



WHITEHILL TOWN COUNCIL



Minutes of the Extraordinary Meeting of WHITEHILL TOWN COUNCIL held on Monday 8 JANUARY 2018 at 7.30pm in the Council Chamber, Forest Community Centre, Pinehill Road, Bordon, GU35 0BS.

COUNCIL MEMBERS

Present: Cllr P Davies, Cllr M Davison, Cllr I Georgii, Cllr C Leach, Cllr Mrs L Malikoff-Johnston, Cllr C Mitchell, Cllr R Russell, Cllr D Sanders, Cllr L Scott, Cllr A Tree, Cllr Mrs L Webber.

In attendance: Cllr Miss S Pond, Andrea Mann, Town Clerk & Minute taker for this meeting, and David Melsome, Deputy Town Clerk.

Item		Action
8.166	APOLOGIES – Cllr T Muldoon, Cllr A Waterhouse.	
8.167	DECLARATIONS OF INTEREST – Cllr Miss S Pond stated that, as an elected Member of East Hampshire District Council yet to consider the proposals, she would not take part in any discussions of the votes undertaken at this Meeting.	
8.168	CHAIRMAN'S ANNOUNCEMENTS The Chairmanship of the Meeting was passed from Cllr C Leach to Cllr Mrs L Webber as the subject matter related to items regarding Planning and Highways within the Town.	
8.169	ADJOURNMENT FOR TEN MINUTE QUESTION TIME There were no questions raised.	
8.170	CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING The minutes of the Council meeting held on 4 th December 2017 were AGREED and signed by the Chairman. (Proposed by Cllr I Georgii, seconded by Cllr C Leach, 10 Members AGREED).	
8.171	EAST HAMPSHIRE DISTRICT COUNCIL PLANNING APPLICATION: 55587/065: Land at and adjoining Bordon Garrison, Camp Road, Bordon Reserved Matters Application pursuant to application 55587/001 - Erection of Phase 1 of a new town centre containing: i) Retail units (including a new food store), professional and financial services, drinking establishments, cafes, restaurants, takeaways, offices ii) Cinema (6 screen) and cultural events centre iii) Offices/Light Industrial/Community Business Hub/Street Market/Heritage iv) Residential apartments and maisonettes and podium gardens v) Conversion of the former Sergeants' Mess building for pubs/restaurants vi) Access and circulation roads/footpaths, public realm/town park and square, and other open space/landscaping and lighting vii) New access roads/car parking including a multi-storey car park, and cycle parking and temporary car park viii) Transport 'hub' ix) Town park, town squares and new public realm/LEAP/petanque area and landscaping and boundary fencing x) Utilities and services corridors and associated infrastructure (scale, layout, landscaping, appearance and access to be considered)	



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Members discussed the proposals, examined plans and maps provided and sought clarification on the following items – additional information had been provided to Members from the briefing session by East Hampshire District Council Officers held immediately prior to this Meeting:

Transport Strategy: The Design & Access Statement stated that the Transport Strategy had already been approved. Assurance was given that it was just the principle of the strategy that had been signed off; not the full detailed proposals – there would be further meetings scheduled to assess the detailed proposals and the Council would be able to input at that point.

Fire Prevention: Building regulations required sprinklers to be installed in any public building.

Building Design and use of cladding: Building Regulations dictated the fire resistance of the materials. Following recent changes to the Regulations; assurance was given that the use of polycarbonate cladding would fulfil all relevant fire regulations. The panelling on the residential buildings would be a synthetic wood substitute. Building regulations required sprinklers to be installed in any building with timber cladding.

Drainage: A new pumping station would service Phase 1 (the town centre and the first 600 homes) and the plans were part of the relief road planning application. However, the direction of the flow was thought to be towards Lindford, although this could only be confirmed by Thames Water. Concerns were raised over existing sewer capacity and whether the new development would exacerbate existing sewer problems in the vicinity of Chalet Hill that had occurred over a number of years. It was noted that some of the Statutory Consultees had made written observation of the lack of Microdrainage Calculations, which were yet to be provided.

Tree planting in the new Town: A management company would have responsibility for maintaining the existing and new planting.

Lighting Strategy: Concerns were raised over potential light pollution, the impact on wildlife and further investigations regarding “uplighting”. There would be a detailed Lighting Strategy provided later and the Strategy would be open to comment and form part of the consultation process.

Ecology aspects: Mitigating factors had been incorporated into the overall development and some aspects had already been provided in advance of the Phase 1 construction works, such as bat boxes and bat roosts within Hogmoor Inclosure.

