

Blackwater and Hawley Town Council
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Minutes of the Meeting of the Planning and Payments Committee
 At the Hawley Memorial Hall Council Room, Hawley Green
 Monday 16th April 2012 at 7pm

- In Attendance Cllr Collett, Cllr Clarke, Cllr Keene, Cllr Smith, * Cllr Blewett and Mr Gahagan executive officer.
 In the absence of the chair and vice chair of planning and payments, it was agreed that Cllr Collett would chair the meeting.
- P&P3851 Apologies
 Cllrs Hennell and Hayward
- P&P3852 Declaration of Interests
 Cllr Collett declared a personal interest as a Hart District councillor.
- P&P3853 Report of the Chair of the Planning and Payments Committee
 There were no matters to report
- P&P3854 Democratic Fifteen Minutes
 There was one member of the public in attendance.
- P&P3855 Minutes
 After consideration, the minutes of the planning and payments meetings held on the 26th March 2012 were signed by the acting chair of planning and payments as a correct record
- P&P3856 Matters Arising
 There were no further matters arising
- P&P3857 Executive's Officer's Report
 There were no matters to report
- P&P3858 Planning Matters
 A. Planning applications received from Hart District Council.
 For further details visit <http://publicaccess1.hart.gov.uk/online-applications/>
 82 London Road, Blackwater.
 Objections to the seven planning applications submitted for this site.
1. Blackwater and Hawley Town Council objects to all seven current applications for this site because the total change of use being proposed here is so significant that it cannot be considered properly through a series of separate applications. The Planning Authority should not allow the need for this comprehensive consideration to be avoided by dividing up the various issues into seven partial applications.
 2. The Planning Authority should therefore reject these proposals and require a comprehensive application so that the very real planning issues associated with these changes can be properly considered and dealt with. While the fundamental change of use here may not be at stake, the changes being proposed cannot be considered to be in any way equivalent to what existed before.
 3. Further, bearing in mind the significant increase in activity that this new use would generate, all existing conditions should be used as a starting point, in order to control the impacts of activity here, if this proposal should go ahead, and they should be improved upon where necessary and appropriate.
 4. The quality of the environment in Blackwater Town Centre is already

5. being degraded unacceptably and the Planning Authority needs to support the community of Blackwater in ensuring that no further damage is done. You are our district council and we need you to support and help Blackwater.
6. There will be a very large increase in vehicle movements due to the nature of a convenience store compared with a restaurant. This needs to be dealt with properly in such a busy location. These vehicle movements will raise safety issues including:
 - a. Many vehicles turning right into and out of the site on the busy A30 - should a central barrier be provided to prevent right turns?
 - b. Due to the nature of a convenience store, many vehicles will park at the edge of the road, two wheels on the pavement or verge, to "pop in" for one or two items. This will block the cycle lanes, pushing cyclists out into the main traffic lanes.
 - c. When people park on the edge of the road they block sight-lines for others leaving the site.
 - d. Cars regularly entering and leaving the site will make this a much more dangerous place for pedestrians walking along the A30 to Blackwater.
 - e. There is no provision for the full-size HGV delivery vehicles that Tesco use. They deliver three times a day. They will need to park on the road and this will regularly dangerously block sight-lines on the A30 for both those leaving the site, and for drivers just passing along the A30. If a proper delivery facility cannot be provided, then there needs to be a condition that only small delivery vehicles will be used.
 - f. With only 16 parking spaces, will staff be prevented from using them? If not, they will soon fill up and the site will overflow causing chaos, as at Darby Green.
7. The whole operation will cause intolerable noise and disturbance for neighbours at Hollydene, in Jay's Nest Close, Frogmore Park Drive and over the road in Quebec Gardens and on London Road itself. So, if the development cannot be prevented, there should at least be reasonable restrictions on open hours. We would suggest 8am to 8pm Mon-Sat and 10am to 4pm Sunday.
8. As the applicant's own documentation states, apart from the wooded area to the north and the garage to the west, this site is surrounded by residential development interspersed with areas of green open space. The impacts should not be viewed, therefore, just from the perspective of the busy A30 and they need to be dealt with very carefully.

