



SUMMONS

NOTICE IS HEREBY GIVEN THAT AN EXTRAORDINARY MEETING OF THE HART DISTRICT COUNCIL WILL BE HELD IN THE COUNCIL CHAMBER, CIVIC OFFICES, HARLINGTON WAY, FLEET ON THURSDAY 4 JANUARY 2018 AT 7.00 PM

Joint Chief Executive

CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU51 4AE

AGENDA

**COPIES OF THIS AGENDA ARE AVAILABLE IN LARGE PRINT AND
BRAILLE ON REQUEST**

- 1 At the start of the meeting, the Lead Officer will confirm the Fire Evacuation Procedure,**
- 2 The Chairman will ask if anyone intends to record proceedings, and will announce that the meeting is to be recorded should a notification have been received in advance.**

1 MINUTES OF PREVIOUS MEETING

To confirm the Minutes of the Council Meeting held on 14 December 2017.
Paper A

2 APOLOGIES FOR ABSENCE

3 DECLARATIONS OF INTEREST

To declare disclosable pecuniary, and any other, interests.

4 CHAIRMAN'S ANNOUNCEMENTS

5 COUNCIL PROCEDURE RULE 12 – QUESTIONS BY THE PUBLIC

To receive any questions from members of the public submitted pursuant to Council Procedure Rule 12.

*Note: The text of any question under Council Procedure Rule 12 must be given to the Chief Executive not later than **Noon on Friday, 22 December 2017.***

6 COUNCIL PROCEDURE RULE 14 – QUESTIONS BY MEMBERS

To receive any questions from Members submitted pursuant to Council Procedure Rule 14.

*Note: The text of any question under Council Procedure Rule 14.3 must be given to the Chief Executive not later than **5.00 pm on Friday, 29 December 2017.***

*The text of any question under Council Procedure Rule 14.4 must be submitted to the Chief Executive before **10.00 am on Thursday, 4 January 2018.***

7 MINUTES OF COMMITTEES

Meeting	Date	Page Numbers	For Decision
Planning	13 December 2017	65-94	17/00471/OUT - Hartland Park, Bramshot Lane, Fleet Departure from the Local Plan - only if requested

8 PROPOSED SUBMISSION VERSION OF THE HART LOCAL PLAN: STRATEGY AND SITES 2016-2032

To consider the recommendations of Cabinet. **Paper B**

All Councillors will be sent a copy of the Local Plan document separately.
PLEASE BRING THIS WITH YOU TO THE MEETING.

The Local Plan document can also be found on the Council's website:

<https://www.hart.gov.uk/january-meetings>

Overview and Scrutiny Committee will discuss the Local Plan on Tuesday, 2 January 2018 and Cabinet will make recommendations to Council on Wednesday, 3 January 2018.

Date of Despatch: 19 December 2017

COUNCIL

Date and Time: Thursday, 14 December 2017 at 7.00 pm

Place: Council Chamber, Civic Offices, Fleet

Present:

COUNCILLORS –

Crisp - (Chairman)

Ambler	Dickens	Neighbour
Axam	Forster	Oliver
Billings	Gray	Parker
Butler	Gorys	Radley (James)
Clarke	Kennett	Radley (Jenny)
Cockarill	Kinnell	Renshaw
Crampton	Makepeace-Browne	Wheale
Crookes	Morris	

Officers Present:

Patricia Hughes	Joint Chief Executive
Daryl Phillips	Joint Chief Executive
Gill Chapman	Committee Services

63 MINUTES OF PREVIOUS MEETING

Cabinet Members' Announcements (Pg 52, para 5) - Councillor Parker questioned a point regarding the decision by HCC to proceed with the new sports hall. For the purposes of accuracy the minute has been amended to read:

“Patricia Hughes is meeting with Steve Clow from HCC on 4th December, to confirm a ”go/no go” decision to be made by the County Council as to whether HCC will proceed with the new sports hall for Calthorpe Park School....”

Councillor Radley gave answers to supplementary questions asked in the Members Questions section (Pgs 55-57).

- 1 He agreed with Councillor Crookes comments that more CEOs were needed on the streets.
- 2 In response to Councillor Forster’s suggestions on assets of community value, he reported that the issue of putting a community asset designation on land owned by the MOD was very complex, which could make it impossible to resolve. It was an area of great value to our community but unfortunately not open to us.

With these amendments the Minutes of the Meeting held on 30 November 2017 were confirmed and signed as a correct record.

64 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Bailey, Blewett, Burchfield, Collett, Harward, Leeson, Southern, Woods and Wright

65 DECLARATIONS OF INTEREST

The Chairman announced that he was a Trustee of Vision for Youth.

