



ADDENDUM

Place Services



Welcome from Councillor Alan Oliver Chairman of the Planning Committee

On behalf of the members of the Planning Committee and the officers, I would like to welcome you to this evening meeting. I should be grateful if you would ensure that your mobile phones are switched off during the meeting.

To help you get a better understanding of the way the Planning Committee works, I have listed a few points below.

How the Committee makes a decision

The Planning Committee's decision on an application can be based only on planning issues. These issues include:

- Local, regional and national policies and Government guidance;
- The design, appearance and layout of a proposed development;
- Road safety and traffic;
- The effect on the local area and local properties;
- Loss of light and overlooking;
- Nuisance caused by noise, disturbance and smell; and
- Protecting buildings and trees

The agenda

You will find copies of the agenda in the public seating area of the Council Chamber. At the front of agenda, the planning applications being discussed are listed in order of the application number.

Extra information sheets

There may be an additional information sheet attached to this welcome letter. You should read this with the agenda. These sheets detail any comments received after the report was written, updates, comments and a list of the public speakers under each item number.

Introducing the Committee

Below is a list of the 11 members of the Planning Committee in alphabetical order:

Councillor Simon Ambler
Councillor Brian Blewett
Councillor Graham Cockarill
Councillor Angela Delaney
Councillor John Kennett
Councillor Alan Oliver (Chairman)

Councillor Richard Quarterman
Councillor James Radley
Councillor Tim Southern
Councillor Sharyn Wheale
Councillor Jane Worlock

Committee Procedures

The Chairman will announce the application to be discussed, a Planning Officer will then give a short presentation followed by Public Speaking if applicable.

The rules for Public Speaking are detailed in the Council's leaflet 'Public Speaking at Planning Committees'. A copy of this leaflet is available by contacting 01252 774419.

The Committee will then discuss the application and make a decision. The member in whose ward the application is located will normally open the discussions.

The committee may decide to:

1. Approve the application
2. Refuse the application
3. Defer consideration e.g. for further information or amendments or
4. Defer consideration for a site visit by a panel of Councillors (the viewing panel).

Fire Evacuation Procedure

At the beginning of the meeting the fire evacuation procedures are both displayed on the screen and read out. Please listen carefully to the instructions and follow the advice of staff in the event of the alarm sounding.

- **If you have any more comments about the Planning Committee process, please telephone Committee Services on 01252 774141**

ADDENDUM SHEET

FIRE EVACUATION OFFICERS:

Lead Officer: Mark Jaggard

Deputy Lead Officer: **Stephanie Baker** (responsible for ensuring evacuations procedures are read out by the Chairman, bringing evacuation procedures and other equipment. - checking the 2nd floor only to include toilets, Members' Room, Chairman's Room)

Public Officer: Stephanie Baker (responsible for guiding and evacuating members of the public)

Member Officer: Mark Jaggard (responsible for guiding and evacuating members of the Committee)

SUMMARY OF ADDITIONAL INFORMATION AND CHANGES TO RECOMMENDATION TO BE PRESENTED AT COMMITTEE

ADDENDUM FOR THE PLANNING COMMITTEE OF 8th September 2021

Item No:	101	Reference No:	21/01253/HOU
Erection of a first floor side extension and single storey rear extension.			
At			
13 Bramling Avenue, Yateley, Hampshire, GU46 6NX			

OFFICER PRESENTING: Mrs Julia Taylor

NO UPDATE

Speaker Details

N/A

Item No:	102	Reference No:	21/00378/FUL
Construction of a 21-bed dementia care home with associated highways works, parking and landscaping (following demolition of public house and other buildings)			
At			
The Bell Inn,36 Frogmore Road, Blackwater, GU17 0NP			

OFFICER PRESENTING: Mr Miguel Martinez

UPDATE

A Members Site Visit took place at 09:00 hours on Wednesday 8th September 2021.

Members in attendance were: Cllrs. Blewett, Quarterman and Southern.

Issues reviewed were drainage matters, parking, design and character of the area. The relationship of the proposed development with the adjacent residential bungalow, 38 Frogmore Road, was also looked at in detail.

The applicant was asked to provide further information regarding proposed renewable energy/low carbon technologies to be utilised in the development and have responded to confirm that:

We would like to make the following commitment:

- A minimum of 15% of the predicted required energy supply for the new development is to be from decentralised and renewable or low carbon sources.
- It is likely this will partly be met through photovoltaic panels, but further details would be submitted as part of Condition 6 Energy Strategy once a detailed design for this complex building has been undertaken.

Conditions:

The wording of the following conditions should be amended/corrected as follows:

3. No development shall commence until details of a site construction environmental management plan have been submitted to and approved in writing by the Local Planning Authority and shall include but not limited to the following:

- i) Construction worker and visitor parking;
- ii) anticipated number, frequency and size of construction vehicles;
- iii) dust and Noise/Vibration mitigation measures;
- iv) dust suppression measures;
- v) Site security;
- vi) vehicle manoeuvring and turning;
- vii) locations for the loading/unloading and storage of plant, building materials and construction debris and contractors offices;
- viii) procedures for on-site contractors to deal with complaints from local residents;
- ix) measures to mitigate impacts on neighbouring highways;

- x) details of wheel water spraying facilities; and
- xi) Protection of pedestrian routes during construction Such details shall be fully implemented and retained for the duration of the works.

