



## NOTICE OF COUNCIL MEETING

**Planning & Payments Committee**  
**Monday 6<sup>th</sup> September 2021 at 7.00pm**  
**The Council Chamber, Memorial Hall, Hawley Green GU17 9BW**

Councillors are hereby summoned to attend the following meeting. Please inform the Clerk if you are unable to attend.

This is a meeting in public. If you would like to join and have any special requirements eg. access or a copy of the agenda in another format, eg. large print, please contact us.

To aid public participation during COVID, members of the public may email or call the office to submit any comments or questions for the Council by 3pm on 6<sup>th</sup> September 2021 if they do not wish to attend in person. Agendas and minutes are available at [www.blackwaterandhawleytowncouncil.gov.uk](http://www.blackwaterandhawleytowncouncil.gov.uk)

*J Shaw*

Jo Shaw

1<sup>st</sup> September 2021

## AGENDA

- 1. Apologies for Absence**
- 2. Declarations of Councillor Interests**
- 3. Democratic Fifteen Minutes** – public representation.
- 4. Minutes**  
To consider and approve the minutes of the meeting of the Planning and Payments Committee held on 16<sup>th</sup> August and, if appropriate, to authorise their signing as a true and correct record.
- 5. Matters Arising**  
To discuss any matters arising from the meeting of 16<sup>th</sup> August 2021 not discussed elsewhere on this Agenda.
- 6. Planning Matters**
  - a) Planning Applications**  
To consider planning applications received from Hart District Council since the last meeting. For further details visit <https://publicaccess.hart.gov.uk/online-applications/>

21/02156/FUL	26 Oakfield Road, Blackwater, Camberley, GU17 9EA	Erection of a single storey side and rear extension following demolition of existing garage, dormer window to side and replacement of existing store. Comments to be received by 22 <sup>nd</sup> September 2021.
--------------	---	---

**b) Other Applications**

To approve comments discussed at the previous meeting and subsequently submitted 31<sup>st</sup> August 2021 following agreement by Councillors, for the following pre-planning application. For further details visit <https://publicaccess.hart.gov.uk/online-applications/>

21/02049/FUL	Car Park Adj Meadows Business Park, Station Approach, Blackwater, Camberley, GU17 9EA	Redevelopment of car park adjacent to Meadows Business Park, Station Approach to provide two houses and seven flats. Comments attached as Appendix A)
--------------	---	---

**c) Licence Applications**

To receive licence applications received from Hart District Council since the last meeting. For further details visit: <https://publicaccess.hart.gov.uk/online-applications/>

21/00426/LAPRE	Aldi stores, 46 London Road, Blackwater GU17 0AA	Permit the sale of alcohol and to be open to the public from 06.00 – 00.00hrs every day. Representations should be received by 28 <sup>th</sup> September 2021.
Application for Street Trading Consent	Car Park adjacent to Blackwater and Hawley Leisure Centre Hawley Green Blackwater Camberley GU17 9BW	Application for a street trading consent Mr Silvio Cezar Brocardo Proposed trading hours: Fridays from 16.00 - 20.00hrs Goods to be sold: Pizza Representations should be received by 15 <sup>th</sup> September 2021.

**8. Other business - not for decision**

## APPENDIX A

**Following discussion at the Blackwater and Hawley Town Council Planning & Payments Meeting on 16<sup>th</sup> August 2021, comments from Councillors on the Pre Planning Application for the redevelopment of the Ryecroft Gardens redevelopment of the car park adjacent to the Meadows Business Park. Whilst comments are not requested for a preapp, Councillors were minded to send their initial comments on the application.**

**21/02049/PREAPP** | Redevelopment of car park adjacent to Meadows Business Park, Station Approach to provide two houses and seven flats. | Car Park Adj Meadows Business Park Station Approach Blackwater Camberley

### **Strongly Oppose**

Blackwater & Hawley Town Council continues to welcome the principle of the proposed site being redeveloped, however there are still a number of important, fundamental issues which MUST be addressed.

Excerpts of the comments previously submitted by B&HTC Council have been copied below as they are fundamentally unchanged  
In addition, there are increased parking concerns as the new proposal shows the number parking spaces being reduced to the minimum, quite the opposite of what is needed!

