



**Development Management, Place Service
Planning Committee Addendum - 13 December 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 (Vice-Chairman)	

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) 774188.

ADDENDUM FOR
THE PLANNING COMMITTEE OF
13 December 2023

Item No:	8	Reference No:	22/01859/FUL
Demolition of existing buildings and erection of 2 x 2- bedroom, 2 x 3 bedroom and 5 x 4-bedroom dwellings with associated works including relocated access to the public highway (Amended description of development).			
At Marsh Farm, Bowling Alley, Crondall, Farnham, Hampshire, GU10 5RJ			

Update to the Committee

Recommendation

Recommendation A to be updated because, since publication of the Agenda, it has been ascertained that the new access affects the highway verge which is in the ownership of Hampshire County Council who have not had Notice formally served. In addition, the application is a departure therefore it needs to be referred to Full Council.

Updated Recommendation A to read:-

‘Refer to Full Council with a recommendation to GRANT, subject to:

- submission of a revised Land Ownership Certificate with notification to Hampshire County Council as landowner of the highway verge and expiry of required notification period;
- completion of a Section 106 agreement to secure Suitable Alternative Natural Green Space (SANG) at Naishes Lane and payment of the Strategic Access and Management and Monitoring (SAMM) fee and
- conditions as set out within the Agenda.’

Relevant Planning Policy

On the 7 December the Council adopted a Cycling and Car Parking in New Development Supplementary Planning Document (SPD) (December 2023).

The car parking standards set out in the committee report have not been altered from the Technical Advice Note version of the document. The SPD confirms that the car parking standards ‘reflect the Council’s ambition to reduce carbon emissions’ (para 5.3), that ‘the standards are neither maximum nor minimum, but a guide as to the appropriate quantum of parking to be provided’ (para 5.3). Importantly, the SPD states that the parking standards ‘should be considered carefully, alongside the placemaking quality of a development and the parking strategy for the site’ (para 5.3).

The Cycling and Car Parking SPD includes residential cycle parking standards. The cycle standards have not altered from the Technical Advice Note version. The number

of spaces is a minimum for each plot. There are notes to the standards that one space must be close to the front door and one space should be able to accommodate a non-standard 'cargo' cycle. Unallocated/visitor cycling should be 0.2 spaces per home (rounded up) and 5% of unallocated /communal provision should be able to accommodate a non-standard cycle.

Condition 15 has already been recommended in relation to cycle provision, but it is recommended that the wording be updated to reflect the Car and Cycle Parking SPD.
Consultation Responses

Environment Agency (EA) (received 07 December 2023) - The EA have updated that they will not be in a position to provide an updated consultation response prior to the Planning Committee.

Streetcare Officer (Internal) (received 24 November 2023) - The Joint Waste Client Team is satisfied that the revised location of the bin collection point for plots 8 & 9 as shown on proposed site plan 22.003.L(PA)010 revision PA7 is a suitable location for the purposes of waste and recycling collections and have no further comment.

Legal - Instructions have been sent to the Council's Legal Team regarding the preparation of a legal agreement for the payment of the Strategic Access and Management and Monitoring (SAMM) fee. A copy of the draft legal agreement relating to the provision of privately owned Suitable Alternative Natural Greenspace (SANG) has been received.

Conditions

A number of conditions have been requested and the Applicant has sought that the wording be amended to allow for demolition and site clearance. This has been reviewed and would not be prejudicial to the conditions, accordingly the following conditions are recommended to be updated as per the words in italics and deleted as struck out:

3. No development or other operations (*excluding demolition and site clearance*), shall commence on site until a detailed contaminated land report to assess potential contaminants has been prepared, submitted and agreed in writing with the Local Planning Authority in accordance with the 3-stage strategy below.

A. Site Characterisation

The investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

1. a survey of the extent, scale and nature of contamination;
2. an assessment of the potential risks to:
human health,

property (existing or proposed) including buildings, service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems,

3. an appraisal of remedial options, and proposal of the preferred option(s). This must be conducted in accordance with DEFRA and the Environment Agency's Land contamination risk management (LCRM) guidance.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing / proposed occupants of the properties on the site and adjacent land and to comply with Policy NBE11 of the Hart Local Plan (Strategy & Sites) 2032.

