



MINUTES OF ADDITIONAL ORDINARY MEETING

**Tuesday 27th October 2020 at 7:30pm
via Zoom**

Councillors Present

Cllr Geoff Chapman (GC) – Chairman (Chair), Cllr David James (DJ), Cllr Bill Preston (BP),
Cllr Gary Whiteside (GW) and Sharon Shea (Clerk)

**124/FC/
07/20-21**

Apologies for absence Cllr Judith McGinley
Did not attend Cllr Peter Waggett

**125/FC/
07/20-21**

Declarations of Interest
None

**126/FC/
07/20-21**

Meeting open to the Public
Two applicants and one applicant representative attended the meeting.
No members of the public attended the meeting.

**127/FC/
07/20-21**

Planning Applications
The Parish Council considered the following planning application:

20/02527/LDEU

Church Farm Steventon Road North Waltham

Certificate of Lawfulness for the existing use of land at former poultry buildings for the assessment of techniques for the control of public health pests, and an ancillary use for the training of pest management professionals (Use Class E)

The applicant and agent attended. The applicant submitted a written representation prior to the meeting.

Applicant representation: The facility has been on site since 2002. No complaint of any nature has been made about the site but its use needs ratifying.

Agent representation: This situation is precisely what the Certificate of Lawfulness (CofL) is for – to regularise a use that has not previously been covered by a formal application. The CofL is not based on the merits of the usage, it is a reasonable way of allowing things to continue without undue disruption. As it is not a planning application, there is no danger of additional requirements being imposed, e.g. security fencing.

Discussion: The facility has existed 'under the radar' for many years and has never been a problem. It is unobtrusive and many local residents are unaware of it.

Parish Council response: No objection.

20/02501/FUL

M3 Storage, North Waltham Business Centre Winchester Road North Waltham

Provision of additional self storage containers above existing storage containers and on east and west extension to existing storage container area, additional 5 visitor parking spaces

The applicant attended the meeting.

Applicant representation: The business has been in situ for about five years, is successful and is expanding. A typical customer is a householder storing domestic goods, usually for about a year. Care is taken not to take on customers who might abuse the facility by storing waste (e.g. from building works). There is some double stacking on the site already and this application will not increase the height of the facility. A PIR system is in place to activate the lights and to act as an intruder alarm. A security company is alerted if the PIR is activated outside business hours; they use an audio system to deter intruders and to indicate that the site is covered by CCTV. No additional lighting is planned. Additional containers are to be sited on existing hard standing; no trees will be felled as a result.

Discussion: The site is unobtrusive and largely hidden from view by a tall leylandii hedge.

Parish Council response: No objection.

20/02488/HSE

4 Church Farm Close, North Waltham

Conversion of part garage to living accommodation and erection of two storey side extension

No representation from the applicant.

Discussion: The proposed application is similar to others currently underway in the village as permitted development. This application is required only because the address is within the conservation area.

Parish Council response: No objection.

20/02586/FUL

Land At Oakdown Farm, Winchester Road, Dummer, Basingstoke

Demolition of three dwellings, out-buildings and related structures and construction of a storage and distribution warehouse including mezzanine floorspace (use class B8) with ancillary offices (use class B1) within Plot 1 of the site, with associated infrastructure works including site access, parking provision, landscaping, site reprofiling, drainage works and diversion of underground pipeline

No representation from the applicant.

Discussion: The same issues and concerns arise as previously in relation to 20/02162/OUT (see response at Appendix 1). In addition, this application covers a larger area will result in even greater traffic volumes.

Parish Council response: Objection on the weight of opinion from local residents, with comments as outlined in Appendix 1 and above.

ACTION:

Complete online consultation forms to BDBC.

Clerk

**128/FC/
07/20-21**

Date of Next Meeting – As and when required

Signed Date

APPENDIX 1

PLANNING APPLICATION:**20/02162/OUT****Land at Oakdown Farm, A30, Dummer RG23 7LR**

Outline planning application for the demolition of 3 dwellings, out-buildings and related structures and construction of commercial and industrial units including mezzanine floorspace (use class B8) with ancillary offices (use class B1), associated infrastructure works (including parking and landscaping), and full details of sight levels, drainage and diversion of underground pipeline. All matters reserved except for access arrangements.

