



BLACKWATER AND HAWLEY TOWN COUNCIL

Minutes of the Planning & Payments Committee Meeting Monday 7th August 2023 at 7.15pm Hawley Memorial Hall, Hawley Green GU17 9BW

Present – Councillors:

Brian Blewett
Terry Hunt (Chair)
Daisy Khepar
Dave Lister
Sara Usher
Alex Worrall

In attendance:

Jo Shaw and two Members of the Public

P&P5653 Apologies for Absence

Apologies for absence were received from Cllrs Bob Harward and Trish Monks.

P&P5654 Declarations of Councillor Interests

There were no declarations of Councillor interests.

P&P5655 Democratic Fifteen Minutes

Hawley Farm House – two residents attended the meeting and reported that Hart Enforcement had, with immediate effect, stopped work on the Hawley Farm House site as work did not comply with the original planning application.

P&P5656 Minutes

Councillors approved the minutes of the Planning and Payments Committee meeting held on 19th June 2023.

P&P5657 Matters Arising

There were no matters arising from the minutes of the Planning and Payments Committee meeting held on 19th June 2023.

P&P5658 Planning Matters

a) Planning Applications received from Hart District Council since the last meeting for comment.

After careful consideration and discussion, Councillors resolved to make the following comments:

23/01426/FUL	39A Kingsway Blackwater Camberley GU17 0JJ	One x one-bedroom flat on the ground floor and non-material amendments to the elevations.	OBJECTION See Appendix A
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23/01611/HOU	7 Chestnut Close Blackwater Camberley Hampshire GU17 0JN	Demolition of garage and erection of a single storey side extension.	NO OBJECTION
23/01614/ADV	Guillemont Park Minley Road Blackwater Camberley GU17 9QG	Retention of post mounted sign displayed at the entrance of the site.	OBJECTION B&HTC note the objection from Highways in addition to the nature of the comments from a number of residents of the site. We are in agreement that the sign is potentially distracting to drivers and blocks important road signs, on a busy roundabout. Both unhelpful and potentially hazardous. We also note the numerous and questionable 'For Sale' boards surrounding the Bellway sign. It's difficult to argue that Estate Agents shouldn't be advertising in this particular place, when Bellway are doing just that. It is our view that all such advertising is of no real benefit at this site, is creating potential hazards for motorists, and is aesthetically displeasing to the street scene.

b) TPO/Other Applications – None Received



a) Other Planning Matters – (for information)

Enforcement Case Appeal	
<p>Appeal against 19/00243/COND3 Appeal Reference: APP/N1730/C/23/3324672</p>	<p>39A Kingsway, Blackwater, Camberley GU17 0JJ <i>Alleged Breach:</i> Appeal against without Planning Permission, the material change of use from a single family dwellinghouse (Class C3) to four separate C3 units of residential accommodation (known as Flats 1, 2, 3 and 4) on the land.</p> <p>Representations to be received by 28th August 2023</p> <p>Blackwater and Hawley Town Council OPPOSES the appeal against the alleged breach.</p> <p>B&HTC have considered planning proposals relating to this property to be wholly inappropriate since applications to sub-divide this single, family dwelling, were first submitted. The Council have previously commented on the unsuitability of the proposals for this particular property in terms of not being able to meet Nationally Described Space Standards; insufficient, appropriate parking and increased dependency on drainage and the sewerage system, in flood Zones 1 and 2</p> <p>It appears that the applicant has either no regard or understanding of the planning process and the necessity to comply with any given conditions. We fully support all findings noted in the Enforcement Notice and while we cannot support option 5(b) of the Notice - <i>to Carry out the development in accordance with Planning Permission 18/01699/FUL</i>, we welcome returning the property to a single dwelling.</p>

P&P5659 Blackwater Town Centre Planters
RESOLVED that Councillor discussion on future actions required to adopt the HCC Highways licence for the four Blackwater Planters be postponed to the next meeting of the P&P Committee.

