



## **Development Management, Place Service Planning Committee Addendum 18<sup>th</sup> January 2023**

### **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  
Planning Committee  
18<sup>th</sup> January 2023**

<b>Item No:</b>	6	<b>Reference No:</b>	22/02554/FUL
Demolition of an existing garage and erection of a 3 bedroom detached bungalow			
<b>At</b>			
10 Richmond Close Fleet Hampshire GU52 7UJ			

Site visit

Members carried out a site visit on Tuesday 17th January to observe the context of the site.

Speaker Details

\*Speaking For the Application; Mr Simon Port

No other updates.

<b>Item No:</b>	7	<b>Reference No:</b>	22/02641/FUL
Erection of a detached four bedroom house, a detached three bedroom house and a detached cycle store following demolition of the two existing buildings; partial demolition of Building 1 and conversion to a garage; provision of amenity space, parking, hard and soft landscaping and associated flood mitigation works			
<b>At</b>			
Zenas Reading Road Hook Hampshire RG27 9ED			

Background

This planning application has been referred to the Planning Committee at the request of a Ward Councillor, Cllr Dermot Smith, for the following reason:

"...Although the EA still classifies the land as flood zone 2/3 they have communicated that they are satisfied that the flood and drainage assessment carried out, the plans for betterment with respect to any risk to other properties and the suggested conditions for the development are sufficient for them to deem their previous objections to have been overcome. However, they of course recognise that they never approve an application, it is always for the LPA to do this taking all issues into account.

The application is for two self-build houses in an infill location of a residential area. The area has never been known to flood. Although not officially wholly classified as previously developed land, the land has had previous temporary permission that has led to buildings on the site including an old pumping station (that I would say is a health and safety hazard - in the absence of any development that may need addressing separately). Residents want to see the site developed, though this is not a material reason; it is however a secondary community benefit for the site that is an eyesore."

The request for a referral to Planning Committee was supported by the Chairman of Planning Committee, Councillor Quarterman.

### 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. All comments received have been taken into account in the officer's report to the committee.

Specifically, the comments of the EA and Drainage engineer have informed the Flood Risk and Drainage section on pages 38-55.

The comments of the Environment Agency in relation to Ecology are consistent with the response to 22/00765/FUL referred to on page 44 of the report.

The public comments in relation to the current unkempt nature of the site and desire to improve its appearance are noted; however these matters would not be considered to amount to reasons that would outweigh the flood risk objections identified in the report.

## **CONSULTEE COMMENTS**

### Hook Parish Council

No objection, subject to SANG mitigation at Bassett's Mead.

### Environment Agency

Has assessed the proposal and whilst it would have preferred the site to include an 8m ecological buffer zone to the Dorchester Stream, the proposed development will only be acceptable if the following planning conditions are included. Without these conditions, it would object to the proposal due to the adverse impact on the environment.

Condition 1 – Landscape and Ecological Management Plan to be submitted to and approved by the LPA prior to commencement of development.

Condition 2 – Development to be in accordance with the Flood Risk Assessment by Unda dated March 2022 and the mitigation it details to be carried out.

Further advice given in respect of the Sequential and Exception Tests. Confirmed it is the responsibility of Hart District Council as the Local Planning Authority to carry out the tests.

Advice to the applicant that an Environmental Permit may be required for the works.

#### Drainage Engineer (Internal)

The development site is located within Flood Zone 3 and therefore the Sequential Test must be undertaken and prove that there are no other reasonably available sites within the local area that are suitable for development of this nature. Should the application not satisfactorily pass the Sequential Test then the application should be refused.

However, should the Sequential Test be passed then I would have no objection in relation to drainage and flood risk subject to a suitable condition being included to ensure the application complies with NPPF and Policy NBE5 of Hart District Council's Local Plan.

#### Environmental Health (Internal)

No objection.

#### Natural England

No objection, subject to TBH SPA mitigation being secured.

#### Hampshire County Council (Highways)

No objection. Hart DC to assess parking.

#### Ecology Consult (Internal)

No objection, subject to compliance with recommendations and mitigation in ecology report.

#### Streetcare Officer (Internal)

No objection.

### **PUBLIC COMMENTS**

19 letters of representation have been received, expressing support for the following reasons:

- Previous refusal seems to negate any future development of this ugly site
- Commercial uses out of keeping with local area

- Proposals will not overlook neighbours
- Proposal would improve visual appearance of the site
- Recent rainfall has not increased flooding in the area
- Site is at a higher elevation than existing properties nearby - need to take into account nearby properties on lower elevation
- Elevation and foundation design will mitigate some of the potential risk from flooding
- Design of houses will be in keeping with locality

2 letters of representation have been received making the following general comment:

- Support if proposal can be accommodated without increasing flood risk in the locality

#### Site visit

Members carried out a site visit on Tuesday 17th January to observe the context of the site.

#### Speaker Details

\*Speaking For the Application; Mr Ian Lasseter (Lasseter Downie Planning)