

## **PLANNING COMMITTEE**

**Date and Time:** Tuesday 18 August 2020 at 7.00 pm

**Place:** Council Chamber, Civic Offices

**Present:**

Ambler, Blewett, Cockarill, Delaney, Kennett, Oliver (Chairman), Quarterman, Southern, Wheale and Worlock

**In attendance:**

**Officers:** Jaggard, Lee, Martinez, Shared Legal Services, Whittaker and Wood

### **13 MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 8 July 2020 were confirmed and signed as a correct record.

### **14 APOLOGIES FOR ABSENCE**

Apologies had been received from Councillor Radley.

### **15 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman announced that the Planning Committee working party will take place 26<sup>th</sup> August to look at actions arising from the peer review. This will start at 6pm and will include training in the form of a presentation entitled Building for Health (Urban Design). A formal invitation will be sent later this week.

### **16 DECLARATIONS OF INTEREST**

None declared.

### **17 AMENDMENT TO PLANNING SCHEME OF DELEGATION**

Members considered an amendment to the Planning Scheme of Delegation from the Planning Committee in relation to applications for 'Modifications to Construction Hours Conditions' and 'Additional Environmental Approval' to ensure that officers are able to make decisions on these applications in a timely manner and before the expiry dates to avoid proposed development becoming lawful by default.

Officer recommendation: To add the following new item:

To determine any application or notification submitted under section 74B, 74C or 74D of the Town and Country Planning Act 1990 (as amended).

To determine any application or notification submitted under Section 93B or 93F of the Town and Country Planning Act 1990 (as amended).

The Committee sought clarification that the Ward Member would continue to be advised before making any decisions and were advised that consulting would continue in the usual way, should the Ward Member wished to discuss.

Members were advised that the Government has set an end date to 31st December 2020. After that date, this Amendment will require new legislation to change permanently.

## **DECISION**

Agreed as recommended in Officer's Report.

## **18 DEVELOPMENT APPLICATIONS**

Updates via the Addendum were accepted and the Committee considered the Planning report from the Head of Place.

### **Decisions/Recommendations – 12 August 2020**

#### **Item No: 101 - 20/01317/TPO**

6 Gondreville Gardens, Church Crookham, Fleet GU52 6US

T1: Oak - Reduce in length by approximately 3 metres the lateral limbs extending to the South, South West and South East on the bottom third of the crown tapering reductions into the upper crown. Leaving a retained branch length of approximately 5-6 metres. All pruning cuts to be made to suitable secondary growth.

A short presentation was given by Officers setting out that this tree is owned by Hart District Council and as such, Officers do not have delegated authority to determine it. The purchase of the reduction is to increase light and improve the visual appearance of the tree. It was noted that the Council are reviewing TPOs and will circulate that report to Councillors in due course.

## **DECISION – GRANT**

### **CONDITIONS**

- 1 The work(s) shall be carried out in accordance with BS3998:2010 Tree Work - Recommendations

REASON: In order to ensure the works are carried out to an appropriate standard; in the interests of the health and appearance of the trees.

**Item No: 102 - 19/02467/FUL**

Rally Field, Wellington Country Park, Odiham Road, Riseley, Reading

Change of use of agricultural land to a dog day care facility (Land use Class Sui-Generis), construction of building, provision of parking, access and fencing.

Officers presented the application setting out the nature of the business and the reason for the change of use. This application is subject to a high level of local interest including the Ward Councillors. Members of the Committee were advised the site falls outside of any settlement boundary and is near the Wellington Country Park Lakes, a Site for Importance for Nature Conservation. The proposed dog care facility would aim at providing a safe controlled and purpose-built environment for the exercise and care of dogs. Its proposed hours of operation are 0730 hrs to 1800 hrs, Monday to Friday only. Bank Holidays are also excluded from the days of operation. No overnight stay of dogs is proposed as part of the development.

Councillors debated on the potential risk of noise coming from barking dogs and the effective management of dog waste. Councillors also raised concerns on the proximity of residential properties and the effect of potentially more traffic created by dropping off and collecting dogs.

Members were reassured that the dogs will be managed and barking is kept to a minimum because of the professional care they will receive. Most of the dogs will be transported by the Centre's 3 vans, reducing traffic movement.

