



Development Management, Place Directorate Planning Committee Addendum 19th October 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: 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)

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

ADDENDUM FOR
THE PLANNING COMMITTEE OF
19th October 2022

Item No:	101	Reference No:	22/00734/FUL
Erection of a detached 5 bedroom dwelling			
At			
54 Ryelaw Road, Church Crookham, Fleet, Hampshire, GU52 6HY			

Update

The following summaries of representations and consultee responses were erroneously omitted from the published agenda report. All responses have been published and available to view on the Council's website in full from the date of receipt of each comment.

Representations

8 letters were received in response to the original scheme raising objection on the following grounds:

- Plans do not show true representation of dwelling or its height in relation to neighbours
- Dwelling will dwarf neighbouring bungalows - dwelling will be taller than neighbours and imposing
- Site is on a 'blind corner' and will be unsafe for drivers and pedestrians
- Concerns regarding parking
- Tree report is inaccurate
- Badger setts on site - fencing erected and site cleared
- Proposal says 4 bedroom house, but plans show 5 bedroom house
- Windows on western elevation - contrary to pre-app advice

Following a re-consultation on amended plans, a further 8 letters were received. These letters raised the following new objections:

- Amended plan misleading regarding set back as it does not take account of porch/bay
- Letter re: condition of site and badgers does not address the issue

Consultee final comments from re-consultation following amended plans:

Church Crookham Parish Council: There does not appear to have been any material changes to the previous application apart from the correction on the number of bedrooms. Over development of the plot will subject neighbouring properties to overlooking and lack of privacy. There appears to be a misrepresentation of the proposed roof height in relation to the adjoining property. The proposal could create severe car parking issues on the junction of Bowenhurst Road & Ryelaw Road.

This seems a clear overdevelopment of the site. It would be more appropriate to plan for a smaller dwelling more in keeping with the space available.

Council's Ecologist: Following submission of "Further Badger Information" and a BNG Assessment, accepts that any impact on badgers can be adequately controlled through implementing standard best practice, precautionary procedures. Accepts the outcome of the BNG Metric 3.1 assessment that net gain can be achieved on site. No objection to this application on the grounds of biodiversity

Consultee responses (original consultation):

Church Crookham Parish Council: Objects to this proposal due to the overdevelopment of the plot, unrealistic and therefore insufficient parking provision and the fact that the application is for a 4-bed roomed house when the plans clearly show 5 bedrooms.

Hampshire County Council (Highway Authority): No objection. Parking to be considered by Hart DC.

Natural England: Subject to mitigation of impact on SPA, no objection.

Council's Drainage Officer: No objection subject to condition regarding infiltration testing for soakaways.

Council's Ecologist: In the absence of sufficient information regarding the impact, or otherwise, on badgers, object to this application on the grounds of biodiversity.

Council's Tree Officer: No objection, subject to condition.

Council's Waste and Recycling Officer: No objection.

No site visit requested.

Speaker Details

*Speaking For the Application; Robyn Milliner.