

Minutes of Sub Committee Meeting Nr 8

Held on the 27<sup>th</sup> November 2007 at 19.00 hrs. at Brookvale Village Hall, Lower Brook Street.

Present: Malcolm MacInnes (Sub-Committee Chair and BCA Mgt Committee)  
Ted Blackmore-Squires (Sub-Committee Secretary)  
Chris Hall (Brookvale Resident and BCA Mgt Committee)  
Ian Henshaw (Brookvale Resident)

Apologies: Were received from Maria Miller MP, Cllr. John Shaw, Cllr. Doris Jones (Local Basingstoke & Deane (B&DBC) Councillors) and Cllr. Martin Beirmann, Chris Bailey. Simon Byrne. Michael Hutton. Ramesh Katroju

A previous meeting of this DSC on 11th Sept was determined inquorate, thus notes taken at that meeting were incorporated into this 27th Nov meeting.

Agenda: An agenda had been previously prepared and issue by email 20Nov07 as follows:

1. Present & Apologies for Absence (As above)
2. Minutes / Notes of Last Meeting 14th June
3. Changes of Subcommittee members
4. B&DBC Liaison
5. Victory Hill Liaison
6. Reports (including Disabled Access Forum):
  - 6.1) Old Allotments:
  - 6.2) Tuppence A Bite:
  - 6.3) Lower Church Street:
  - 6.4) Town Centre Vision:
  - 6.5) Central Government Consultations completed and submitted on time. - Our thanks to PM
7. New Applications: Committee yet to be advised.
8. Existing Applications
  - 8.1) Old Allotments Decided 5th Oct
  - 8.2) Wicks
  - 8.3) Brook House
  - 8.4) 27 Queens Road
  - 8.5) Tuppence A Bite
  - 8.6) Timberlake Road Subway
  - 8.7) MidPoint
  - 8.8) Mortimer Lane
  - 8.9) Flaxfield Road
  - 8.10) Crown Heights Access Issues (Relocated Brookvale Residents' Doctor's Surgery)
  - 8.11) Retrospective Conservation Area Planning applications
9. Post Office Closures
10. Planning List Monitoring
11. New Consultations: Committee yet to be advised
12. Community Involvement Effectiveness:
13. AOB
14. DONM

## 2. Minutes of Last Meeting 14<sup>th</sup> June 2007

The minutes of the Development subcommittee (DSC) of the BCA meeting Nr 7 held on 14Jun07 a hardcopy was annotated to reflect the full title for Chris Hall. The chairman signed and dated a copy of the minutes as a true record and placed them in the BCA filing cabinet. Matters arising were to be dealt with in the rest of the agenda.

3. Email to be sent to encourage more to be more active in the DSC.

**Action: MM**

4. B&DBC Liaison

4.1 Cllr John Shaw's report on the subway was noted.

4.2 Post Office closure Results of mtg. 29Nov07 to be req. of Natalie Wigman **Action: MM**

4.3 Still waiting for Planning Dept. to announce policy ref. ongoing liaison at CWW

5. Victory Hill Liaison Prev. Min. 7 Noted some previously concerned residents have now left the area. Ramesh to advise if anyone in VH is still concerned.

**Action: RK**

6. Reports:

Disabled Access Forum. CH explained that the DAF was funded by the Local Strategic Partnership (LSP). DAF were not doing all the access audits, these were to be complaint driven. All complaints received (from anyone) would be considered by the DAF. It was therefore essential that people complained, no complaints meant that the DAF could not act.

**Action: ALL**

6.1) Old Allotments:

Issues with Access and Permeability and building on Water Catchment area were noted to the Planners as the Developer had written assurances in their application. Notice letter to be sent to the water company.

**Action: TBS**

Safe access permeability issues have been ignored by the Transport Assessment and thus the Planners, propagating un-integrated Ghetto-Cul-de-Sacs, hindering Pedestrian, Cyclist and Disabled intersite movements. It appears that our activists concentrated into one forum gave the Planners only one representation to ignore in excluding Community requirements. This suggests and exposes a falseness in public consultation casting doubt on the consequent soundness of the B&DBC decision and its legality, which means DSC to further investigate. Using the Freedom of Information Act, our Town MP Maria Miller was very helpful in forwarding the B&DBC Chief Exec's re-iteration of their Development Control Committee (DCC) Planners reports but without comment or action. Our local representative Cllr Shaw had also drawn a blank in obtaining a commitment from the Planners about the inclusion of Community requirements.

