



Development Management, Place Service Planning Committee Addendum 13th September 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 Mark Butcher	Councillor James Radley
Councillor Graham Cockarill	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: Katherine Fitzherbert-Green (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: Katherine Fitzherbert-Green (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
13th September 2023

Item No:	6	Reference No:	22/03029/AMCON
Variation of Condition 7 and the associated removal of Conditions 15 and 16 attached to Planning Permission 21/02894/AMCON dated 01/06/2022			
At			
Rye Logistics Park, Rye Close, Fleet, Hampshire, GU51 2UY			

Update to the Committee

- National Planning Policy Framework

The National Planning Policy Framework (NPPF) was updated on 5 September 2023. The changes relate to updates to policy on planning for onshore wind development. The changes contained within the updated NPPF have no implications for the determination of this application.

- Planning Appeal

The Planning Inspectorate confirmed on the 11th September 2023 that the appeal will follow the hearing procedure. They also confirmed that the appeal is valid, however a start date is yet to be confirmed.

Speaker Details

Speaking For the Application: No speaker.

Speaking Against the Application: Adrian Collett.

Speaking Against the Application: Ellie Ann May (Fleet Town Council).

Item No:	7	Reference No:	23/00855/FUL
Demolition of existing dwellinghouse and outbuildings and erection of three detached dwellings with integral garages, associated car and cycle parking and access works			
At			
38 Rounton Road, Church Crookham, Fleet, Hampshire, GU52 6HB			

Update to the Committee

- National Planning Policy Framework

The National Planning Policy Framework (NPPF) was updated on 5 September 2023. The changes relate to updates to policy on planning for onshore wind development. The changes contained within the updated NPPF have no implications for the determination of this application.

- Consultation

Due to an administrative error a re-consultation on amended plans was sent to Fleet Town Council (FTC) instead of Church Crookham Parish Council (CCPC). In response, CCPC have highlighted that the amendments would not have overcome the other concerns that CCPC raised within their initial comments and therefore would not have changed their objection.

Further comments were received from CCPC on the 12 September comprising (verbatim):

‘OBJECTION - It was resolved that the previously submitted comment stands i.e. Church Crookham Parish Council objects to this application as the proposal is out of keeping with the street scene, out of character for the road, over development of the plot and the parking provision is insufficient.’

It is highlighted that the Local Planning Authority would not necessarily re-notify on every amended plan, it is a judgement call on each application dependent upon the number and nature of the amendments received.

- Parking

There is an error within the report under the section on parking which refers to the Parking Technical Advice Note (TAN) setting out a zonal approach. This approach is only applicable to non-residential development and is therefore not relevant in this instance. The TAN sets out car parking standards dependant on the number of bedrooms to be provided. In accordance with the TAN a 4-bedroom property should provide 3no. allocated car parking spaces and 0.5 unallocated car parking space, together with 5 cycle spaces.

The submitted site plan indicates that secure cycle storage is to be provided, however it does not demonstrate the number of cycle spaces to be provided. It is therefore recommended that condition 8 is amended to remove reference to providing secure

cycle storage as identified on the approved plans and an additional condition is imposed requiring details to be submitted and approved in writing by the Local Planning Authority. It is recommended the condition is worded as follows:

The dwellings hereby approved shall not be occupied until details of cycle storage (including space for the long-term storage of at least 5 bicycles for each dwelling) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before occupation or the use commences, whichever is the sooner, and shall be thereafter retained and maintained in accordance with the approved details.

REASON: To ensure adequate cycle provision and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy INF3 of the Hart Local Plan (Strategy & Sites) 2032, Saved Policy GEN1 of the Hart Local Plan (Replacement) 1996-2006 Saved Policies and Section 9 of the National Planning Policy Framework (2023).

Speaker Details

Speaking For the Application: Tony Thorpe

Speaking Against the Application: Melanie Slade