

PLANNING COMMITTEE

Date and Time: Wednesday 10 March 2021 at 7.00 pm

Place: Council Chamber

Present:

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

In attendance: Davies, Makepeace-Browne and Smith

Officers: Whittaker, Shared Legal Services, Cranny, Lee, Martinez and Wood

51 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of 10 February 2020 were confirmed and signed as a correct record.

52 APOLOGIES FOR ABSENCE

None.

53 CHAIRMAN'S ANNOUNCEMENTS

None.

54 DECLARATIONS OF INTEREST

Councillor Delaney declared a personal interest in Item 102 (Connaught Road) due to parents living nearby and that this would not have any influence on her decision.

55 QUARTERLY UPDATE ON PLANNING ENFORCEMENT

The Planning Committee were updated with an overview of the Planning Enforcement function in the period April to December 2020 (Quarters 1-3).

The Chairman requested that if Members had any specific questions on individual enforcement cases to take those up with the Enforcement Team or Mrs Whittaker outside of the meeting.

Members were informed that there is currently a review of the Enforcement Team and function and that will come forward as a separate paper to say how we are going to drive this in the future.

DECISION

That the Planning Committee note the overview of the Enforcement function.

56 DEVELOPMENT APPLICATIONS

Members accepted updates via the Addendum and considered the development applications from the Head of Place.

57 20/00580/FUL - FARNHAM LODGE, FARNHAM ROAD, ODIHAM, HOOK RG29 1HS

Change of use of land for residential purposes for 2 no. gypsy pitches, comprising of a mobile home (caravan), a touring caravan and a utility/day room each together with the formation of hardstanding.

Members discussed:

- This will not be a transit site and will have permanent pitches within it. Any additional pitches would require Planning permission as is the case with other sites in the area.
- That the site will help meet the need for providing sites under the Gypsy and Traveller Assessment (GTA) and will only be occupied by people of that ethnicity and background.
- Any potential breaches of the use of the accommodation for occupants who do not come from that background will be enforced in the same way as any other planning condition and should there be a reason to suspect anything, Planning would investigate accordingly.
- Compliance with the Neighbourhood Transport Policy and if the lack of public transport and shopping facilities would cause a problem for the occupiers.

DECISION

A: The Committee resolved to Grant planning permission subject to no new issues being raised by the Garden Trust and/or the Hampshire Gardens Trust and that the Head of Place be authorised delegated authority to issue the planning permission after the expiry date of the statutory consultation period.

Subject to the following Planning Conditions:

OR

B: That, should the Gardens Trust and/or the Hampshire Gardens Trust raise any issues in respect of the proposed development, the application be brought back to the Planning Committee for further consideration.

Subject to the following Planning Conditions:

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):

16_818_003A Rev. A (Proposed Site - Block Plan) and 16_818_005; (Utility /Day Room – Indicative Layout, Elevation) and Heritage Impact Assessment produced by Green Planning Studio (August 2020).

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

3. The development hereby approved shall only be occupied by gypsies/travellers meeting the definition in Annex 1, paragraph 2 of Planning Policy for Traveller Sites (August 2015) (or any subsequent Planning Policy Document of this nature).

REASON: To comply with the submitted application, to help meeting an identified need for gypsy and traveller pitches in the District, in compliance with policy H5 of the adopted Hart Local Plan – Strategy and Sites 2016-2032 and the NPPF.

4. Prior to the construction of the day rooms hereby approved, samples of the external materials to be used in the construction of the external surfaces of the buildings shall be submitted to and approved in writing by the local planning authority.

The details shall be fully implemented and completed in accordance with the approved details prior to the first occupation of the development.

REASON: To ensure a high-quality external appearance of the buildings and to satisfy policy NBE9 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF 2019.

5. Prior to the construction of the day rooms hereby approved, a detailed wastewater drainage scheme shall be submitted to and approved in writing by the Local Planning Authority.

The details shall be fully implemented and completed in accordance with the approved details prior to the first occupation of the development.

REASON: In the interest of providing the development with adequate infrastructure and to satisfy policy H5 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 of the Hart District Local Plan (Replacement) 1996-2006, policy DNP16 of the Dogmersfield Neighbourhood Plan 2016- 2032 and the NPPF 2019.