**DECISION – GRANT**

**GRANT** planning permission subject to the following planning conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be fully implemented in accordance with the following plans/documents (including any mitigation/enhancement recommended therein):

101 Rev. H (Site Plan Proposed), 444527120 Rev. B (Reception Building), 002 Rev. A (Egress Plan), Tree Constraints Plan, 101 Rev. D (Site Plan – Tree Protection Measures), 1900.0011 100 Rev. P2 (Proposed Foul Water Drainage Strategy), 1900.0011 101 Rev. P2 (Proposed Surface Water Drainage Strategy); and Noise Impact Assessment (dated February 2020) produced by Nova Acoustics Ltd, Flood Risk Assessment (dated February 2020) produced by Ground and Water Limited, Proposed Drainage Strategy Statement (dated February 2020) produced by Nola Design, Tree

Survey/Arboricultural Impact Statement/ Preliminary Method Statement (dated October 2019) prepared by Martin Dobson Associates and Transport Statement – BDDC/2019/4966/TS01 (dated 2019) produced by RGP and Management Report (dated February 2020) produced by Bruce's Doggy Day Care and Fencing Types Document , produced by Bruce's Doggy Day Care .

Reason: To ensure that the development is carried out in accordance with the approved details and in the interest of proper planning.

3. Notwithstanding the information submitted with this application, no development shall commence on site until a detailed surface water drainage strategy for the site (based on the principles contained in the Flood Risk Assessment approved by condition no.2) has been submitted and approved in writing by the Local Planning Authority. The details shall contain but not be limited to:
- Detailed drainage drawings at an identified scale indicating catchment areas, referenced drainage features, manhole covers, invert levels, pipe diameters, lengths and gradients.
  - Detailed hydraulic calculations for all rainfall events, including the listed below. The hydraulic calculations should take into account the connectivity of the entire drainage features including the discharge location. The results should include design and simulation criteria, network design and result tables, manhole schedule tables and summary of critical result by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. Drainage features should have same reference that the submitted layout.
  - Confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained.
  - Details of the condition of the exiting watercourse /ditch/drain/sewer, which will take surface water from the development site, should be investigated/provided before any connection; if necessary, improvement to its condition in the form of reparation, remediation, restitution and replacement should be undertaken and evidence of this should be submitted for approval.

The details shall be fully implemented as approved before the first occupation of the development hereby approved.

Reason: To minimise the risk of groundwater flooding to the site in accordance with policy NBE5 of the adopted Hart Local Plan – Strategy and Sites 2016-2032 and the NPPF.

4. Notwithstanding the information submitted with this application, no development shall commence on site until a detailed ecology/biodiversity management plan which applies the Natural England Biodiversity Metric

2.0, detailed information of enhancements to achieve a minimum of 10% gain in habitat terms for biodiversity and time table for their implementation, shall be submitted and approved in writing by the Local Planning Authority

The ecology/biodiversity management plan shall be fully implemented in accordance with the details approved.

Reason: To ensure the development contributes to ecology/biodiversity enhancements in accordance with policies NBE4 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and the NPPF.

5. Details for the long-term maintenance arrangement for the surface water drainage system, shall be submitted to and approved in writing by the Local Planning Authority, the details shall include:

- Maintenance schedule for each drainage feature type and ownership;
- Details of protection measures

The details shall be fully implemented as approved prior to the first occupation of the development and complied with in all respects thereafter.

Reason: To minimise the risk of surface water flooding to the site in accordance with policy NBE5 of the adopted Hart Local Plan – Strategy and Sites 2016-2032 and the NPPF.

6. The development hereby approved shall be implemented in accordance with the external materials proposed for the building, external reception and car parking areas and fully completed prior to first occupation of the development.

Reason: To ensure the external appearance of the development integrates satisfactorily to the locality and to comply with policy NBE9 of the adopted Hart Local Plan – Strategy and Sites 2016-2032, saved local policies GEN1 of the Hart District Local Plan 1996 – 2006 and the NPPF.

7. The close boarded timber fencing hereby approved and shown in approved plan no. 101 Rev. H (Site Plan Proposed) shall be the 12k Acoustic Envirofence manufactured by Jackson's Fencing which shall have a minimum mass density of 10kg/m<sup>2</sup>.

This approved fence shall be fully installed prior to the first occupation of the development and thereafter retained and maintained so its acoustic qualities are not affected.

Reason: To ensure the residential amenity of neighbouring properties is not materially affected and to comply with policies NBE9 and NBE11 of

the adopted Hart Local Plan – Strategy and Sites 2016-2032, saved local policies GEN1 and GEN6 of the Hart District Local Plan 1996 – 2006 and the NPPF.

8. The development hereby approved shall not operate outside Mon-Fri 0730 hrs-1800hrs, no operations shall take place on Saturdays, Sundays and Bank Holidays.

