



BLACKWATER AND HAWLEY TOWN COUNCIL

Minutes of the Planning & Payments Committee Meeting of the Town Council held on Monday 16th August 2021 at 7.00pm The Council Chamber, Memorial Hall, Hawley Green GU17 9BW

Present – Councillors:

Brian Blewett	Trish Monks
Bob Harward	Andy Tarbet
Terry Hunt (Chair)	Sara Usher
Dave Lister	

In attendance:

Jo Shaw (Town Clerk) and three Members of the Public

P&P5357 Apologies for Absence

Apologies for absence were received from Cllr Adrian Collett

P&P5358 Declarations of Councillor Interests

Councillors Terry Hunt and Andy Tarbet declared an interest in an item to be discussed under Agenda item 8 – Other Business.

P&P5359 Democratic Fifteen Minutes

Three members of the public spoke expressing their concerns with Planning Application 21/01264/FUL – Hawley Farm House.

P&P5360 Minutes

Councillors approved the minutes of the Planning and Payment Committee meeting held on 21st June 2021 and the Planning & Payments Working Party held on 26th July 2021 and both were signed by the Chair of Planning and Payments Committee.

P&P5361 Matters Arising

There were no matters arising from the Minutes of 21st June 2021 or the Working Party Minutes of 26th July 2021.

P&P5362 Planning Matters

Planning Applications received from Hart District Council for comment. After careful consideration and discussion, Councillors resolved to make the following comments:

21/01264/FUL	Hawley Farm House, Hawley Road, Blackwater GU17 9ED	Erection of a five bedroom detached dwelling.	OBJECTION <i>See Councillor Comments at Appendix 1.</i> Councillor Brian Blewett stated that a request that the application be dealt with at Hart District
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			Council Planning Committee Meeting. Councillors agreed that Councillor Hunt would represent the Town Council if applicable.
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P&P5363 Accounts for Payment

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

- a) BACS Analysis report compiled 17th June 2021 no's 20/094 to 20/097 in the amount of £1,253.74 (net).
- b) BACS Analysis report compiled 1st July 2021 no's 20/098 to 20/107 in the amount of £3,257.46 (net).
- c) BACS Analysis report compiled 12th July 2021 no's 20/108 to 20/112 in the amount of £3,044.31 (net).
- d) BACS Analysis report compiled 19th July 2021 no's 20/113 to 20/119 in the amount of £2,090.27 (net).
- e) BACS Analysis report compiled 29th July 2021 no's 20/120 to 20/128 in the amount of £1,998.44 (net).
- f) Petty Cash Analysis report compiled 5th August 2021 Cheque No 11407 in the amount of £156.27 (net).

P&P5364 Other Business – not for decision

Councillors Hunt and Tarbet declared an interest in this item.

21/02049/PREAPP

**Car Park Adj Meadows Business Park Station Approach Blackwater Camberley
Redevelopment of car park adjacent to Meadows Business Park, Station Approach to provide two houses and seven flats**

Councillors offered the following comments on this pre-planning application:

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 Rycroft 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 Rycroft Gardens permanently condemned to live with this parking nightmare.

This garage area was provided as an essential part of the Rycroft 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 Rycroft 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.

The meeting ended at 8.00pm

Chair _____



APPENDIX 1

21/01264/FUL

Hawley Farm House, Hawley Road, Blackwater GU17 9ED Erection of a five bedroom detached dwelling.

Strongly Oppose

Blackwater & Hawley Town Council previously supported the subsequently approved proposal for 2, modestly sized, empathetically designed and well positioned dwellings to be constructed on the site of Hawley Farm house as an acceptable compromise for carrying out an appropriate restoration of the original house, listed as of 'local historic Interest', as a viable project.

The application was widely supported by many local residents.

It would therefore seem incongruous to replace the previously approved dwellings with a single property which is larger than the 2 approved properties combined, and placed in such a location it would completely overshadow the original farmhouse and adjacent dwellings in its architectural style, scale and situation.

Whilst Hawley Farm House and neighbouring Hawley Green Farm have been treated sympathetically in their restoration, the proposed building would be entirely out of keeping with its surroundings, overbearing and not density appropriate. This is particularly concerning given the site is within a conservation area and is seemingly encroaching on areas not approved for development and would involve the otherwise unnecessary removal of 3 trees covered by TPO's.

The removal of mature trees and hedging, combined with the position of the proposed dwelling and a vast increase in fenestrations would have an overbearing effect on some adjacent properties in Medlar Drive, leading to overlooking and a general loss of amenity.

In addition, plans submitted with this application do not show a true representation of the surrounding buildings as they currently stand, but of what was in place prior to work commencing on Hawley Farm House. As the Farm House now occupies a significantly larger footprint than shown, the representations made with this application are, at best, misleading.

If there is any doubt that this application should be refused, B&HTC strongly recommends a site visit by the planning officer prior to any final decision being made.

We would also like it noted that, whilst reviewing the details of this application, it has become apparent that some of the alterations made to Hawley Farm House are not in line with the previously approved application, and would encourage enforcement to investigate this as a matter of urgency, and definitely prior to any further building work being approved or undertaken.