6. Prior to the construction of the hardstanding area hereby approved, a detailed surface water management scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be based on sustainable drainage principles.

The details shall be fully implemented and completed in accordance with the approved details prior to the first occupation of the development.

REASON: In the interest of preventing on-site and off-site flood risk and to satisfy policy NBE5 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 of the Hart District Local Plan (Replacement) 1996-2006, policy DNP15 of the Dogmersfield Neighbourhood Plan 2016- 2032 and the NPPF 2019.

7. The development hereby approved shall not be occupied until details of any external lighting have been submitted to and approved in writing by the Local Planning Authority. The external lighting shall only be installed, operated and maintained in accordance with the approved scheme.

REASON: In the interest of natural character of the surrounding countryside and to satisfy policy NBE2 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF 2019.

8. Notwithstanding any information submitted with this application, details of a soft landscape strategy along the perimeter of the application site and a long-term landscape management plan shall be submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall not be occupied until such strategy is fully implemented as approved by the Local Planning Authority.

Soft landscape details shall include planting plans, written specifications with details of species, sizes, quantities of plants, management plans, boundaries and implementation schedule of landscape proposals.

Any trees or plants which, within a period of five years after approved completion, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved.

The long -term landscape management plan shall be implemented for the lifetime of the development.

REASON: To ensure the development is adequately landscaped in the interest of visual amenity and the character of the area as a whole in accordance with policies NBE2 and NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 of the Hart District Local Plan (Replacement) 1996-2006, policy DNP6 of the Dogmersfield Neighbourhood Plan 2016- 2032 and the NPPF 2019.

9. Details of hardstanding and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development hereby approved. The hardstanding and boundary treatment for the development shall be implemented in accordance with the approved details.

REASON: In the interest of visual amenity and the character of the area as a whole in accordance with policies NBE2 and NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 of the Hart District Local Plan (Replacement) 1996-2006, policy DNP6 of the Dogmersfield Neighbourhood Plan 2016- 2032 and the NPPF 2019.

10.No work of construction shall take place until and unless a Tree Protection Plan

detailing proposed tree protection details has been submitted to and approved in writing by the Local Planning Authority. The existing trees adjacent/close to the boundaries of the site, shall not be lopped, felled and the ground within root protection areas shall not be altered or otherwise affected in any way. Trees, hedgerows and groups of mature shrubs adjacent/close to the site shall be retained and protected only in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision) and shall be maintained fully intact and (in the case of the fencing) at all times, until the completion of all building operations on the site. All work shall take place in accordance with the approved details.

REASON: To ensure existing trees adjoining the site are not damaged, in the interest of the visual amenity and natural setting of the area in accordance with policy NBE2 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 and CON8 of the Hart District Local Plan (Replacement) 1996-2006, policy DNP6 of the Dogmersfield Neighbourhood Plan 2016- 2032 and the NPPF 2019.

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.

Details to address condition no. 8 should contain native species rather than non-native species. New hedgerow and tree planting should follow that native species that are seen locally to the site.

Notes: Mr Nat Green spoke in favour of the application.
Graham Chisnall (Dogmersfield Parish Council) and Mr Andrew Fraser-Urquhart QC spoke against the application

58 20/02513/FUL - 84 CONNAUGHT ROAD FLEET GU51 3LP

Construction of 2x two-bedroom dwelling houses with associated garages, parking and landscaping (following demolition of existing garage block).

Members discussed;

- Whether the development is too large for this site.
- Safety concerns for children and adults using the pavement with cars exiting and potential safety issues caused by lack of visibility.
- Acknowledging the need for smaller houses for affordability reasons.
- The potential to make car parking in the area worse.
- Mitigation against possible development into the roof.

After a vote, Members refused the application.

REASONS FOR REFUSAL:

The proposed dwellings, by reason of their height, massing and overbearingness in conjunction with the cramped layout and parking arrangements, would result in a backland residential development out of keeping with the spacious nature of the pattern of development in the locality, contrary to adopted policy NBE9 of the Hart Local Plan (Strategy & Sites) 2016-2032, saved policy GEN1 of the Hart District Local Plan - Replacement (1996-2006), policy 10 of the Fleet Neighbourhood Plan (2018-2032) and paragraph 127 of the National Planning Policy Framework (2019).

