



Planning Services Planning Committee Addendum 15th June 2022

Introducing the Committee

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

Councillor Brian Blewett	Councillor Richard Quarterman (Chairman)
Councillor Graham Cockarill	Councillor James Radley
Councillor Steve Forster	Councillor Tim Southern
Councillor John Kennett	Councillor Jane Worlock
Councillor Makepeace-Browne	Councillor Peter Wildsmith
Councillor Alan Oliver	

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, Jenny Murton on (01252) 774141.

Chairman's Announcements

Councillor Quarterman will discuss with Members the current Site Visit request and scheduling arrangements for Planning Committee.

Councillor Quarterman will also discuss the best timeframe for scheduling the tour of completed developments for Members, Officers and a specialist Urban Designer, Dr Stefan Kruczkowski who was co-author of Building for a Healthy Life (2020).

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

Item No: 101

Reference No: 21/02782/OUT

Hybrid planning application seeking Full Planning Permission for the erection of 185 residential dwellings (Use Class C3) with access, parking, landscaping, public open space and other associated works and Outline Planning Permission for the erection of up to 126 residential dwellings (Use Class C3) and a flexible mixed-use neighbourhood store/cafe coworking space of up to 150sqm (Use Class E) with all matters reserved except for access

At: Land North Of Netherhouse Copse, Hitches Lane, Fleet, Hampshire

Officer presenting: Mrs Steph Baker

Update

The developer had, following a similar approach on Hartland Park, agreed to incorporate swift bricks on all residential properties, excluding the apartment buildings. This was agreed prior to the agenda publication however was omitted from the Officer report. This is a clear ecological benefit that should be noted.

After the finalisation of the Committee agenda, on 7th June Officers received comments from Hampshire County Council Countryside Service in respect of Public Rights of Way (PRoW). They requested that a condition and s106 legal obligation secure details of the diversion for the PRoW Footpath 6 through the site and for connections for walkers and cyclists to the wider network. Officers consider that a condition is sufficient to achieve this and an additional condition, Condition 30, is recommended as follows:

30. Notwithstanding the submitted information, alterations to the Public Right of Way Footpath 6 shall not be implemented unless and until appropriate diversion procedures have first been resolved to the satisfaction of the Local Planning Authority. Prior to commencement of any works in relation to Public Right of Way Footpath 6, details of the diversion shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure suitable access to the site and Public Right of Way 6 for all users in line with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032, Policy BE07 of the Crookham Village Neighbourhood Development Plan 2016-2032 and the aims of the NPPF 2021.

A number of conditions included on the agenda reports pack have been revised or updated as a result of Officer discussion. The changes to the condition are not significant to the recommendations or conclusions within the Officer report however a number of conditions are recommended to be updated for completeness.

The recommendation to Members is for the suggested conditions in the agenda report pack to be amended, rationalised or expanded 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.

Revisions to Condition 1 (time limit) are considered necessary in order to ensure that commencement of the full permission relating to phase 3 commences within 1 year owing to SANG supply.

The ecological conditions relating to badgers (Condition 5) and reptiles/ slow-worms (Condition 6) are recommended to be combined with suitable wording.

Condition 17 (hard and soft landscaping) is to be separated in order to make clear the elements that are approved in full (phase 3) compared to the requirement for details to be submitted at reserved matters (phases 4 and 5).

Condition 26 is to be re-worded to be more specific regarding the control of garage conversions in order to retain sufficient parking provision on the site in perpetuity.

Condition 28 is to be amended in order to allow Schedule 2, Part 1, Class A developments (alterations and extensions to a dwelling) whilst restricting Classes B and C (loft conversion works) as Class A would not adversely affect amenity and would not generate additional parking demand.

Condition 29 (obscure glazing) is to be separated in order to make it clear the differences between the full permission and outline permission.

In terms of Condition 11 (drainage) is to be updated to include reference for foul sewage connection before the occupation of the first dwelling.

An additional condition is considered to be necessary in relation to spoil and arisings.

An additional condition is to be included relating to a management plan for public open space and communal garden area.

A refuse and recycling condition has been included to make clear the approved details for the full permission (phase 3) and requirement for details to be submitted under reserved matters for the outline permission (phases 4 and 5).

An additional condition is recommended to make it explicitly clear that notwithstanding the description, the development approved in outline (phases 4 and 5) shall be for no more than 126 dwellings in total.

Additional information

Members of the Planning Committee were provided with a Members' briefing pack from the applicant on Friday 10th June and a hard copy was provided to the Case

Officer. The contents are noted which summarise the scheme's proposals.

Site Visit

Members undertook a site visit on Tuesday 14th June which was attended by Councillors Blewett, Kennett, Makepeace-Browne and Quarterman (Chairman).

Speaker Details

Speaking for the application: Mr Tim Burden from Turley and Mr David Gilchrist from Berkeley Homes Southern will be attending the meeting in order to present and answer questions from Members

No other speakers have been registered.