The above comments apply to all seven applications. Specific objections to each individual application are set out below.

12/00578/FUL - Shop Front

12/00581/ADV - Three fascia signs and one projecting sign

12/00628/ADV - 1 totem sign, 1 hoarding, 3 pole-mounted signs

1. The impact of these three applications should certainly be considered together as they are closely related.
2. The signage and lighting scheme is in total a dramatic change from what was there before. Excessive signage and lighting will lead to unnecessary light pollution.
3. Illuminated commercial signage cannot be adequately screened from surrounding residential properties so it needs careful siting and a proper assessment of light impact on those properties.
4. A condition is required that all lights must be turned off by 10pm in this residential area.

12/00626/FUL – Canopy

1. The proposed materials are out of keeping with the character of this well established existing building. At the very least brick pillars should be used to support the canopy.
2. Is the PVC roof material rigid, or will it flap in the wind, creating noise?
3. The noise impact that worker and delivery activity in this yard will have on neighbours needs a time restriction. We suggest 10am to 6pm Mon – Fri, and 10am to 1pm Sat & Sun
4. The Town Council is concerned, in view of regular flooding incidents downstream in Kingsway, of the effect that any increase in impermeable surfaces, such as this canopy, will have on the flood risk to those homes.

12/00580/FUL – Plant equipment

1. The ambient noise levels at night are 37 dba, mostly generated by traffic. This plant will generate night-time noise levels of 32 dba, resulting in little relief from noise when traffic levels are low. Contrary to the noise report, these levels are therefore significant as they eliminate the current relief from background noise levels and they are therefore intolerable.
2. The equipment directly faces bedroom windows of Hollydene and needs to be resited, particularly in view of the night-time noise levels admitted by the applicant.
3. Are we sure that there will not also be fumes and odours from this equipment? There have been odour problems from ventilation equipment here in the past and this needs to be properly investigated and controlled.

12/00579/FUL – ATM

1. Unlike the existing ATM next door at the garage, an ATM at a Tesco Express will generate much higher frequency use, involving large numbers of vehicle movements. Many of these will involve manoeuvres such as turning around to go back home. This is a dangerous and inappropriate location for such activity.
2. It is highly likely that this will also generate parking at the edge of the road in a dangerous location for such parking.

3. The ATM will generate disturbance for neighbours throughout the 24 hour day, not just the opening hours of the shop. Noise from the night-time users of the ATM will disturb neighbours who are trying to sleep. Setting the ATM into an alcove might help to mitigate this for some neighbours.

12/00627/FUL – Six security bollards

The Town Council has no additional objections to this application over and above the general objections listed above.

- B. Planning Appeals. There were no planning appeals
- C. Tree Preservation Orders. There were no matters to report
- D. Other Planning Matters.
 1. Adjoining Parish Consultation. 12/00432/MAJ. Land South of Blackwater River and East of Sandhurst Road, Yateley.
Hybrid planning application for the redevelopment of the site to include the provision of a Continuing Care Retirement Community (Class C2 Use) and associated landscaping works.
Cllr Collett declared an interest as a Hampshire County Councillor.
No Objections. The committee acknowledged and welcomed the development.
 2. Variation of traffic regulation orders covering parking places along White Hart Parade, Blackwater.
To provide safe and uncongested spaces for use by licensed taxis in close proximity to the pedestrian exit from the northbound side of Blackwater Railway Station.
The committee acknowledged the variation notice.

* Cllr Blewett entered the meeting during consideration of the above item. He declared a personal interest as a member of the Hart District Council Planning Committee.

P&P3859

Accounts for payment

The accounts for payment were approved.

The Meeting ended at 7.44pm

Chair