North Waltham Parish Councils (NWPC) response to the consultation: Due to the weight of public opinion, North Waltham Parish Council objects to planning application 20/02162/OUT, with the following comments:

Traffic Issues

Planning policy BDBC Local Plan Policy EP1 - Highways states:

Development proposals for storage and distribution floorspace, outside of the existing Strategic Employment Areas, which come forward in advance of a subsequent DPD, will be permitted which are

...

(k) capable of being provided without having a severe highways impact.

- The proposed development will inevitably increase traffic volumes. NWPC have concerns about the safety on all surrounding roads and the impact on local communities. A robust assessment of the applicant's transport plan is required to satisfy concerns that the increase in traffic volumes are safe and sustainable.
- The proposed new roundabout requires review due to its impact on local residents.
- Increased traffic from other planned developments not yet built, ie. Hounsome Fields and Basingstoke Golf Course, needs to be considered.
- The applicants suggest that no traffic will leave the site heading towards the south west on the A30 and will not be using the A30 /A33 junction and the slip road to the A303. The Parish Council fails to see how this can be enforced. The A30/A33 junction is already dangerous and accidents frequently occur. In addition, there are slow moving funeral corteges visiting the crematorium adding to the problems. The Parish Council are already lobbying Hampshire Highways about the safety of the A30/A33 junction and requesting safety improvements.
- The impact on the junction between the A303 and A34 at Bullington Cross has not been considered by the developers and requires further consideration. This junction is badly laid out with short slip roads and known delays in busy hours.
- There is a very short distance between junction 7 and 8 on the M3 and existing issues as vehicles change lanes within a short distance. It is difficult to visualise how larger vehicles will manage this safely and this should be fully considered.

Scale and Need for the Proposed Development

Planning Policy BDBC Local Plan – section 7.8 states:

Over the plan period the Borough will require up to 122,00sqm of storage and distribution floorspace to meet future needs.

Planning Policy BDBC Local Plan – Policy EP1 – Proven Need states:

Development proposals for storage and distribution floorspace, outside of the existing Strategic Employment Areas, which come forward in advance of a subsequent DPD, will be permitted which are

...

(m) able to demonstrate that there is proven need for the floorspace proposed.

- The proposed development is significantly greater (221%) than that defined as being needed in the Basingstoke area by BDBC's own Employment Land Review and the Parish Council questions how this can be justified.

- The Parish Council questions how approval for such a development can be given without a clear understanding of its use and without a future tenant. Other such developments across the country have remained vacant for a considerable time following completion.
- The Parish Council questions whether there are other suitable brown field sites suitable for a development of this nature.

Environmental Issues

Planning Policy BDBC Local Plan – Policy EP1 – Landscape Impact (and Biodiversity) states:

Development proposals for storage and distribution floorspace, outside of the existing Strategic Employment Areas, which come forward in advance of a subsequent DPD, will be permitted which are

...

(g) able to successfully mitigate the landscape impact, which will include the provision of sufficient space for appropriate soft landscaping/green infrastructure, appropriate location of development within the site, and utilise a design, and layout of built form and use of materials in order to ensure that any landscape impacts are minimalised

- This development is outside the Settlement Boundary Policy and is, therefore, unsympathetic to the character and visual quality of the area. As the development falls in the countryside, the land should not be considered as a brownfield site and should not be considered as such.
- The plans indicate that on the North Waltham side of the development, an existing line of deciduous trees will help to mitigate noise. The Parish Council considers this insufficient, especially for six months of the year when the trees do not have leaves.
- The Parish Council also have concerns about noise levels and 24-hour light pollution.

Sustainability Issues

It is difficult to see how the proposed plan contributes to BDBC's plan to reduce carbon emissions (Climate Change Strategy 2014-2020). There is little evidence in the documentation of how this can be achieved.

North Waltham Parish Council
7th September 2020