



BLACKWATER AND HAWLEY TOWN COUNCIL

Minutes of the Planning & Payments Committee Meeting Monday 9th June 2026 at 7.15pm Council Chamber, Hawley Memorial Hall, Hawley Green GU17 9BW

Present – Councillors:

Hobib Ali
Dave Lister
Terry Hunt (Chair)
Alex Worrall

In attendance:

Jo Shaw - Town Clerk

P&P6092 Apologies for Absence

Apologies for absence were received from Cllrs Daisy Khepar, Trish Monks and Sara Usher.

P&P6093 Declarations of Councillor Interests

Cllr Terry Hunt declared an interest in 26/00169/FUL.

P&P6094 Democratic Fifteen Minutes

There were no residents wishing to speak or raise issues.

P&P6095 Minutes

Councillors approved the minutes of the Planning and Payments Committee meeting held on 18th May 2026.

P&P6096 Matters Arising

There were no matters arising from the minutes of the Planning and Payments Committee meeting held on 18th May 2026.

P&P6097 Planning Matters

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

26/00169/FUL	Sweetings Fir Drive Blackwater Camberley Hampshire GU17 9BX	Erection of a dwelling and garage following demolition of existing dwelling, garage and outbuilding (amended scheme).	OBJECTION See: Appendix 1
26/00896/HOU	18 Hawthorne Crescent Blackwater Camberley GU17 9DY	Demolition of utility room and erection of a single storey rear extension and front porch	NO OBJECTION



b) TPO/Other Applications:

There were no applications to note.

P&P6098 Hart Local Plan 2044 – Scoping Consultation

Councillors noted Hart DC were preparing a new Local Plan to set out the vision, policies and framework for the future development of the area. They were seeking early input on:

- Which matters are relevant to the preparation of the local plan, including what the plan should contain
- How they should engage in the preparation of the local plan

The consultation is open until midnight on 19th June 2026. For further details visit [Local Plan Scoping Consultation | Hart District Council](#)

P&P6099 Sandhurst Neighbourhood Plan – Consultation

Councillors noted that the consultation for Sandhurst Neighbourhood Plan would run from 10am Tuesday 19th May to 5pm Wednesday 1st July 2026. For further details visit [Consultation on the Submission version of the Sandhurst Neighbourhood Plan - Details - Keyplan](#)

P&P6100 Accounts for Payment

Councillors noted and approved the following payments made since the last meeting of the Town Council, details of which had been previously circulated.

- a) BACS Analysis report compiled 10th May 2026 in the amount of £3,261.16 (net) no's 26/044 to 26/055
- b) BACS Analysis report compiled 17th May 2026 in the amount of £4,078.33 (net) no's 26/056 to 26/064
- c) BACS Analysis report compiled 24th May 2026 in the amount of £4,467.29 (net) no's 26/065 to 26/072
- d) Direct Debit Analysis March 2026 in the amount of £48,624.67 (gross)
- e) Direct Debit Analysis April 2026 in the amount of £46,494.11 (gross)
- f) Petty Cash Analysis April 2026 in the amount of £79.20 (net)

P&P6101 Other Business – not for decision

There was no further business for discussion.

The meeting ended at 8.00 pm

Chair _____



Appendix 1

26/00169/FUL

Sweetings Fir Drive Blackwater Camberley Hampshire GU17 9BX Erection of a dwelling and garage following demolition of existing dwelling, garage and outbuilding (amended scheme).

Blackwater & Hawley Town Council Object to this application.

The view of the Council remains fundamentally unchanged from the previous submission (copied below, for easier reference).

While acknowledging the location and siting of the proposed buildings have been amended, it continues to raise concerns with regard the loss of amenity to both adjacent properties.

Overbearing Impact & Loss of Amenity to Four Winds.

The revised, broader, design brings the property unacceptably close to the boundary of Four Winds, resulting in an overbearing presence that will materially reduce the sense of openness and privacy for neighbouring residents, in its relationship with the single story dwelling.

Impact on Light and Outlooks to Carmelito

Due to its proximity, the proposed siting will cause overshadowing and loss of daylight to Carmelito, particularly during afternoons.

The Council is not opposed to the principle of the redevelopment of the site. However, in line with Hart Planning Policies, every effort should be made to keep the impact on existing neighbouring properties, to a minimum.

If the proposed building were moved further towards the front of the plot so that the single story, rear elevation is in line with the single-story rear elevation of Carmelito this could help compensate for the loss of light and view currently enjoyed between the 2 dwellings

Additionally, by moving the proposed property forward, it will lessen the impact when viewed from inside the property at Four Winds. It is without doubt that the overbearing nature on Four Winds is unavoidable, however there is sufficient space at the front of the plot to move the proposed dwelling to the building line of Carmelito and also increase the distance from the Four Winds boundary to 2.5metres, as it was previously.

There is ample room to reposition the garage and parking spaces forward, if felt necessary.

(previous objection)

Blackwater & Hawley Town Council Object to this application

While noting a modest reduction in overall mass of the proposed property and a softening of the side elevations compared to the previous application, the proposed replacement dwelling still represents a substantial increase in scale, massing and bulk, compared to the existing property.



In particular, the extended side elevations would present a substantially larger and more dominant built form with the proposal extending to both the front and rear of the current dwelling, it would create an oppressive and overbearing presence when view from the rear, and garden of the immediate neighbouring properties, materially harming the enjoyment and private amenity space to the excessive scale and position.

The enlarged side elevation, combined with the extended footprint to both the front and rear, would result in increased overshadowing. It is felt by B&HTC that this level of impact goes beyond what would reasonably be expected between neighbouring, residential properties.

While a replacement dwelling is acceptable in principle, the proposed property represents a significant intensification of built form on the plot, which appears disproportionate and out of keeping with the established pattern of development in the immediate area.

Taken together, the increased bulk, depth and position of the proposed dwelling would cause unacceptable harm to neighbouring residential amenity through loss of light, loss of outlook, overbearing impact and reduced enjoyment of private garden space, contrary to local planning policies relating to design, scale and residential amenity (Design and Scale Policy NBE9 and Saved policy GEN1)