

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.

ADDENDUM

Item No:	7	Reference No:	21/02002/FUL
Demolition and replacement of an agricultural building, silo and stores to provide for a wellness centre with flexible rural workspace and ancillary vitality bar, creation of a secondary access road, parking and landscaping.			
At			
The Old Dairy , White Lane, Greywell, Hook, RG29 1TL			

Additional Information:

The applicant has confirmed that the events indicated to be held at the facility would be activities such as team building meetings, product launch events, wellbeing events, and training all related to the office and working side of the use and linked to the Members' businesses (use of the facility would be on a Membership basis).

Condition 10 is recommended to be re-worded as follows:

The use of the building hereby permitted shall be exclusively related to purposes falling within Use Class E(d) and E(g)(i) of The Town and Country Planning (Use Classes) Order 1987 (as amended) which include indoor sport, recreation or fitness, or office use for operational or administrative functions only. Any events must be directly related and ancillary to the permitted uses. No standalone or large-scale events unrelated to the permitted use of the building shall take place either within the building or elsewhere on the site.

Reason: To ensure the building remains in a suitable use for a rural enterprise given the context and nature of the site in line with Policies NBE1 and ED3 of the Hart Local Plan (Strategy and Sites) 2016-2032.

In respect of the 'birdstrike' condition requested by the Defence Infrastructure Organisation they have indicated that: 'The design of the roof space on the new building is of a long shallow-pitched design and includes an area of PV panels on the southern half of the roof. Although not classed as a 'flat' roof, this roof design still has the potential to result in attractive breeding habitat for hazardous large gulls.'

Additional Condition:

An additional external lighting condition has been included which is worded as follows:

10. No development above ground floor slab level shall commence until details of any external lighting, including intensity of illumination and hours of operation, have been submitted to and approved in writing by the Local Planning Authority. The equipment shall thereafter be installed, operated and maintained in accordance with the approved scheme.

Reason: To protect the amenities of the area and to satisfy Policies NBE9 and NBE11 of the Hart Local Plan (Strategy & Sites) 2016-2032 and saved Policy GEN1 of the Hart Local Plan 2006.

Speaker Details

Speaking For the Application; Ms Joanna Butler

Item No:	8	Reference No:	19/01288/FUL
Change of use of land shown outlined in red on block plan MR100 01 dated 07.10.21 for film making to include the construction of temporary film sets and supporting activities including storage and parking (part retrospective)			
At			
Bramshill House , Bramshill Park, Bramshill, Hook, RG27 0JW			

Speaking For the Application; Mr Simon Vernon-Harcourt OBO City And Country

Item No:	9	Reference No:	21/02445/AMCON
Removal of Condition 14 attached to Planning Permission 16/00564/OUT dated 16/05/2018 which limits the total amount of B8 floorspace to a maximum of 3,031.50 sqm or 65% of the total floorspace to be provided at the site whichever is the lesser			
At			
Land On The East Side Of , Beacon Hill Road, Ewshot, Farnham, GU52 8DY			

Speaking For the Application; Ms Helen Ross OBO DLP Planning Ltd

Additional Information

In his request for the application to be referred to Planning Committee Cllr Radley stated:

'The limit on B8 was introduced specifically to address the concern about large distribution lorries using the site and potentially at all times of the day. While use is limited by time of day, it is a reasonable risk that if giving a potential of 100% to B8 that the next relaxation will be to accommodate early deliveries leaving site at 3:00am in the morning.

The Hurst Warne analysis does seem to be inconsistent, in that it lists a number of potential uses which don't fall into B8.

I expect that having imposed this restriction with good reason the Planning Committee would at the very least wish to robustly challenge the assertions made to better understand if the application is justified. For instance; would the storage of stock for an E(a) Retail use not include by default the need to store stock, without resorting to B8. If this was indeed the case then if such a number of businesses were interested why do we need to relax the B8 constraint?

Therefore, I do feel that the Planning Committee needs a forum to raise these concerns and to challenge some of the assertions Hurst Warne make. If Hurst Warne and officers are able to reassure the Planning Committee then great, but we can't assume just from this one document that they can.'

Officer Note

This application seeks solely to remove the restriction on the maximum amount of Use Class B8 floorspace. It does not seek to alter the hours of use of the development or deliveries by HGV's nor to remove the restriction on the maximum size of the B8 units.

It is also recommended that the existing condition relating to the use of the site be amended to restrict use to Use Classes E (g), B2 and B8 only with wording set out in Condition 12.

Item No:	10	Reference No:	21/03212/AMCON
Variation of Condition 2 (Approved Plans) attached to Planning Permission 21/00151/FUL dated 02/06/2021 to allow for building relocation.			
At			
Co-operative Retail Services Ltd, 13 Reading Road, Yateley, Hampshire, GU46 7UH			

Speaking Against the Application; Ms Amy Stevens

Speaking For the Application; Mr James Berggren OBO Edgeplan

Item No:	11	Reference No:	21/00630/FUL
Demolition of existing buildings and erection of a 65 bed care home (Class C2 use), x4 two bed care dwellings (Class C3 use) and associated landscaping, parking, altered access and ancillary development			
At			
Grey House, Mount Pleasant, Hartley Wintney, Hook, RG27 8PW			

Update

The following paragraph has been deleted from page 147 of the Officer report:

“Concerns regarding impacts of privacy arising from the use of the Café/Bistro occupying the south most corner of the site are noted. Conditioning the hours of use of this facility such that no use during unsociable hours would be deemed reasonable. Additionally, it would be reasonable to control the potential use and users of the Café/Bistro via a S106 legal agreement. Given the distances mentioned above, existing mature greenery and trees and

that which would be secured by a condition requiring an approved Landscape Masterplan it is considered that no substantial impact in terms of privacy, overlooking or daylight would occur from the daily use of such a facility.”

This element been re-considered by the Case Officer and given the internal layout and intrinsic nature of the café/bistro to the operation of the C2 care home, it is not considered to be reasonable or necessary to restrict the hours of use of this floorspace wither via condition or legal agreement. As a result, suggested condition 24 has been replaced as follows:

24 The 'Bistro/Café' area denoted on the Proposed Ground Floor Plan Drawing No. (00) 3 Rev J, shall only be made available to the residents of the care home and residents' visitors only. Reason: In the interests of neighbouring amenity, to ensure sufficient parking provision and highway safety in accordance with Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2016-2032 and the aims of the NPPF 2021.

As a draft Unilateral Agreement is not before the Council at this stage, the recommendation to Members is for the suggested conditions in the report to be amended, rationalised or added to in light of discussions on and final wording of the Unilateral Agreement in order to capture all matters and avoid duplication. The final conditions would be subject to consultation with the Ward Councillor and Chairman of Planning Committee.

Speaker Details

Parish Council: Cllr Diana Harvey OBO Hartley Wintney Parish Council

Speaking Against the Application: Phil and Catherine Turner

Speaking For the Application: Mr Paul Dickinson OBO Caring Homes Group (Applicant)