5. No development or other operations (~~including~~ *excluding* demolition and site clearance preparation and groundworks) until full details of a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the local planning authority. The scheme shall also include:

- 1) Where infiltration is proposed, full infiltration tests in accordance with BRE 365 including groundwater strikes.
- 2) Detailed drawings of the proposed drainage system including details as to where surface water is being discharged to.
- 3) Calculations confirming that the proposed drainage system has been sized to contain the 1 in 30 storm event without flooding and any flooding in the 1 in 100 plus climate change storm event will be safely contained on site.
- 4) Calculations showing the existing runoff rates and discharged volumes for the 1 in 1, 1 in 30 and 1 in 100 storm events and calculations for the proposed runoff rates and discharged volumes for the 1 in 1, 1 in 30 and 1

in 100 plus climate change storm events. To be acceptable proposed runoff rates and discharge volumes must be no higher than existing.

- 5) Provision of a Maintenance plan setting out what maintenance will be needed on the drainage system and who will maintain this system going forward.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent onsite and offsite flood risk increasing from the proposed development and in accordance with Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2032.

6. No development or other operations (~~including~~ *excluding* demolition *and* site clearance preparation ~~and~~ groundworks) on site details of a scheme to manage the foul drainage must be submitted to, and approved in writing by, the local planning authority. The scheme shall contain the following mitigation measure listed below:

- 1) If treated effluent is being discharged to soakaway, Infiltration Test results provided in accordance with BRE 365.

- 2) Infiltration test results shall be undertaken in the location of the proposed soakaway.

- 3) Calculations based on the above obtained infiltration tests results shall be provided demonstrating that the soakaway has been suitably sized to contain maximum likely volume of treated effluent for all properties discharging to this soakaway.

- 4) If treated effluent is being discharged on site carbon filtration, or a suitable alternative, must be provided on the vent stack to minimise odours.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the foul drainage as proposed is viable and in accordance with Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2032.

21. No development or other operations (~~including~~ *excluding* demolition *and* site clearance preparation ~~and~~ groundworks) shall commence on site until a plan showing the location of all existing and proposed utility services that avoids conflict with the trees to be retained has been submitted to and approved in writing by the Local Planning Authority. This shall include gas, electricity, communications, water and drainage and external lighting and include details of associated structures (e.g., manhole covers, metres, access points, vertical supports), ditches, drains and other earthworks (e.g., land profiling, excavations/soil mounding). Where proposed hard surfaces/structures/ground levels are to be altered within or introduced into the root protection areas of retained on/off-site trees, scaled cross-section construction drawings and supporting method statement will be required to support the hard landscape plan/specifications. No development or other operations shall take place other than in complete accordance with the Utility Plan.

Reason: To ensure that reasonable measures are taken to safeguard the retained tree in the interests of local amenity and the enhancement of the development itself, in accordance with Policy NBE9 of the Hart Local Plan (Strategy & Sites) 2032.

15. Prior to occupation of the dwellings hereby approved, details of secure and covered parking for cycles shall be provided and agreed in writing by the Local Planning Authority *in accordance with the principles set out in the Car and Cycling Parking Supplementary Planning document*. The cycle parking shall be carried out in accordance with the approved drawing(s)/details. The cycle parking/storage shall be permanently retained for the parking of bicycles and used for no other purpose.
- Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided to encourage the use of sustainable modes of travel in accordance with Policy INF3 of the Hart Local Plan (Strategy and Sites) 2032 *and Car and Cycling Parking Supplementary Planning document*.

Expiry Date

An extension of time until Monday 29th January 2024 has been agreed to enable time for the application to be referred to Full Council and for the completion of the legal agreements relating to Suitable Alternative Natural Green Space and Strategic Access and Management and Monitoring mitigation.

Pre-commencement conditions

The updates to the conditions are highlighted above. The pre-commencement conditions, conditions 7 and 10 outlined in the Committee Report have been agreed by the Applicant.

Speaker Details

Speaking on behalf of the Parish Council: No speaker

Speaking Against the Application: No speaker

Speaking For the Application: Mr Leedale.

Item No:	9	Reference No:	23/01662/TPO
1. English oak - Crown reduce the remaining canopy by 3-4m to reshaping and balance.			
At Broomhill Ewshot, Farnham, Hampshire, GU10 5BE			

Update to the Committee

This application has been withdrawn by the applicant.

The application was withdrawn because, following the submission of the application 23/01662/TPO, the land was transferred to Ewshot Parish Council who are now responsible for the management and maintenance of the land, which includes the tree subject of this application. A duplicate application was submitted by Ewshot Parish Council (ref 23/01791/TPO) to undertake crown reduction operations to the oak tree. This application was consented on the 7 November 2023.

Speaker Details

Speaking on behalf of the Parish Council: No speaker

Speaking Against the Application: No speaker

Speaking For the Application: No speaker.