



Development Management, Place Service Planning Committee Addendum 15th February 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
THE PLANNING COMMITTEE OF
15th February 2023

Item No:	8	Reference No:	22/00022/FUL
Change of Use to take away food use and erection of a single storey rear extension forming staff rest area/ storage, installation of kitchen extraction ducting to the rear and alterations to ground floor shopfront.			
At			
16 London Road, Blackwater, Camberley, ,			

No update.

Speaker Details

None.

Item No:	9	Reference No:	22/01404/FUL
Erection of detached single storey building for use as cellar door facility to accommodate wine tours and associated wine sales			
At			
Penn Croft Winery , Croft Lane, Crondall, Farnham, Hampshire GU10 5QD			

BACKGROUND:

The application is brought to Planning Committee in line with the Council's Constitution as more than 5 objections have been received from local residents regarding the proposal and Councillor Dorn has requested that the application be determined at Planning Committee and the referral was agreed by the Chairman. The substantive planning reasons for bringing the application to Committee as requested by Councillor Dorn are impact on the countryside, cumulative impact and accessibility.

Condition 3 updated:

Notwithstanding the provisions of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order with or without modification) and the Town and Country Planning (Use Classes) Order 1987 (as amended), the use hereby approved shall be limited to wine tours and wine sales in connection with the Penn Croft Winery operation on the site. The alcohol sold at the site shall be limited to wine produced at Penn Croft Winery.

REASON: In the interest of sustainable development, to protect the quality and amenity of the countryside as the proposed use is acceptable as a form of rural enterprise diversification and to satisfy Policies SS1, ED3 and NBE1 of the Hart Local Plan

(Strategy and Sites) 2032, Policy 1 of Crondall Neighbourhood Plan 2017-2032 and the aims of the NPPF 2021.

Speaker Details

Speaking For the Application: Ms Elizabeth Harrison-Butler

Item No:	10	Reference No:	22/02681/HOU
Demolition of existing garage and erection of a two storey front extension, two storey side extension, two storey rear extension and front porch. Alterations to windows and doors.			
At			
10A Oakley Drive, Fleet, Hampshire, GU51 3PP,			

Update to the Committee

A site visit took place on Tuesday 14th February, attended by Councillors Forster, Kennett, Oliver and Quarterman and Members were accompanied by a Planning Officer.

The issues discussed were:

Drainage and flooding including the impact on the culvert at the front of the site and the main river immediately to the east of the site
Screening
Extent of site boundary with no.10 Byron Close (west)

As a result of the site visit, condition 3 has been updated to read:

The development hereby permitted shall be carried out in full accordance with the approved Flood Risk Assessment and Drainage Report by Simon Jones-Parry BSc CEng MICE dated 31 October 2022. The mitigation measures shall be fully implemented prior to first use of the development hereby permitted. The measures detailed shall be retained and maintained thereafter for the lifetime of the development.

In addition:

- The culvert shown in the flood maps should be at least 4 metres from any building footing
- Prior to first occupation of the development hereby permitted, Regent Street Brook and its culvert shall be inspected for damage works caused by the development. If damage is found, this shall be reported immediately to the Local Lead Flood Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants, to prevent flooding to adjacent sites, to ensure the structural integrity of the culvert thereby reducing the risk of flooding and to reduce the risk of flooding from blockages to the existing culvert(s). This is in accordance with Policy NBE5 of the Hart

District Council Local Plan 2032, Policy 10 of the Fleet Neighbourhood Plan and paragraph 167 of the NPPF 2021.

This revised condition wording better matches the wording of the advice given by the Environment Agency to the previous proposal.

Speaker Details

Speaking For the Application: Mr Kyle Lewington

Item No:	11	Reference No:	22/02764/FUL
Erection of a detached dwelling with associated parking and amenity space.			
At			
52 Church Road, Fleet, Hampshire, GU51 4LY,			

Update to the Committee

The applicant has submitted an updated location plan, which includes a blue line boundary around the existing dwelling at No.52. The blue line shows land within the applicant's ownership, and this plan has been provided for completeness.

Condition 1 should therefore be amended to reflect the new location plan number '22.033.01.A'

A site visit took place on Tuesday 14th February, attended by Councillors Forster, Kennett, Oliver and Quarterman and Members were accompanied by a Planning Officer.

The issues discussed were:

- Parking and highways matters including the parking of site operatives and the position of the vehicular entrance gate
- Position of the new dwelling
- Fencing of the front boundary
- View / outlook from the side window of no.52 Church Road

Officers advise that Recommendation A has been amended to remove the reference to 'Naishes Lane' in the event of private SANG being acquired. It now reads:

"Subject to the completion of a S106 agreement to secure SANG access and payment of the SAMM fee, permission be GRANTED subject to conditions."

Speaker Details

Speaking For the Application: Mr Matt Taylor