



## **Place Service Planning Committee Addendum**

### **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.

### **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

### **FIRE EVACUATION OFFICERS:**

**Lead Officer: Mark Jaggard**

**Deputy Lead Officer: Steph 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: Steph Baker** (responsible for guiding and evacuating members of the public)

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

**If you have any more comments about the Planning Committee process, please telephone the Committee Officer, Sabrina Cranny on (01252) 774141.**

### **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.

## Chairman's Announcements

Members' Environment Act 2021 Briefing circulated 7<sup>th</sup> December 2021.

Members' completed developments tour expected to be held in spring 2022.

<b>Item No:</b>	1	<b>Reference No:</b>	21/01268/FUL
Construction of 6 dwellings with associated amenity space, access, parking, landscaping and associated works (following demolition of buildings).			
<b>at</b>			
Homecroft Farm , Church Lane, Ewshot, Farnham, GU10 5BJ			

Officer presenting: Miguel Martinez

## **Update**

### Thames Basin Heaths Special Protection Area

The applicant confirmed on Thursday 02.12.2021 that access to private SANG (Naishes Lane SANG – Church Crookham) has been secured and the Unilateral Agreement required to bind the SANG allocation to the development is being progressed between the Council's and applicant's solicitors.

### Committee Site Visit

A site visit was undertaken by Committee members on 07.12.2021 at 9.30am. In attendance were Councillors Ambler, Kennett and Southern together with Council Officers.

Committee members accessed the application site and walked along the rear of the properties adjoining the site (Two Tees, Greengates and Homecroft Farm). They also walked along Church Lane to reach the southern end of the application site.

They considered the following:

- Relationship of proposed dwellings with existing neighbouring properties
- Approximate distances and intervisibility between existing and proposed dwellings
- Existing ground levels of the site and those of adjacent sites
- Alignment of the western boundary of the site in relation to the settlement boundary
- Parking arrangements for existing properties.

The visit concluded at 9:55am.

### Additional Representations.

No additional objections have been received, however occupiers of one of the adjacent properties to the east of the site (Homecroft Farm), contacted officers

yesterday raising concerns about impacts on the daylight/sunlight to their dining area served by a set of patio doors in the side elevation facing the proposed dwelling no. 6 to the south. The adjacent occupiers were advised that Hart Technical advice document on daylight, states the following:

*'If a main window to a habitable room in the side elevation is affected, development will not normally be allowed to intrude over a line drawn at an angle of 45° in the vertical plane from the cill.'*

Therefore, if a 45° line on the vertical plane is drawn at a mid- point of the set of patio doors (as there is no cill), proposed dwelling no.6 would be well within allowance. Also, it is worth pointing out that cottage 6 would not be sited directly opposite the side patio doors of Homecroft Farm, which is something not conveyed in the plan containing section BB as it is a two-dimensional plan.

The highest point of the half-gable roof referred to above would be sited 5.15m west from the rear elevation of this adjoining property and/or sited 8.5m west from the centre of the patio doors where the daylight test lines are drawn up (when measuring on the block plan).

Therefore, given the different siting of proposed dwelling no.6 in relation to the side patio doors, distances referred to above and overall distance between this existing property and proposed dwelling no. 6, the location of a single storey garage in between them and sun path and orientation; the impacts anticipated on the daylight/sunlight received by patio doors/dining area would not amount to be detrimental. As such, proposed dwelling no. 6 in this scheme was regarded acceptable in terms of neighbouring amenity.

### **Speaker Details**

\*Speaking for the Parish Council: Ms Deirdre Rook, Ewshot Parish Council

\*Speaking Against the Application: Mr Carl Jackett

\*Speaking For the Application: Mr James Cross (Cross Town Planning Suite)