P&P5660 Hart Local Cycling and Walking Infrastructure Plan (LCWIP)
 Councillors noted that funding was available from Hampshire County Council (HCC) to improve walking and cycling facilities across the Hart District area. The LCWIP sets out ambitions for investment over the next 5 to 10 years and wanted review on the routes and areas in the draft plan together with suggestions for further initiatives. Councillors further noted



that two surveys were available for completion before midnight Sunday 20th August 2023.

RESOLVED that the Chair of P&P Committee collate Councillors responses and reply to the surveys.

P&P5661 Accounts for Payment

Councillors noted and approved the following payments made since the last meeting of the Town Council

- a) BACS Analysis report compiled 16th June 2023 in the amount of £3,908 (net) no's 23/148 to 23/154.
- b) BACS Analysis report compiled 23rd June 2023 in the amount of £2,673.34 (net) no's 23/155 to 23/160.
- c) BACS Analysis report compiled 30th June 2023 in the amount of £1,249.36 (net) no's 23/161 to 23/164.
- d) BACS Analysis report compiled 7th July 2023 in the amount of £2,485.87 (net) no's 23/165 to 23/171.
- e) BACS Analysis report compiled 14th July 2023 in the amount of £1,706.34 (net) no's 23/172 to 23/178.
- f) BACS Analysis report compiled 24th July 2023 in the amount of £3,308.56 (net) no's 23/179 to 23/187.
- g) BACS Analysis report compiled 31st July 2023 in the amount of £1,774.32 (net) no's 23/188 to 23/194.
- h) BACS Analysis report compiled 'Booker July 2023' in the amount of £2,722.08 (net)
- i) Petty Cash Analysis June 2023 in the amount of £42.99 (gross)
- j) Direct Debit Analysis June 2023 in the amount of £39,301.77 (gross)

P&P5652 Other Business – not for decision

There was no further business for discussion.

The meeting ended at 7.45 pm

Chair _____



APPENDIX A

23/01426/FUL

39A Kingsway Blackwater Camberley GU17 0JJ

One x one-bedroom flat on the ground floor and non-material amendments to the elevations.

Blackwater & Hawley Town Council Object to this proposal.

I refer to the Council previous Objection to this proposal in addition to the current enforcement notice relating to this property.

Applications for development at 39 (39a) Kingsway have been submitted over a number of years, and most refused with good reason.

The area of Myrtle Drive, Kingsway and Rycroft Garden are renown for long standing parking issues as a result of the parking standards and facilities provided at the time of construction. The parking provision for the application is woefully inadequate and unrealistic. This would, no doubt, add to the congestion on the surround streets, especially given the property occupies a position on a junction with Kingsway, exacerbating the already problematic parking issues and associated safety implications. The requirement for dropped kerbs on a previously permitted planning application has not been adhered to, nor is it being enforced.

The proposed bin storage would not be practical if the parking proposals were permitted, highlighting further the lack of acceptable parking provision. Even if 3 small vehicles were able to use the parking space provided, its felt that there would be no option but to leave the bins on the pavements permanently. Both unsightly and unneighbourly.

Although Myrtle Drive is generally unaffected directly by flooding, this development immediately neighbours Flood Risk 1 and 2 areas. Every development which increases dependency on the sewerage and water systems in the area, while reducing areas of ground where rainwater can naturally soak away, is adding to the severe flooding problems being experienced by a number of residences along Kingsway, on an increasingly frequent basis. This is not helped when the planning requirement for suitable permeable surfaces to be used, are ignored and not enforced.

When the initial application for 4 x 1 bed flats was made, it was questioned as to whether all flats met the Nationally Described Space Standards. From the information provided in the current application, whereby the living space is shown to be barely reaching minimum standards for a single property, and well short of a double, this is a matter which needs attention to details, if it is to even be considered.

Given the history of not adhering to planning conditions at this site, showing a lack of regard for the planning process and lack of respect for the neighbourhood, B&HTC are emphatically opposed to this application and strongly recommend the attention of planning enforcement to ensure compliance with all conditions currently not adhered to.