Crime prevention: Members referred to comments made online relating to crime prevention and the anticipated reduction in Police funding. It was envisaged that the Centre Management Company would provide some patrols and prevention and some aspects would be self-regulating due to increased presence from the retail and residential units.

Parking Provision: Confirmation was made that there was parking for 700 cars and 516 cycles. Residents would have their own dedicated parking area on the upper floor of the car park. This provided an allocation of 1 parking space per household. Any Traffic Regulation Orders, to prevent overspill parking on the surrounding roads, would be regulated by the Highways Authority. WTC asked to be consulted on the proposals. EHDC had responsibility for reviewing the Parking Provision Assessment to ensure standards were adhered to.



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Travel: Proposals to promote the new town centre facilities to those from outside the area prompted concern about sustainable travel and pollution from the additional traffic. Discussion also involved the current public transport arrangements which were inadequate for the Town, although no guarantees could be made that this situation would improve after the Town had been constructed.

Work Phasing: The project phasing had been accelerated from the phasing set out in the original Masterplan so that key infrastructure was in place prior to the majority of housing. Delivery of these items would be by 2019. The remainder of the project was scheduled for completion in 2020. The Phase Two is scheduled for completion in 2023, including the new Medical Centre.

Concerns were raised over the proposed siting of the tallest building (5 storeys high and 20.6 metres) on the A325 at the highest land position, prompting concerns that existing residents in Ashmead could be overlooked and incur loss of direct sunlight. Members understood that the approved outline planning application showed the 5 storey building at a different location. The Design and Access Statement referred to this building as the “key landmark building”.

EHDC provided cross sections of the area showing 71 metre clearance distance between the 5 storey building and the closest residential property at Ashmead.

Members AGREED to APPROVE the proposals subject to receiving satisfactory answers and clarity to the outstanding points:

- a Full details of the lighting strategy
- b Full details of the transport strategy
- c Clarity on the parking strategy
- d The Council expressed concerns regarding the height and location of the highest building.

(Proposed by Cllr R Russell, seconded by Cllr C Leach, 8 Members AGREED, 3 Members OBJECTED).

**8.172 EAST HAMPSHIRE DISTRICT COUNCIL PLANNING APPLICATION
55587/067: Land at and adjoining Bordon Garrison, Camp Road, Bordon**

Detached energy centre building including a chimney flue, with parking and servicing area, external plant/screening and lighting, landscaping and boundary fencing and services/utilities infrastructure.

Members discussed the proposals, examined plans and maps provided and sought clarification on the following items – additional information had been provided to Members from the briefing session by East Hampshire District Council Officers held immediately prior to this Meeting:

Fuels to generate power for the combined heat and power (CHP): The system would be gas fired and contain three boilers, of which only two would be active at any one time. It was not anticipated that the facility would generate surplus energy and, therefore, there would be no feedback into the national grid. The Centre was designed to generate electricity to provide energy for the Town Centre, Leisure Centre and new schools.



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The building itself: Questions were raised regarding the management and maintenance of the facility should emergencies occur – it was understood that Whitehill and Bordon Regeneration Company would retain overall responsibility for the building, under a contract with a private energy company. The building would not be permanently manned, but monitored remotely 24/7 with a routine visit from a technician approximately every two weeks and visited by maintenance staff every four weeks.

Pollution: Calculations showed that there would be no significant impact upon the existing air quality. There was a requirement for the flue to be 3m higher than other surrounding buildings. EHDC would have responsibility to determine and monitor air pollution issues.

Noise: Noise Assessment calculations concluded that the facility would not create significant noise levels as the building was designed to create no more than background noise levels. EHDC Environment Health would have the responsibility to agree and monitor noise levels.

Location of the energy centre: The location of the energy centre had been agreed at outline stage. This location minimised the need to run long pipes and cabling to serve the new town centre.

Visual Appearance – comments were made that the building exterior could be enhanced to be more aesthetically pleasing, ie by adding false windows.

Members AGREED to APPROVE the application and requested that the outside of the building be made more aesthetically pleasing, by adding false windows, to minimise the visual impact.

(Proposed by Cllr C Leach and seconded by Cllr D Sanders, ALL Members AGREED).

8.173 DATES OF MEETINGS (all Monday's unless otherwise noted)

2018 – 22 January, 5 March, 16 April, 21 May.

All at 7.30pm in the Council Chamber, Forest Community Centre,
Pinehill Road, Bordon.

Signed..... Chairman

Date.....

During the course of the meeting there were 1 members of the Press and 0 members of the public present. The meeting closed at 8.35pm.