

AT A MEETING of the REGULATORY COMMITTEE of the HAMPSHIRE COUNTY COUNCIL held at The Castle, Winchester on 28 April 2010.

PRESENT:

Chairman:
p Councillor R.C. McIntosh

Vice-Chairman
p Councillor I. Beagley

Councillors:

p F.G. Allgood	p Mrs A. McEvoy (for agenda items 7-9)
p Mrs C.A. Bailey	p E.J. Neal
p A. Broadhurst	p F. Pearce
p J.V. Bryant	p R. Price
p C. Carter	p Mrs J. Porter
p M.G. Cooper	p D. Simpson
p B.T. Gurden	p J. Wall
p G.M. Hockley	p J.K. West
p S. James (for agenda items 1-8)	a Mrs S. Wheale
p. A. Joy	

97 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillor S. Wheale.

98 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 9, 10, 11 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.

Councillor J. Wall declared a personal, but non prejudicial interest in items 6, 7 and 8 as a Member on the Buildings, Lands and Procurement Panel (BLAPP).

99 MINUTES

The Minutes of the meeting of the Regulatory Committee held on 18 March 2010 were confirmed as a correct record and signed by the Chairman.

100 DEPUTATIONS

Members were reminded that they had approved a scheme which involved the amendment of Standing Order 21 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 no deputations had been received for this meeting.

101 CONSTRUCTION OF A 420 PLACE PRIMARY SCHOOL WITH ASSOCIATED CAR PARKING AND EXTERNAL WORKS AT LAND TO THE NORTH-EAST OF EAST ANTON MANOR FARM, EAST ANTON, ANDOVER (APPLICATION NO. 10/00529/HCC3N) (SITE REF: TVE 058)

Councillor J. Wall (the local County Councillor) declared a personal but non-prejudicial interest in this item as a member of Hampshire County Council's Buildings, Land and Procurement Panel.

Councillor McEvoy joined the meeting part way through the item and so took no part in questioning, debate or voting.

The Committee considered the report of the Heading of Planning and Development (Item 6 in the Minute Book) in respect of an application for the construction of a permanent 420 place Primary School with associated car parking and external works at land to the north-east of East Anton Manor Farm.

The Committee received a presentation from the Head of Planning and Development introducing the item and the proposed plans for the site. Members were shown the location of the temporary school and informed that the temporary school would continue whilst the school was being built. Members were concerned that car parking could become an issue on site as there are a proposed 21 parking spaces for up to 60 staff (full and part

time). The Head of Development Planning confirmed that this equated to 1 ½ spaces per classroom and would be an acceptable number of spaces, particularly when considering that a lot of pupils would live local to the school and a Travel Plan would also be put in place to encourage cycling, walking and using public transport. There is also space for one coach to be parked.

Members raised questions with regards to access to the car park and it was confirmed that there was only one access road into the site, but the road outside did allow for dropping off. Another concern from Members was that the building was not south facing and therefore potentially not very efficient for solar energy panels. The Head of Planning and Development confirmed that the positioning had been researched by the architects and that the panels were in the most suitable place.

The Head of Planning and Development advised that the nearby farm buildings would likely be refurbished and used for other purposes. Members feared that this could result in more business and traffic being brought into the area around the school.

Generally members were also concerned about the design of the school, particularly the roof and materials, parking, access and queried whether sprinklers would be installed.

Members agreed that the item be deferred for a report on addressing the concerns.

Unresolved:

- I. That planning permission for provision of a 420 place Primary School with associated car parking and external works on land to the north-east of East Anton Manor Farm, East Anton, Andover (Application No. 10/00529/HCC3N) and within the East Anton Major Development Area, be granted subject to the conditions in Integral Appendix B

Voting:

Deferment: 16

Favour: 0

Against: 3

Abstain: 1

102 RESTORATION/CONVERSION OF FORMER AGRICULTURAL BUILDING INTO CHILDREN'S CENTRE, AT THE LYCHPIT CENTRE, GREAT BINFIELDS ROAD, LYCHPIT, BASINGSTOKE (APPLICATION NO: BDB/72071) (LISTED BUILDING CONSENT APPLICATION NO. BDB/72068) (SITE REF: BAG010)

Councillor J. Wall (the local County Councillor) declared a personal but non-prejudicial interest in this item as a member of Hampshire County Council's Buildings, Land and Procurement Panel.

The Committee considered the report of the Head of Planning and Development (Item 7 in the Minute Book) in respect of an application seeking planning permission for the conversion of a former agricultural building at the Lychpit Centre, Basingstoke into a Children's Centre to enable the co-ordination and enhancement of services offered to young families in this part of Basingstoke.