66 PRESENTATION BY VISION 4 YOUTH

Abby Roper informed Members of the work of Vision 4 Youth in providing youth clubs and services to young people in Yateley, Darby Green, Blackwater and Eversley, run by volunteers. Growing attendance at the Friday night club in Yateley had precipitated plans to change the Tythings accommodation, detached youth work included pairs of staff sometimes patrolling the streets for a couple of hours. Vision 4 Youth were looking to build on their success and open their doors to young people give nights per week and during holidays, as well as further support the community.

Members congratulated Abby on the hard work of the volunteers and their ambitious plans.

67 COUNCIL PROCEDURE RULE 12 – QUESTIONS BY THE PUBLIC

A question was received from Ms Christine Strudwick, details of which are set out in Appendix A attached to these Minutes.

68 COUNCIL PROCEDURE RULE 14 – QUESTIONS BY MEMBERS

No questions had been received.

69 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had attended the following events on behalf of the Council.

9 December Chairman New Forest Christmas House Party, Beaulieu

The Chairman announced that the Hart Lottery had gone live for ticket sales in June 2017 with the first draw on 8th July 2017, and had been very successful. With 47 approved good causes, 460 players buying an average of 1.9 tickets per person, just over £10,000 has been raised for good causes to date, and predicted to be over £27,000 over the first year. Of this, the Hart good causes fund had raised £3,990 – which would be shared amongst eligible Chairman's charities as agreed previously by Cabinet, predicting a fund of just over £11,000 by the end of the first year.

70 CABINET MEMBERS ANNOUNCEMENTS

In his absence, Councillor Neighbour gave the announcements for the Cabinet Member for Regulatory Services and Community Safety, **Councillor Collett**:

The Strategic Safer North Hampshire Community Safety Partnership, which covers Hart, Rushmoor and Basingstoke, met on 28 November. At that meeting it was agreed that a representative of the Army be added to the membership of the partnership, and Lieutenant Colonel Mac MacGregor was duly accepted in that role. I was concerned that we have an important RAF presence in Hart, as well as the Army, and I am pleased to report that it has been agreed that Lt Col MacGregor will liaise regularly with RAF Odiham to ensure that the interests of both services are fully represented.

Later that day it was my pleasure to accompany our Dog Warden, Ayesha Saifie, when she collected the RSPCA's Gold Stray Dog Footprint Award for animal welfare at the RICS in Parliament Square. As previously reported this award recognises and celebrates the high standards of animal welfare being achieved by our Dog Warden service in the work they do with stray dogs.

A Councillor announced that a recording of the meeting may be made in order to and stream the meeting for the public's information. To enable members of the public to see to members of the council at work.

The Cabinet Member for Leisure and Countryside Services, **Councillor Kinnell**, reported:

Members may recall that at the last full Council I informed members that the new Leisure Centre was put forward for the New Centre of the Year award at the Annual National Fitness awards. I can now advise that it got into the last six. Luke Charlton, the Manager of the Centre, has asked for feedback as they will be eligible and invited to enter again next year.

There were no further Cabinet Member announcements.

**During this item Councillor Forster interrupted the meeting to announce that he would be filming the meeting. Some councillors expressed concern at this change in the law.*

71 JOINT CHIEF EXECUTIVES' REPORT

The Joint Chief Executives reported that the Calthorpe Park Sports Hall had been agreed, with work scheduled to start in the New Year.

72 MINUTES OF COMMITTEES

Meeting

Date

Overview and Scrutiny

21 November 2017

Item 69- Councillor Parker congratulated officers on bringing the proposal to become a founding member of a local government mutual insurance scheme to the Council. The Chairman of Overview and Scrutiny endorsed the recommendation and reported that it would be going forward to Cabinet for consideration.

The meeting closed at 7.45 pm

COUNCIL PROCEDURE RULE 12

QUESTIONS BY THE PUBLIC

Ms Christine Strudwick asked:

On November 29th Fleet News and Mail's opinion column featured MP Ranil Jayawardena's article 'a need to build homes in the right places' where he stated:

"It is clear to see that Fleet, Yateley and Hook are all in real need of revitalisation and regeneration" He states that a masterplan and vision is required and that he has spoken with local councillors and would be delighted to work with them.

How does the council plan to follow NPPF guidelines regarding regeneration of town centres with mixed development and higher density to provide affordable housing for the younger generation?

Councillor Cockarill responded:

We are always interested in the views of our local MPs and of course we would be happy to work with anyone who seeks to invest in our town and village centres. I'm not sure one can attribute the quote "higher density to provide affordable housing for the younger generation" directly to the NPPF. What the Chancellor actually said was that there will be a consultation on "introducing minimum densities for development in cities around transport hubs", which in the Hart context is not quite the same thing as suggested in the question.

