

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