REASON: To protect the amenity of local residents, to ensure adequate highway and site safety in accordance with Policies NBE9, NBE11 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

4. With the exception of demolition, no development shall commence until an Arboricultural Method Statement and Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The details shall include but not limited to the following (in addition to those already covered in the Arboricultural Statement approved by condition no.2):

- i) routes of utilities, sewerage, and any other services;
- ii) siting of contractor facilities; and
- iii) areas for the storage of materials.

Once approved, the details shall be fully implemented and retained for the duration of the construction works.

REASON: To protect trees covered by Tree Preservation Orders adjacent to the site in accordance with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032 saved policies GEN1 and CON8 of the Hart Local Plan (Replacement) 1996-2006, and the aims of the NPPF 2021.

5. No development above ground-floor slab level shall commence until details of any kitchen extraction equipment and external plant has been submitted to and approved in writing by the Local Planning Authority. Once approved, the details shall be fully implemented, and the plant shall be adequately maintained in working order for the lifetime of the development.

REASON: To protect the amenity of nearby residents, in accordance with Policy NBE11 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

6. With the exception of demolition and site clearance, no development shall commence until a detailed Energy Strategy and Statement has been submitted to and approved in writing by the Local Planning Authority, which shall demonstrate a minimum of 15% reduction of the predicted energy use (regulated and unregulated) by the development. The reduction shall be achieved through renewable or low-carbon technologies in combination with energy efficiency measures, all incorporated in the development hereby approved. Once approved, the Energy Strategy shall be implemented and fully operational prior to the first occupation of the development.

REASON: In order to address the impacts of the development on climate change and in accordance with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

7. No development above ground-floor slab level shall commence until details of all external materials for the building have been submitted to and approved in writing by the Local Planning Authority. Once approved, the details shall be fully implemented.

REASON: To ensure a high-quality external appearance of the building and to satisfy Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved local policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 and the aims of the NPPF 2021.

8. Notwithstanding any information submitted with this application, details of a refuse storage area removed from the shared boundary with no. 38 Frogmore Road and a refuse management plan shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. Once approved, the details shall be fully implemented before the development is first occupied and shall thereafter be complied with for the lifetime of the development.

REASON: In the interest of neighbouring residential amenity and to ensure adequate refuse storage/ servicing, in accordance with Policies NBE9 and NBE11 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved local policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 and the aims of the NPPF 2021.

9. Details of the long-term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The details shall include, but not be limited to:

- i) maintenance schedules for each drainage feature type and ownership; and
- ii) protection measures.

Once approved, the details shall be fully implemented before the development is firstly occupied and thereafter shall be complied with for the operational lifetime of the development.

REASON: To ensure that the proposed development would not increase the risk of flooding elsewhere, be safe from flooding and to satisfy Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

10. The approved parking facilities serving the development hereby approved shall be fully completed and made available prior to the first occupation of the building hereby approved. These vehicular parking facilities shall be retained in perpetuity and access shall be maintained at all times to allow them to be used as such.

REASON: To ensure that the development is provided with adequate access, parking and turning areas in the interest of public highway safety and to satisfy Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved local policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 and the aims of the NPPF 2021.

11. The first-floor side window in the north facing flank elevation along the shared boundary with no. 38 Frogmore Road shall be glazed with frosted glass (of Pilkington

Glass Level 3 or above, or equivalent), shall be top-hung only and shall thereafter be retained as such.

REASON: To prevent direct overlooking, protect residential amenity of neighbouring occupiers and to satisfy Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved local policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 and the aims of the NPPF 2021.

12. The internal finished floor levels of the development hereby approved shall be set no lower than 64.70 metres Above Ordnance Datum (AOD) and the development shall be provided with non-return valves as flood resilient measures.

REASON: In the interests of preventing internal flooding and to satisfy Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

13. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended), or any order revoking and re-enacting that Order with or without modification, the development hereby approved shall only be used as a dementia nursing home within Use Class C2 (Residential Institutions) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON: To ensure that the development is carried out in accordance with the details submitted with the application and to satisfy a specialist housing need within the District in accordance with Policies H1 and H4 of the Hart Local Plan (Strategy and Sites) 2016-2032 and the aims of the NPPF 2021.

14. No on-site residential staff accommodation shall be provided within the approved building or elsewhere on the site at any time.

REASON: To ensure the integrity of the Thames Basin Heaths Special Protection Area is not adversely affected, in accordance with Policy NBE3 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved policy NRM6 of the South-East Plan 2009 and the aims of the NPPF 2021.

15. No demolition, construction work or delivery of materials shall take place at the site except between 08:00 hours to 18:00 hours on weekdays or 08:00 to 13:00 hours Saturdays. No development, demolition/construction work or deliveries of materials shall take place on Sundays or Public Holidays.

REASON: To protect the residential amenity of nearby residential occupiers and to satisfy Policy NBE11 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved local policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 and the aims of the NPPF 2021.

Speaker Details

*Speaking for The Town Council:

Mr, R. Harward, Yateley Town Council

*Speaking Against the Application:

Mr. G. Hatch

*Speaking For the Application:

Ms. E. Noden, Brocklehurst Architects Ltd.