The Development Control Manager presented the report and plans to the Committee, explaining that the site would primarily be an office base for outreach workers. There would also be some facilities for families. The application originally proposed the use of Little Basing for access. However it was subsequently amended and all deliveries would be via Great Binfields car park. An area within the car park would be used for the contractors compound whilst the works were carried out. Lorries and work vehicles would not be allowed to use Little Basing and additional signage would be put up to enforce it. The Development Control Manager confirmed that the exclusion of the use of Little Basing would be incorporated in the contract.

Resolved:

- I. That planning permission in respect of the conversion of existing farm building to Children's Centre at the Lychpit Centre, Great Binfields Road, Basingstoke be granted for the following reason, subject to the conditions set out in Integral Appendix B; and
- II. the Secretary of State be recommended to grant Listed Building Consent for the above works with recommended conditions set out in Integral Appendix B

Voting:

Favour: 20

Against: 0

**103 MIXED ACTIVITY USE WITH ACTIVITY SPACES, SHORT STAY RESIDENTIAL ROOMS, EDUCATION PROVISION AND ANCILLARY SERVICES INCLUDING CAMPING AND EXTERNAL ACTIVITY CENTRE AT RUNWAYS END SCOUT ACTIVITY CENTRE, FORGE LANE, ALDERSHOT GU11 2RE.
(APPLICATION NUMBER 10/00087/HCC)
(SITE REF: RMR 001).**

Councillor J. Wall (the local County Councillor) declared a personal but non-prejudicial interest in this item as a member of Hampshire County Council's Buildings, Land and Procurement Panel.

Councillor A. Broadhurst declared a personal but non-prejudicial interest in this item as a member of the Culture, Communities and Rural Affairs Select Committee.

The Committee considered the report of Head of Planning and Development (Item 8 in the Minute Book) for the construction of an improved Youth Activity Centre with new buildings including a 40 space residential building, support services for the site, refurbishment of an existing scout hall, provide a climbing tower and other facilities at the Runways End Scout Centre in Aldershot.

The item was introduced by the Development Control Manager and Members were shown plans of the site and surrounding area. It was confirmed that the proposal is a partnership between the County Council, Rushmoor Borough Council and the Blackwater Valley Scout Association. The site would be managed by Hampshire County Council's Outdoor Activities Service, supported by Rushmoor Borough Council, together with the Blackwater Valley Scout Association who would also use the site on a regular basis.

Members enquired why the treatment tank in the site plan is quite close to where people would be camping and it was confirmed that this was in place as part of the drainage scheme.

Although including a 'drop-in' centre, all visits would be pre booked so visits were scheduled and managed.

Cllr Broadhurst confirmed that he had visited the site through the Culture, Communities and Rural Affairs Select Committee and that access to the site was suitable.

Resolved:

- I. That planning permission for a mixed activity use with activity spaces, short stay residential rooms, education provision and ancillary services including camping and external Activity Centre at Runways End Scout Activity Centre, Forge Lane, Aldershot GU11

2RE (Application Number10/00087/HCC), be granted subject to the planning conditions in Integral Appendix B.

Voting:

Favour: 20

Against: 0

104 APPLICATION FOR A PUBLIC PATH EXTINGUISHMENT ORDER FOR PART OF RESTRICTED BYWAY NO. 18C IN THE PARISH OF SILCHESTER, AND FOR A PUBLIC PATH DIVERSION ORDER FOR PART OF FOOTPATH NO.18B IN THE PARISH OF SILCHESTER AND FOOTPATH NOS.29 & 30 IN THE PARISH OF MORTIMER WEST END

Councillor S. James left the Committee for this item.

Committee received the report of the Director of Culture, Communities and Rural Affairs for an Order to be made for the extinguishment of part of Silchester Restricted Byway No.18c and the permanent diversion of part of Silchester Footpath No.18b, and Mortimer West End Footpath Nos.29 & 30

The Countryside Access Development Officer introduced the item and gave the Committee the history of the site.

Members were shown the current and proposed route on a plan and advised that the applicant wanted to move the route due to the current route passing through the grounds and swimming pool of Haskers Farm.

Consultations have resulted in no objections but one comment was received saying that The Open Spaces Society have requested that an east-west link between points J and L be included in this package. Officers have raised this with the landowner, who is the neighbour of the applicant, however he is not willing to dedicate another cross-field link that would impose a further maintenance liability through his crop.

Resolved:

- I. That an Order is made extinguishing part of Silchester Restricted Byway No.18c between points B (GR 465780 161772) and C (GR 465758 161879).
- II. That an Order is made diverting Silchester Footpath No.18b between points B (GR 465780 161772) and D (GR 465735 162035) and Mortimer West End Footpath No.29 between points F (GR 465757 162037) and H (GR 466080 162275), and Footpath No.30 between points H (GR 466080 162275) and L (GR 466119 162154) as shown on the accompanying plan.

Voting:
Favour: 19