Reason: In the interests of neighbouring amenity in accordance with saved policies GEN1 of the Hart District Local Plan and the NPPF.

9. The internal finished floor levels of the building hereby approved shall be set 150mm above external ground levels surrounding the building.

Reason: To minimise the risk of internal flooding in accordance with policy NBE5 of the adopted Hart Local Plan – Strategy and Sites 2016-2032 and the NPPF.

10. There shall be no more than 130 dogs in the development hereby approved at any one time on any given day.

Reason: To comply with the terms of the application and in the interest of neighbouring occupiers in accordance with NBE11 of the adopted Hart Local Plan – Strategy and Sites 2016-2032, saved local policies GEN1 and GEN6 of the Hart District Local Plan 1996 – 2006 and the NPPF.

## **INFORMATIVES**

The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance the applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.

NOTE: Mr Bruce Casalis (applicant) and Mr James Vyvyan-Robinson (against) spoke in relation to Item 102 (19/02467/FUL)

### **Item No: 103 19/02871/FUL**

Guidion House, Rye Close, Fleet GU51 2UY

Demolition of an existing office building and erection of new industrial units for flexible uses falling within Research and Development (B1b), light industry (B1c), general industry (B2) and storage and distribution (B8) with ancillary offices.

Officers presented the application to seek 'flexible use' of all of the proposed floorspace for a single large employment building. This is an existing designated employment area. Officers recommendation is a condition to prevent any retail

sales operating out of the units and to take a clear view of vehicle movement/parking.

It was noted that Councillors are concerned about the proximity of residential properties and the effect on those residents from large vehicle movement causing disruption and noise.

Members were advised that in accordance with the travel plan targets will be monitored by HCC for the lifetime of the development.

Members debated that the Government change in legislation has resulted in issues that arise from mixing a business site with residential properties causing reservations over the vehicle movement especially at night.

Members highlighted the need for strong and robust conditions to prevent or greatly reduce the amount of HGV movement during the night and at weekends. Noise and light pollution are also of concern as well as the possibility of vehicles with engines left 'idling' while being loaded or unloaded. Conditions around those issues need to be put in place.

Members were advised that they would have to reach a balanced decision on the conditions they would like to impose and suggested amending the recommendation to include the possibility of a written agreement with HCC, acoustic attenuation and also a condition (8) for idling engines.

Members agreed to change the Decision to reflect their considerations. Condition 8 was amended with additional Conditions 15-18 were added to reflect Member considerations.

## **DECISION**

- A That the Head of Place be authorised to **GRANT** planning permission subject to:
- i The completion of a Planning Obligation (s106 agreement) to secure a Travel Plan and off-site improvements to the Green Infrastructure Network
  - ii That a routing agreement was agreed following Consultation with the Highways Authority

**AND** subject to the conditions below:

## **CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following plans and documents:

Location Plan P0001 Rev B  
Proposed Site Layout P0005 Rev C  
Proposed Building Plan P1001 Rev B  
Proposed Unit 1a Office Layouts P1002 Rev B  
Proposed Unit 1b Office Layouts P1003 Rev B  
Unit 1c - Office Layouts P1004 Rev B  
Proposed Elevations & Sections P1005 Rev B  
Proposed Roof Plan P1006 Rev B  
Proposed External Finishes P0006 Rev B  
Cycle Shelter and Bin Store Layout/Elevations P0008 Rev B  
Proposed View Eye Level CGI F0006[B]  
Proposed View Ariel CGI F0008[A]  
Illustrated Landscape Strategy Proposals Plan 773-LA-P-01 Rev A  
Tree Retention Scheme SK0004 Rev A  
Proposed Tracking Layout SK0005 Rev A  
Proposed Site Accesses with Visibility Envelopes TPHS/188/DR/001  
External Lighting Layout DR-E-600  
External Light Spill Luxplot DR-E-601  
Drainage Layout 4148/50 P2  
Design and Access Statement (umc architects, 20.12.2019)  
Landscape Strategy (Bradford -Smith, Dec 2019)  
Planning Statement (Brown+Co Planning, Dec 2019)  
Transport Assessment (TPHS, Dec 2019)  
HGV Trip Generation Review (David Tucker Associates, 13.07.2020)  
Servicing & Access Considerations (TPHS)  
Flood Risk Assessment (TR Collier, 06.12.2019)  
Noise Assessment (AAD, 11.09.2019)  
Acoustic Design Note (AAD, 07.04.2020)  
Acoustic Design Note (AAD, 14.07.2020)  
External Lighting Assessment Report (Silcock Dawson & Partners, Nov 2019)  
Aboricultural Planning Report (Tracey Clark Tree Consultancy, Dec 2019)  
Letter (Brown+Co Planning, 15.04.2020)

Reason: To ensure that the development is carried out in accordance with the approved plans and particulars.

