



## **MINUTES OF PLANNING COMMITTEE**

**Monday 19<sup>th</sup> December 2016, at 7.00 p.m.  
Dance Studio, Harlington**

### **PRESENT**

#### **Councillors**

Cllr Pierce –Chairman  
Cllr Wright  
Cllr Hope  
Cllr Robinson  
Cllr Holt  
Cllr Schofield

#### **Apologies**

Cllr Jasper  
Cllr Gotel

#### **Officers**

Charlotte Benham – Projects and Committee Officer

### **ITEM 1 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Jasper and Gotel.

### **ITEM 2 DECLARATIONS OF INTEREST**

No declaration of Interest was expressed by any members.

### **ITEM 3 QUESTIONS FROM MEMBERS OF THE PUBLIC**

No questions were received.

### **ITEM 4 MINUTES OF THE PREVIOUS MEETING**

There were no minutes to be approved.

## ITEM 5 HARTLAND VILLAGE PRESENTATION

### The committee had the following objections:

- Traffic could go via the A3013 to reach both the station and J4a which would add significant traffic load to roads that are already at peak capacity at times
- There is very limited local employment opportunity. Much of the office stock in and around Fleet, including Ancells Farm is rapidly converting to residential accommodation.
- Local employment is rooted in retail or the service sector which does not pay salary levels commensurate with buying a house in Fleet. One bedroom flats are trading in excess of £200,000.
- Lack of amenities - the development relies on a greater area to provide employment, secondary education, medical facilities, and a range of retail and service outlets
- Density of houses is too high and not characteristic of Fleet
- Physical and visual intrusion into the strategic gap
- Primary School will only be built in phase 3 – what measures for schooling will be taken during stage 1 & 2?
- Where is the secondary school provision?
- Concern about the possible reduction in provision of affordable housing
- Large number of trees will be removed
- Open spaces provision is too small; limited on site recreational facilities
- Traffic pollution
- Fleet pond will be used as an access route to the station; there is no practical alternative cycle route to the station or the town
- Serious concern if the SANG is not on the adjacent MOD land
- Fails all of conditions of GEN 1 :
  - (i) Are in keeping with the local character by virtue of their scale, design, massing, height, prominence, materials, layout, landscaping, siting and density;
  - (ii) Avoid any material loss of amenity to existing and adjoining residential, commercial, recreational, agricultural or forestry uses, by virtue of noise, disturbance, noxious fumes, dust, pollution or traffic generation;
  - (iii) Cause no material loss of amenity to adjoining residential uses, through loss of privacy, overlooking or the creation of shared facilities;
  - (iv) Do not constitute ribbon or sporadic development, unrelated to existing patterns of settlement within the District;

- (v) Include provision for the conservation or enhancement of the District's landscape, ecology and historic heritage and natural resources;
- (vi) Where the public would reasonably expect to use the building, provide suitable access for people with impaired mobility, including those confined to wheelchairs;
- (vii) Have adequate arrangements on site for access, servicing or the parking of vehicles;
- (viii) Do not give rise to traffic flows on the surrounding road network, which would cause material detriment to the amenities of nearby properties and settlements or to highway safety;
- (ix) Do not create the need for highway improvements which would be detrimental to the character and setting of roads within the conservation areas or rural lanes in the District;
- (x) Do not lead to problems further afield by causing heavy traffic to pass through residential areas or settlements, or use unsuitable roads; Page 19 Hart District Local Plan (Replacement) 1996-2006: Saved Policies
- (xi) Include provision for any necessary improvements to infrastructure and utilities resulting from the development;
- (xii) Take account of the proximity of overhead cables and power lines;
- (xiii) Avoid the installation of lighting, which is visually damaging to the character of the area.

**ITEM 6 DATE AND TIME OF NEXT MEETING**

The next meeting of the Planning Committee (if required) will be held on Monday 9<sup>th</sup> January at 7pm at the Harlington in the RVS Office

There being no further business the meeting was closed at 9 pm

Signed.....

Date.....