SPA). A plan was shown depicting the proposals of the bridleway and it was confirmed that some routes needed maintenance, but work would be done with the RSPB going forward.

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

- Regarding paragraph 6.8 in the report – the section had been mown for many years
- Regarding paragraph 6.10 in the report – access was currently permissive, so the proposals would reduce wandering onto the heath
- Regarding paragraph 8.1 in the report – sections within that area needed resurfacing and not the entire area.
- Discussions had been taking place for 4-6 years.

RESOLVED

a) It was approved for the County Council to enter into an agreement with the RSPB for the dedication of bridleways 3 metres in width over routes A-B-C, D-E-F-G, F-H, and J-K-L-M-N, as shown on the Committee Plan.

Voting:

Favour: 15 (unanimous)

Councillor R McIntosh
Chairman
Wednesday 16 November 2016