- 3 No development shall start on site until a Demolition and Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The Plan shall include details of:

- a) A programme of demolition and construction works
- b) Methods and phasing for demolition and construction works
- c) Hours of all works
- d) Contractor parking
- e) Arrangements for deliveries associated with all works



- f) Access and egress arrangements for plant and machinery
- g) Locations of temporary site buildings, compounds, construction material and plant storage areas
- h) Protection of pedestrian routes during construction

All works shall take place in accordance with the approved Demolition and Construction Management Plan.

Reason: To protect the amenity of nearby residential occupiers and to satisfy Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

- 4 No construction works shall take place until a detailed Surface Water Drainage Scheme based on the principles with the Flood Risk Assessment (TR Collier, 06.12.2019) has been submitted to, and approved in writing by, the Local Planning Authority. The Scheme shall include details of:

- a) Hydraulic calculations for all rainfall events, including those listed below. The results should include design and simulation criteria, network design and result tables, manhole schedule tables and summary of critical results by maximum level during the 1 in 1, 1 in 30 and 1 in 100 (plus an allowance for climate change) rainfall events. The drainage features should have the same references as the submitted Drainage Layout 4148/50 P2.
- b) Evidence that runoff exceeding design criteria has been considered. Calculations and exceedance flow diagrams/plans must show where above ground flooding, might occur and where this would pool and flow.
- c) Maintenance regimes of entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element (including the drainage under the highway). Evidence that those responsible/adopting bodies are in discussion with the developer. This should include the pump maintenance and resilience strategy for a pump failure event.

All works shall take place in accordance with the approved Water Drainage Scheme.

Reason: To prevent on-site and off-site flood risk from increasing from the proposed drainage system and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE5 and Fleet Neighbourhood Plan Policy 10.

- 5 Notwithstanding Condition 2, no above ground construction works shall take place until an External Lighting Scheme, including locations, direction, Lux levels, hours of operation and maintenance, has been submitted to, and approved in writing by, the Local Planning Authority. External lighting shall only be installed, operated and maintained in accordance with the approved External Lighting Scheme.

Reason: To protect the amenity of nearby residential occupiers and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11 and Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

- 6 Notwithstanding Condition 2 no above ground construction works shall take place until details of the loading dock curtains have been submitted to, and approved in writing by, the Local Planning Authority. The development shall take place in accordance with the approved loading dock curtain details.

Reason: To protect the amenity of nearby residential occupiers and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11 and Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

- 7 Notwithstanding Condition 2 no above ground construction works shall take place until full details of soft landscape have been submitted to, and approved in writing by, the Local Planning Authority. Soft landscape details shall include planting plans, written specifications (including cultivation and other operations associated with plant establishment), schedules of plants, noting species, planting sizes and proposed densities where appropriate. Details shall further include a proposed timetable for planting and laying out of hard surfaces and roads. The development shall take place in accordance with the approved soft landscaping details.

Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policies NBE9 and INF2, Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1 and Fleet Neighbourhood Plan Policy 10.

- 8 Notwithstanding Condition 2, prior to occupation of the development hereby approved a Noise Management Plan for the control of noise emanating from the site shall be submitted to and approved, in writing, by the Local Planning Authority. The Plan shall include details of:

- a) White noise reversing sounders;
- b) External fixed plant noise control criterion;
- c) Break out from buildings noise control criterion;
- d) Measures to minimise noise from site employees and visitors;
- e) Measures to require vehicles loading and unloading at the facility to turn off engines and refrigeration units whilst loading and unloading and whilst stationary at the site;
- f) Contact details and procedures for site occupiers for any noise related queries from local residents or businesses.

The operation of the development hereby approved shall take place in accordance with the Noise Management Plan.

Reason: To protect the amenity of nearby residential occupiers and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11 and Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

- 9 Prior to occupation of the development hereby approved, a Refuse Storage and Collection Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure adequate refuse storage areas and management is provided and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policies NBE9 and INF3.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the development hereby approved shall only be used for the following uses of the Town and Country Planning (Use Classes) Order 1987 (as amended):

B1(b) business – research and development of products or processes.  
B1(c) business – light industrial, being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit;  
B2 general industry, use for the carrying on of an industrial process other than one falling within class B1; and  
B8 use for storage or as a distribution centre.