**Action: TBS**

Consideration to be given to using the website with accessibility complaint form. **Action: MM**

DAF to obtain a copy of the latest drawing for our DSC to comment.

**Action: CH**

Online petitions to be circulated by email and possibly via website.

**Action: MM**

CWW Approval Planning Conditions enforcement ongoing (All per previous list) **Action: ALL**

CWW Spreadsheet updated and scored to show only 16 % uptake by B&DBC. **Note**

6.2) Tuppence A Bite:

Our representatives are working the issues with the Borough and the Business (DJ) **Action: MM**

6.3) Lower Church Street: Noted that the chevrons had been removed and replaced with bollards also that both bridges over Churchill Way and the Timberlake subway are to be closed at the same time for repairs. Chris H requires feedback for the DAF.

**Action: ALL**

6.4) Town Centre Vision: Prev min. 8.2

Only shows routes North to South without East to West routes see:

<http://www.basingstoke.gov.uk/planning/regeneration>

Andrew Potter advised that B&DBC are seeking to safeguard remaining routes to assist permeability across the town. Note the watery content of this statement. We will request clarification of the planning policy, search for previous letters referring, Jane Griggs may be able to help. Thanks to Andrew McCormick for his contribution, his frustration at Popley North development was understood, perhaps he could help with practical ways forward to avoid known obstacles placed in our way by B&DBC decisions.

Contact Stephen Reid for help to get changes at County level (see SR email 15Ju07) **Action: TBS**

6.5) Central Government Consultations. BCA/DSC views were completed and submitted on time. Thanks were extended to Peter M. Copies of our response for both both PWPs; Sustainable Future and Communities England, are needed for our file - **Action: PM**

7. New Applications: The Old Queens Road Post Office is the subject of a retrospective change of use application. To be followed up. **Action IH**

8. Existing Applications

8.1) Old Allotments site CWW. Prev. min 14 Full Planning Permission was awarded on 5th Oct 2007. Monitoring to continue. **Action: All**

8.2) Wicks warehouse. Prev. min. 8.1. Displeasure was expressed at the failures of B&DBC to manage the Developers and the Contractors on the Wicks development site, there was little to no consultation, no liaison process. B&DBC were only reactive to Resident's complaints, evidence of a systemic failure of B&DBC Community commitment. Our DSC to request that B&DBC undertake a thorough review of the planning conditions and the eventual compliance therewith. **Action: TBS**

8.3) Brook House -

The dangerous old sign has been removed.

Refused 10/8 BDB/65983 - Rebuild as 82 flats. We are disappointed as the original proposal was inspiring and a fine statement building far better than the tin roofed shed proposed in the CWW scheme as a focal point building, especially as a ground Source Heat Pump was to be incorporated. Basingstoke needs something special to denote that we have embraced the 21<sup>st</sup> century on the West side of our town centre.

Resubmitted 25/9 BDB/66939 - Conversion to 24 Flats: Our DSC cannot believe that the Developer and B&DBC are seriously considering the retention of the old 60's Brook House worn out monstrosity. What a sad alternative and continuing poor impression for Basingstoke.

8.4) 27 Queens Road Retrospective – Agreed not worth pursuing, item dead. **Action nil**

8.5) Tuppence A Bite. Update on permits update and compliance checks outstanding. **Action JS**

8.6) Timberlake Road Subway – Prev min. 10g. £230k wasted money on the poorly thought out scheme. Noted that work has now started access and signage during works was identified as poor and no route map to inform of closure had been provided. Our displeasure was expressed at the failure to inform, the lack of liaison, ignored suggestions and the final choice of route used for the pedestrian diversion with the lack of proper lighting which placed people, including the vulnerable, at risk by forcing people into dangerous situations having to cross Timberlake Road, or resort to ill lit back paths to access Victory Roundabout. **Action JK**

8.7) MidPoint - Registered 19/10 BDB/66763 - Access Alterations

(En-Route to Brookvale Residents' relocated Doctor's Surgery)

See comments at 8.10

8.8) Mortimer Lane – Car hire company. Decided 23/10 BDB/66742 - Rebuilding of yard buildings. Noted area has potential to be the subject of further commercial planning applications.