The boundary line along the access road continues to be inconsistently shown on the various plans. Working to the incorrect locations has the potential to effect access to maisonettes 11 & 12.

It remains unclear if the long established and well used 'Lane Access' alongside White Hart Parade will remain useable by all residents of Ryecroft Gardens and surrounds.

### **B&HTC Comments copied from application 21/00801/FUL**

While a quality development on this site could offer a positive outcome for the area, the proposals set out in this application still fall well short of what is needed. Blackwater and Hawley Town Council therefore strongly objects to this application for the following reasons:

#### **1. This is a premature change of use.**

This application amounts to a fundamental change of use which is totally unacceptable until another way to fulfil the purpose of its current designated use is provided. To remove this parking capacity without resolving this issue first will leave residents of Ryecroft Gardens permanently condemned to live with this parking nightmare.

This garage area was provided as an essential part of the Ryecroft Gardens estate in order to provide sufficient parking capacity. Sadly, over the years residents have found these garages unsuitable for a number of reasons:

- The garages were too small to accommodate some modern cars
- Poor lighting made the area feel unsafe when parking there after dark
- Vehicles could be vandalised when hidden away there out of sight

We have recently discovered, however, that the rent for these garages is £93.60 a month, over £1,100 a year. A redacted copy of the Garage Tenancy Agreement revealing this is attached to the previous objection. This is a massive sum to someone on a modest wage, and a clear disincentive to people using garages on such a dark and run-down site.

With this parking capacity therefore being unattractive to householders in Ryecroft

Gardens, people have resorted to parking outside their homes over the years. This has caused parking chaos within the estate, including refuse collections often being impossible to make because the vehicles could not access the road, and people living with the daily fear of how emergency vehicles would get to their houses when needed, as has already happened on at least two occasions. Nonetheless, parking outside their homes is felt to be the less bad of the two very unattractive options available. To resolve this parking capacity, solutions could include, purely for example, dropped kerbs and front garden parking where this does not already exist, or realignment of the roadspace, or refurbishment of other parking areas to accommodate more parking capacity. Undoubtedly these are not the only options. If the owners of this site want to change the use of that land, they should work with residents to resolve these issues and permission should not be granted for a change of use until that has been secured.

## **2. Access to the site**

There are two very serious issues regarding access to this site.

Firstly, how vehicles, such as delivery vehicles, emergency services, refuse collection vehicles, and so on, will be able to get through Ryecroft Gardens to the site if the parking problems in Ryecroft Gardens are not resolved first. New residents will suffer the same problems as already being suffered by residents of Ryecroft Gardens.

Also, if the access road between nos. 11 & 12 and nos. 13 & 14 Ryecroft Gardens, which is currently heavily used for parking, was to be kept free for access to the new dwellings, the displaced vehicles would add even further to the parking pressures in Ryecroft Gardens and the need for a solution to be provided before any development in the garage area can go ahead. There is also the question of how residents would be prevented from parking here.

Secondly, how would residents of the new flats and their visitors be prevented from parking in locations that would prevent larger vehicles from being able to turn around? The prospect of a refuse collection vehicle having to reverse all the way out of this site is very worrying, yet we know that people are rightly concerned about parking in resident's parking bays, and that parking in turning heads is very common.

## **4. Gate at Entrance**

It is not clear from the submitted plans whether the gate in between nos. 11 & 12 and nos. 13 & 14 Ryecroft Gardens, that was proposed as part of planning application 20/02975/FUL, has been deleted this time or is still proposed. If it is still part of these plans, or if it has been left out because a gate already exists, then we must reiterate our concern that the impact of these gates on the occupants of nos. 11, 12, 13 and 14 Ryecroft Gardens will be profound once nine properties are occupied, with frequent noise from the gates being opened and closed, engines running while this is done, and visitors getting in and out of their vehicles to seek access through the gates.

## **5. Pedestrian Access**

Again, it is not clear from the submitted plans whether the pedestrian route from Ryecroft Gardens, through this site to the shopping parades, which has been in use for more than 50 years, will be blocked off. This would be a severely retrograde step, forcing pedestrians to walk much longer routes than they do at present, and must not be permitted. It would help if the intentions regarding this could be clarified.