In accordance with Schedule 2, Part 3, Class V of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification, development consisting of a change of use of the development hereby approved, or part thereof, to another use to which this permission specifically authorises is not permitted after 10 years from the date of this permission.

Reason: To ensure that the development is carried out in accordance with the assessments and to safeguard the Locally Important Employment Site.

- 11 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as shown on drawing nos. Proposed Elevations & Sections P1005 Rev B and Proposed External Finishes P0006 Rev B.

Reason: To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy Hart Local Plan

(Strategy & Sites) 2032 Policy NBE9, Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1 and Fleet Neighbourhood Plan Policy 10.

- 12 The approved parking facilities for vehicles and cycles as identified on drawing no. Proposed Site Layout P0005 Rev C shall not be used for any purpose other than the parking of vehicles and cycles and access shall be maintained at all times to allow them to be used as such.

Reason: To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy INF3, Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1 and Fleet Neighbourhood Plan Policy 10.

- 13 Nothing shall be stacked or stored on the site at any time except within any buildings shown on the approved plans.

Reason: To protect the amenities of the area and to maintain adequate landscaping, parking and turning areas for vehicles and to satisfy Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

- 14 No sound reproduction equipment, conveying messages, music, or other sound by voice, or otherwise which is audible outside the site shall be installed on the site without the prior written approval of the Local Planning Authority.

Reason: To protect the amenity of nearby residential occupiers and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11 and Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

- 15 **NO RETAIL SALES**  
The Units hereby approved shall not be used for any retail purposes involving the provision of retail sales to visiting members of the public and any retail activity carried out at the site should comprise solely of an ancillary element of trade counter sales.

Reason: In order to control the uses carried out at the site in the interests of limiting traffic movements and ensuring the provision of adequate on-site car parking facilities, in accordance with Policy INF3 of the Hart Local Plan 2032 and saved Policy GEN1 of the Hart Local Plan 2006.

- 16 **NOISE ATTENUATION SCHEME**

Prior to the construction of the building hereby approved full details of the noise attenuation measures to be incorporated into the building envelope of the structure to minimise external noise generation shall be submitted to and approved, in writing, by the Local Planning Authority.

Once approved, the development should be carried fully in accordance with the submitted details.

Reason: To protect the amenity of nearby residential occupiers and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11 and Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

17 RESTRICTIONS ON HGV MOVEMENTS

No Heavy Goods Vehicles, i.e. those over 7.5 tonnes Gross Weight, shall operate from the site between the hours of 20:00 and 06:00 hours Monday to Friday and between midnight and 08:00 hours on Saturday and no movements shall take after 12:00 hours on Saturday, nor on Sundays and Bank Holidays.

Reason: To protect the amenity of nearby residential occupiers and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11 and Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

18 Heavy Goods Vehicles, i.e. those over 7.5 tonnes Gross Weight, shall only access the site from a westerly direction via Ancells Road, Harvest Crescent and Rye Close from the Minley Road roundabout and shall only egress the site in a westerly direction via Ancells Road to the Minley Road roundabout. No HGV's shall enter or leave the site to the east along Ancells Road.

Reason: In the interests of highway safety and neighbouring amenity and to avoid any potential conflict between HGV's and vulnerable users of the Ancells Childrens Playground and surrounding public open space.

B. If by 11.09.2020 the Planning Obligation has not been completed to the satisfaction of the Head of Place then the Head of Place be delegated authority to **REFUSE** planning permission for the following reasons:

1 In the absence of a suitable legal agreement that secures a robust, deliverable and achievable travel plan, the proposed development would not promote the use of sustainable transport modes, prioritise walking and cycling or support the transition to a low carbon future. As such, the proposed development is contrary to Policy INF3 of the Hart Local Plan (Strategy & Sites) 2032 and the National Planning Policy Framework (paras. 102, 108 and 110).

- 2 In the absence of a suitable legal agreement that secures suitable off-site green infrastructure, the proposed development would not protect the green infrastructure network and lead to the loss of trees of significant amenity value without sufficient mitigation. As such, the proposed development is contrary to Policy INF2 of the Hart Local Plan (Strategy & Sites) 2032, Saved Policy CON8 of the Hart Local Plan (Replacement) 1996-2006 and Policy 10(5) of the Fleet Neighbourhood Plan.

## **INFORMATIVES**

The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance the applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.

NOTE: Mr James Brown spoke on behalf of the applicant and Mr Liam Chiles spoke against Item No 103 (19/02871/FUL)

The meeting closed at 9.22 pm