8.9) Flaxfield Road - Registered 26/10 BDB/67228 - 4 flats on the old Chapel/M&M Flower Shop site. We can expect further problems of parking and bin storage. **Action IH**

8.10) Crown Heights Access Issues (Relocated Brookvale Residents' Doctor's Surgery).  
**Steps** between Crown Heights and Sainsbury's are condemned as dangerous, lack of maintenance, poor lighting across Churchill Way. As locked up, legal rights of way infringed. **Action CH/TBS**  
Rights of Way Officer/Pedestrians Assn. to be involved. **Action MM**

**Bridge to town centre / access to Alencon Link.** The residents of Crown Heights have called for the closure to the public of all access to the building including the bridge from 11pm till 6 am with gated coded access only for the residents. Any proposal which further restricts access to areas of the town was to be deplored; Councillors are requested to ensure that measures to block access be refused and to attend to the opening up of free access across our town in the shortest and most direct routes. We ask B&DBC to stop obstructing the public highway, denying public access, to consider the timings of closures in a coordinated way, HCC to be equally committed. The BCA / DSC to raise official individual complaints for each detailed infringement. Reports for press publication. **Action All**

8.11) Retrospective Conservation Area Planning applications. Prev. min. 13. An update on the progress of this to be requested from the council. **Action TBS**

9. Post Office Closures: Again great displeasure recorded at the continued pre-planned and unstoppable of all local post offices was expressed. The consultation process is a sham. Kings Furlong post office closure will require all of Brookvale residents to use the Main Post Office. Alternatively press for the opening of a new sub post office at Downsland parade. BCA to write to Single Issue Panel (SIP). See also website:

<http://www.basingstoke.gov.uk/council/keydocs/briefings/current/economic/ec0807.htm>

**Action IH**

10. Planning List Monitoring Prev. min.9 continues thanks to MM.

**Action MM**

11. New Consultations: Committee yet to be advised.

**Action ALL**

12. Community Involvement Effectiveness:

There is a low satisfaction rating recorded on involvement with the Old Allotments development suggesting the Consultation Process is merely a means of informing the Public without a commitment to taking onboard Community suggestions and needs. The process inadvertently gives a green light to any development because the council officers can tick the "consultation done" box and move on:

<http://www.planningportal.gov.uk/england/genpub/en/1103046453430.html>

It was asserted recently in the media that this is a process of Central Government Land Licensing to build a majority of buy-to-let to economic migrants who can afford to live in greater density as minimum wage casualised labour. You will have read The Land periodical and the Government websites and Consultations to which we previously referred.

The problem of building homes at the right price in the correct location:

<http://www.channel4.com/money/feature.jsp?pageParam=5&id=717>

[http://www.channel4.com/news/articles/business\\_money/quarter+priced+out+of+homes/883052](http://www.channel4.com/news/articles/business_money/quarter+priced+out+of+homes/883052)

12.1) If this Process is really happening as an automatic Procedure (which is to be streamlined and accelerated) without any policy influence thus we ask and urge that all our political and elected representatives attend our meetings to discuss and gain grass roots input.

12.2) The DSC will determine if this Process is really the best use of our time and whether our influence can obtain benefits for our existing Community.

12.3) If we cannot demonstrate Community benefits, this will question the future of Community Consultation/Informing and our Committee continuation.

Note that the B&DBC'S circulating documentation about the Old Allotments decision is still re-iterating the decision and still propagating the S106 money to Eastrop Village Hall, which is another example demonstrating the inability to take onboard feedback from the directly affected residents.

12.4) Please Refer to B&DBC Affected Policies:

<http://www.basingstoke.gov.uk/planning/ldf/>

<http://www.basingstoke.gov.uk/planning/ldf/sci>

**Action ALL**

13. AOB: The Brookvale Community Association (BCA) website to be updated with our DSC reports. Prev. min 5b. The placing of important articles and documents on the BCA website was useful and will continue. Suggested DSC main page and sub - pages for major items agreed. We agreed to offer assistance to a web person to update the DSC pages ourselves, IH offered to do this on behalf of our DSC.

**Action: MM/IH**

14. DONM: We agreed our DSC will next meet on Thursday 21st February 2008 and on Tuesday 15<sup>th</sup> April 2008.

Distribution:

All present by email.

BCA website

BCA wider group, ward and county councillors

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Minutes approved by                      Signature..... Date.....

Print name.....

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