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Minutes of the Meeting of the Planning and Payments Committee  
 At the Hawley Memorial Meeting Room, Hawley Green  
 Monday 18th March 2019 at 7.01pm

- In Attendance Cllr Cook (vice-chair planning and payments), Cllr Hunt, Cllr Blewett, Cllr Monks, and Mr Gahagan executive officer
- P&P4966 Apologies  
 Cllr Mogg and Collett
- P&P4967 Councillors' Declarations of Pecuniary Interests (DPI's) and/or Councillors' Dispensations  
 There were no declarations of pecuniary interests or councillors' dispensations received.
- P&P4968 Report of the Chair of the Planning and Payments Committee  
 Cllr Cook updated the meeting on the representation made at the Hart planning authority in respect of the White Hart industrial estate planning application..
- P&P4969 Democratic Fifteen Minutes  
 There were no members of the public in attendance.
- P&P4970 Minutes  
 After consideration, the minutes of the planning and payments meeting held on 25th February 2019 were approved and signed by the vice-chair of planning and payments.
- P&P4971 Matters Arising  
 There were no matters arising.
- P&P4972 Executive Officer's Report  
 There were no matters to report.
- P&P4973 Planning Matters  
 A. Planning Matters  
 Planning Applications received from Hart District Council below for comment. For further details click/visit <http://publicaccess.hart.gov.uk/online-applications/>.
1. 18/00334/FUL. Hawley Park Farm, Hawley Road, Blackwater. Full planning application for the erection of 158 dwellings, vehicular access from Hawley Road and the provision of SANG public open space, landscaping and associated works. Objection, Appendix A below.
  2. 19/00384/HOU. 23 Green Lane, Blackwater. Single storey rear extension following demolition of garage and extended raised patio.  
 No objection.
  3. 19/00479/HOU. 97 Rosemary Gardens, Blackwater. Erection of a two storey rear extension and cladding and render to first floor front elevation.  
 It was agreed to write to the planning authority to request a delay for comments (in order to arrange a site visit) for submission on Tuesday 9th April 2019.
  4. 19/00513/PRIOR. 14 Martins Close, Blackwater. Notification of a proposed larger home extension for a single storey rear extension following demolition of existing.  
 No objection.
- P&P4974 B. Planning Appeals.  
 There were no planning appeals.
- C. Tree Preservation Orders  
 There were no tree preservation orders.
- D. Enforcement  
 The meeting was advised of one enforcement notice.
- E. Other Planning Matters  
 There were no other planning matters to consider.
- P&P4975 Accounts for Payment.  
 After consideration the accounts were approved for payment.

The meeting ended at 7.25pm.

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Chair

## Appendix A

18/00334/FUL, Hawley Park Farm, Hawley Road

Full planning application for the erection of 158 dwellings, vehicular access from Hawley Road and provision of SANG, landscaping and associated works.

### Objection

Whilst it is encouraging to see that the developer has finally reconsidered the layout of dwellings to address just one of the many serious concerns raised by the previous versions of this proposed development, there remain a number of very serious issues with the proposed plans. Blackwater and Hawley Town Council objects to this application on the following grounds.

#### 1. Overdevelopment

Whilst the principles of residential development of this site have been established by application 14/01817/MAJOR for 126 dwellings, the impact of an additional 32 dwellings on this site must not be underestimated. Although the additional dwellings are contained within the approximate footprint of the previously approved plans, a 25% increase in the number of dwellings will exacerbate the strains that development of this site would have on local services and infrastructure.

#### 2. Inadequate car parking provision

Contrary to the statement in the applicant's Parking Statement (dated 21.02.19), the current application does NOT adhere to the up-to-date car parking standards – either those set out by Rushmoor Borough Council (current 2017 policy) or Hart District Council's saved policy.

Taking the lower of these parking standards (Rushmoor's), this development would require 353 parking spaces (total of allocated and visitor spaces) NOT including garages. The proposed development provides only 277 spaces (excluding garages) – this is a shortfall of 76 parking spaces! This shortfall in parking provision is unacceptable and must not be ignored.

It is imperative that the parking provision on this site is able to meet the demand placed by residents and their visitors. The shortfall in parking provision would be likely to lead to indiscriminate parking which could affect the amenity of residents and prejudice the safety of users of highway and passage of utility and emergency vehicles.

#### 3. Traffic infrastructure

The additional dwellings would increase the use of local roads networks (including Hawley Road, A331 and M3), which are already very busy particularly at peak travel times, and indeed two important junctions in this area are running at full capacity already. In the absence of suitable alternative public transport, it is inevitable that residents of the new development would be reliant on travelling by car in the most part. It would also cause a further unacceptable increase in the use of Fernhill Lane (a single track, sunken lane) as a cut-through for local traffic, as drivers strive to avoid the traffic elsewhere.

#### 4. Detrimental impact on the amenity of local residents

A substantial, secure fence is required along the site boundary with Fernhill Lane to protect, as far as possible, the amenity of local residents. This is also important to help to ensure that the integrity of this embankment is protected.

#### 5. SANG

The proposed SANG does not meet with the SANG requirements. In particular, the location of the access road and play park within the SANG area is not compatible with the SANG requirements and is not acceptable.

As a potential consequence, relocation of the play park within the SANG could result in serious issues of personal safety and anti-social behaviour in this secluded area of the site. It appears that relocation of the play park in this application from the main site to the SANG area is another consequence of overdevelopment of this site by increasing the number of dwellings by 25%.

#### 6. Green space / allotments

The development does not satisfactorily enhance the site. Some of the effects of the increased density of development of this site could be mitigated to an extent by provision of allotments. This would be particularly beneficial to the amenity of residents of the site given that this application includes a number of flats which will not have gardens and the reduced size of a number of gardens compared to the previous plans.

(cont.)

The provision of allotments also available for use by residents elsewhere within the parish would also help to mitigate to a degree some of the detrimental effects of this development on the wider area.

Given the size of the site it should be possible to provide allotments without needing to use any of the land designated as SANG or for the planned development.