Whatever the position, we believe that the promotion of town centre and village centre development opportunities would be supported at local level. Through the Neighbourhood Plan process there is every opportunity for local communities themselves to frame how they see the future of their respective town and village centres. In this regard the preparation of ambitious Neighbourhood Plans are already well underway for both Fleet and Hook, and Yateley will soon be joining them.

I would point out that new town centre opportunities are not the only way to deliver much needed affordable homes. We also support the NPPF guidance that the supply of new and affordable homes can sometimes be best achieved through planning for larger scale development, such as new settlements that follow the principles of Garden Villages. This is something that we are actively looking at through our own Local Plan.

Ms Strudwick asked a supplementary question that was answered by Councillor Cockarill.

COUNCIL

Date and Time: Thursday, 4 January 2018 at 7.00 pm

Place: Council Chamber, Civic Offices, Fleet

Present:

COUNCILLORS –

Crisp - (Chairman)

Ambler	Dickens	Oliver
Bailey	Forster	Parker
Billings	Gray	Radley (James)
Blewett	Gorys	Radley (Jenny)
Burchfield	Harward	Renshaw
Butler	Kennett	Southern
Clarke	Kinnell	Wheale
Cockarill	Leeson	Woods
Collett	Makepeace-Browne	Wright
Crampton	Morris	
Crookes	Neighbour	

Officers Present:

Patricia Hughes	Joint Chief Executive
Daryl Phillips	Joint Chief Executive
Daniel Hawes	Planning Policy Manager
Gill Chapman	Committee Services

73 MINUTES OF PREVIOUS MEETING

Councillor Jenny Radley asked that it be clarified that on page CL.59, the term CEOs referred to Civil Enforcement Officers.

With this amendment the Minutes of the Meeting held on 14 December 2017 were confirmed and signed as a correct record.

74 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Axam.

75 DECLARATIONS OF INTEREST

Councillor Renshaw declared his personal interest in that he owns a farm in Winchfield.

76 COUNCIL PROCEDURE RULE 12 – QUESTIONS BY THE PUBLIC

No questions had been received.

77 COUNCIL PROCEDURE RULE 14 – QUESTIONS BY MEMBERS

No questions had been received.

78 MINUTES OF COMMITTEES

Meeting	Date
Planning Committee	13 December 2017

No questions asked.

17/00471/OUT - Hartland Park, Bramshot Lane, Fleet

Since no requests to debate have been received this departure to the local plan was deemed to be **ACCEPTED**. Subject to the satisfactory completion of a S106 planning obligation (to include a review mechanism) the Head of Regulatory Services be authorised to **GRANT** outline planning permission for the whole permission as described in the application description and full planning permission for Phase I as also described in the application description subject to conditions to be agreed in consultation with the Chairman and Ward Councillors.

79 PROPOSED SUBMISSION VERSION OF THE HART LOCAL PLAN: STRATEGY AND SITES 2016-2032

Council was asked to endorse the decision of Cabinet to approve the Proposed Submission Version of the Hart Local Plan: Strategy and Sites 2016-2032.

Councillor Cockarill introduced the item, thanking staff for their endeavours, and pointing out the differences from the draft Regulation 18 plan consulted on in April 2017, specifically the changed housing numbers due to the change in methodology and the area of search to include Winchfield and Murrell Green as possibilities for a new settlement, which would be needed to take Hart beyond 2023 in long term planning rather than reactive planning to applications.

Seconded by Councillor James Radley.

Councillor Parker moved an amendment to add the following words:

“.. subject to the deletion of Policy SS3 relating to a new settlement.”

The amendment was seconded by Councillor Forster.

Members discussed:

- The necessity of a new settlement as the proposed Local Plan meets current needs
- The area of search for a new settlement

- The risk of coalescence between settlements
- The need to focus on regeneration of existing settlements, particularly Fleet and Yateley
- The infrastructure gap/shortfalls that currently exist
- The Government's desire to boost significantly the supply of new homes and the need to review the plan in 5 years, when new population projections are in place.
- The ability to protect vulnerable areas from inappropriate developments
- Taking a pragmatic approach and hearing the voices of the majority of residents
- For young people, a real concern about the lack of affordable homes to buy or rent
- Existing settlements could be harmed further by congestion and a lack of health infrastructure if we do not look for a new settlement, which should deliver the required infrastructure

A recorded vote was requested on the amendment, the motion to read as follows:

“Council is asked to endorse the decision of Cabinet to approve the Proposed Submission Version of the Hart Local Plan: Strategy and Sites 2016-2032 subject to the deletion of Policy SS3 relating to a new settlement.”