Note: Mr Bruce Horrocks spoke against the application.

Meeting adjourned at 8.33pm and restarted at 8.39pm.

59 20/01838/FUL – REDFIELDS PLANT CENTRE BOWLING ALLEY, CRONDALL, FARNHAM

Retention of 2no. landscape bunds and associated proposed landscaping (part retrospective)

Members discussed:

- If there was a need for a bund and whether other methods of security could be used.
- The benefits of having a natural screen that blends in with the area.

DECISION – Grant, subject to planning conditions.

CONDITIONS

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

- 103-270720 (Proposed Landscape Plan)

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

2. Notwithstanding any information submitted with this application, details of a soft landscape strategy for the bunds, including a broad 3m wide native hedgerow and tree planting area adjacent to the existing bund to the western side for its entire length, wrapping around the northern end to meet the unmade access road, and a long-term landscape management plan, shall be submitted to and approved in writing by the Local Planning Authority within two months of this approval.

The soft landscape details shall include native hedgerow species with whips 0.60-0.90m in height and trees size with 10-12cm in girth, quantity of trees and species mix of rich native wildflowers seeding for bunds. Landscape plans to include detailed schedule of plants/hedgerows/trees (scientific names), details of species, sizes, quantities/density of plants and implementation schedule of landscape proposals.

The landscape strategy as approved shall be implemented on and adjacent to the existing bund in the next planting season following the approval of the details and the long-term landscape management plan shall be implemented for the lifetime of the development.

REASON: To ensure the development is adequately landscaped in the interest of visual amenity and the character of the area as a whole in accordance with policies NBE2 and NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006, policy DNP6 of the Dogmersfield Neighbourhood Plan 2016-2032 and the NPPF 2019.

3. Following the implementation of the soft landscaping works hereby approved, any vegetation which dies or becomes damaged or otherwise defective within the five-year period, following the completion of the

development, shall be replaced not later than the end of the following planting season, with planting of similar size, species, number and positions.

REASON: To ensure the development is adequately landscaped in the interest of visual landscape and the character of the surrounding countryside, in accordance with policy NBE2 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, policy GEN1 of the saved Hart District Local Plan (Replacement) 1996-2006 and section 15 of the NPPF.

4. No work shall take place in relation to the construction of the bund in the south-eastern corner of the site, until and unless detailed plans of the existing and proposed surface water drainage proposals for this part of the site have been first submitted to and approved in writing by the Local Planning Authority.

The bund shall be constructed in accordance with the approved details and shall have no impact on surface water drainage in this area of the site.

REASON: To minimise the risk of surface water flooding on the site and adjoining land in accordance with policy NBE5 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and the section 14 of the NPPF.

INFORMATIVE

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.

60 20/03004/FUL - FLEET POND COUNTRYSIDE SERVICES WORKSHOP OLD PUMP HOUSE CLOSE FLEET GU51 3DN

Widening of the northern footway and the provision of a slipway from Boathouse Corner

Members discussed:

- Why this has not been deferred until the final opinion from the Environmental Agency and when to expect that review.
- Whether the loss of trees could be replaced elsewhere and if there is scope to do this and were advised that a detailed tree assessment was considered by the Tree Officer and raised no objection.
- The reason why the LEP funding is time limited and were advised that this is allocated within the financial year.
- How many people are using this natural and well-loved asset and would benefit from the Green Grid project and the building new paths and cycleways.

A recorded vote was requested:

FOR the recommendation: Ambler, Blewett, Cockarill, Kennett, Quarterman, Southern, Worlock.

AGAINST the recommendation: Delaney, Radley.

ABSTENTIONS: none.

The Recommendation was therefore carried.