FOR the Amendment - 9

Councillors Burchfield, Crampton, Crookes, Dickens, Gorys, Kennett, Parker, Renshaw, Southern

AGAINST the Amendment - 22

Councillors Ambler, Bailey, Billings, Blewett, Butler, Clarke, Cockarill, Collett, Crisp, Gray, Harward, Kinnell, Leeson, Makepeace-Browne, Morris, Neighbour, Oliver, Radley (James), Radley (Jenny), Wheale, Woods, Wright

ABSTENTIONS - 1

Councillor Forster

The proposed amendment was deemed to have been **DEFEATED**.

Councillor Crookes proposed an amendment that the following words be added:

“That Policy SS3 is amended to include the Town and Country Planning Association Garden City Planning Principles and that they be integral to the design and the development of the new settlement in particular the land value capture principle for the benefit of the community.”

The amendment was seconded by Councillor Morris.

Members discussed the inclusion of the amendment:

- The desirability and necessity of the Town and Country Planning Association (TCPA) principles
- Disagree with the inclusion of principles at this stage in the Local Plan process (better to address this matter when preparing the proposed new settlement)

Development Plan document) rather than a disagreement over the consideration of the principles themselves

- Many of the principles of good design are already captured in the Local Plan, the TCPA are national guidelines, whereas the principles in SS3 are Hart focussed
- Happy to consider the TCPA principles, but this should be done whilst considering alternatives (CPRE, DCLG) when preparing the proposed new settlement Development Plan Document
- There was no proper mechanism available to the Council to secure land at current use value
- Large areas of land within the proposed area of search was already largely under developer/promoter option
- Options for land value capture without the mechanism to buy land at current-use value (which was available to the early New Towns) rely heavily on either
 - compulsory purchase – which was complex and time consuming and would have to address the issue of compensating for ‘hope value’
 - planning obligations (Section 106) which can generate contributions related directly to the impacts of the specific development but deliver only a fraction of the share of the uplift in development values
- Important therefore not to ‘tie our hands’ right at the outset by imposing a land value capture principle that is almost impossible to deliver
- The new settlement was only an area of search for now so it would be creating significant delay.

A recorded vote was requested on the amendment, the motion to read as follows:

“Council is asked to endorse the decision of Cabinet to approve the Proposed Submission Version of the Hart Local Plan: Strategy and Sites 2016-2032 subject to the amendment of Policy SS3 to include the Town and Country Planning Association Garden City Planning Principles and that they be integral to the design and the development of the new settlement in particular the land value capture principle for the benefit of the community to provide a superlative infrastructure”.

FOR THE AMENDMENT - 10

Councillors Burchfield, Crampton, Crookes, Dickens, Gorys, Kennett, Morris, Parker, Renshaw, Southern

AGAINST THE AMENDMENT - 22

Councillors Ambler, Bailey, Billings, Blewett, Butler, Clarke, Cockarill, Collett, Crisp, Forster, Gray, Harward, Kinnell, Leeson, Makepeace-Browne Neighbour, Oliver, Radley (James), Radley (Jenny), Wheale, Woods, Wright

The Amendment was deemed to have been **DEFEATED**.

Members debated the issues further:

- Nearly all new housing built is through sequential development – i.e. building around existing communities. But adding endlessly to existing towns and villages and building on nearby fields directs development to the very bits of the environment the people treasure the most - simply adding to our established towns is not the way forward

- Reassurance that we will use the green infrastructure policy to deliver the desired outcomes for the Blackwater Valley Corridor/Gap
- The pressing need for affordable housing for younger people
- The consequences of not passing the Local Plan - lack of plan meant suffering planning by appeal – the consequences of this was already being seen - dense housing estates and under-provision of new infrastructure, with limited quality design and place-making because the price paid for the land makes financing quality and services ‘unviable’
- If there was an alternative to a new settlement developers would have found it by now.
- The agreement to the need for the Council to lead, rather than developers.

A recorded vote was requested.

FOR the Decision – 27

Councillors Ambler, Bailey, Billings, Blewett, Burchfield, Butler, Clarke, Cockarill, Collett, Crisp, Forster, Gray, Gorys, Harward, Kennett, Kinnell, Leeson, Makepeace-Browne, Morris, Neighbour, Oliver, Parker, Radley (James), Radley (Jenny), Wheale, Woods, Wright

AGAINST the Decision– 5

Crampton, Crookes, Dickens, Renshaw, Southern

The Decision was deemed to be **CARRIED**.

DECISION

Council endorsed Cabinet’s decision to approve the Proposed Submission Version of the Hart Local Plan: Strategy and Sites 2016-2032.

The meeting closed at 21.33