DECISION

That, subject to the Environment Agency withdrawing their objection, the Head of Place Services delegate to GRANT approval subject to the following planning conditions:

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 plan nos. and documents:

Plans:

2019_41 0001 Location Plan
2019_41 0002- Location Plan (Fleet Pond SSSI Boundary)
2019_41 0005 Planning area boundary
2019_41 0006 Widened Footpath Extents
2019_41 0007 Works Area Extent
2019_41 0008 The Flash Bund & Culvert
2019_41 0010 Raised Footpath & New Bridge
2019_41 0011 Location of Dwell Points and Staggered Timber Gateways
2019_41 0012 Footpath Construction Option A & B

Documents:

Construction Phase Plan (CPP) & Construction Environmental Management Plan (CEMP)V1.0 8/12/2020
Fleet Pond Supporting Statement December 2020 V1.2
Northern Path Mitigation Overview
Tabulated DAS discussion results
Causal Flood Area Proforma dated 10.12.2020
Flood Risk Assessment December 2020
BS5837:2012 Arboricultural Survey Implications Assessment & Arboricultural Method Statement (Ref: RMT574) January 2021

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

3 Prior to the commencement of construction activity including site clearance, demolition or groundworks, an updated Construction Management Plan shall be submitted to the Local Planning Authority for approval. The Plan shall detail the significant risks posed to amenity from the emission of noise, vibration and dust and set out the mitigation measures to be employed to control such emissions and mitigate the effects of such emissions on neighbouring land uses. The Plan shall include the following detail:

1. Arrangements for the parking of vehicles for site operatives and visitors.
2. Arrangements and locations used for loading, unloading of plant and materials to and from site.
3. The arrangements for the erection and maintenance of hoarding to the site boundary.
4. Mitigation measures to be used for the control of dust emission.
5. Arrangements for the control of noise and vibration emission. This shall include a specific method of work including noise mitigation to be employed for the carrying out of piling operations.
6. Arrangements for keeping public roads and access routes free from dirt and dust.
7. A scheme for the storage and disposal of waste, providing maximum recycling opportunity.
8. Monitoring arrangements for assessing the emission of noise, vibration and dust and assessing the adequacy of any mitigation measures.
9. Arrangements for community liaison, notification and complaint handling.

Unless otherwise agreed by the Local Planning Authority, construction activity shall only take place in accordance with the approved CEMP.

REASON: In the interest of amenity of neighbouring occupiers or uses during the construction phase and to satisfy policies NBE9 and INF3 of the Hart Local Plan - Strategy and Sites 2016-2032 and saved policy GEN1 of the Hart Local Plan 2006.

4 The development hereby approved shall be carried out in accordance with the RMT Tree Consultancy Arboricultural Method Statement and Tree Protection Plan ref: RMT574.

REASON: To ensure appropriate tree retention and tree protection and to satisfy saved policy CON8 of the Hart Local Plan 2006.

5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season

with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON: To ensure the continuity of amenity afforded by existing vegetation and to satisfy policy NBE9 of the Hart Local Plan - Strategy and Sites 2016-2032 and saved policy GEN1 of the Hart Local Plan 2006.

6 The Development hereby permitted shall be carried out strictly in accordance with the mitigation strategies set out in the submitted Pre-App DAS Call summary letter 23.04.20, Northern Path Mitigation Overview and tabulated DAS discussion results unless otherwise approved in writing by the local planning authority.

REASON: To avoid impact on protected species and/or interest features of the Fleet Pond Site of Special Scientific Interest in accordance with policy NBE4 of the Hart Local Plan - Strategy and Sites 2016-2032 and saved policy CON8 of the Hart Local Plan 2006.

7 Unless otherwise agreed, no construction or demolition activity shall be carried out and no construction related deliveries shall occur, taken at or dispatched from the site except between the hours of 7:30 hours and 18:00 hours on Monday to Friday and 08:00 hours and 13:00 hours on Saturday except in the case of Bank or Public Holidays when no such activities or deliveries shall take place. Unless otherwise agreed, no such activities or deliveries shall take place on Sundays.

REASON: In the interests of amenity and of the environment of the development in the accordance with policy NBE9 the Hart Local Plan - Strategy and Sites 2016-2032 and saved policy GEN1 of the Hart Local Plan 2006.

INFORMATIVES

1 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operative's vehicles should be normally arranged on site.

2 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 John Elson, Head of Environmental and Technical Services, Hart District Council, spoke for the application.

The meeting closed at 9.39 pm