

PLANNING COMMITTEE

Date and Time: Wednesday 13 October 2021 at 7.00 pm

Place: Council Chamber

Present:

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

In attendance:

Quarterman

Officers:

Daryl Phillips	Joint Chief Executive
Steph Baker	Development Management & Building Control Manager
Peter Lee	Planning Team Leader
Miguel Martinez	Principal Planning Officer
Tola Otudeko	Shared Legal Services
Sabrina Cranny	Committee Services Officer

42 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 8 September 2021 were confirmed and signed as a correct record.

43 APOLOGIES FOR ABSENCE

None

44 DECLARATIONS OF INTEREST

None

45 CHAIRMAN'S ANNOUNCEMENTS

There is a site visit taking place on the 22 October to Bramshill. Members to confirm with Planning department whether they will attend.

There is an urgent item on the Addendum regarding works and operations taking place outside of approved working hours at Hawley Park Farm. Members voted unanimously in support of the Officers decision to draft and serve a Temporary Stop Notice together with a Breach of Condition Notice on the site.

46 DEVELOPMENT APPLICATIONS

The planning reports from the Head of Place were considered and the updates via the Addendum were accepted.

**47 21/02051/FUL - 28 FINNS BUSINESS PARK, BOWENHURST LANE,
CRONDALL, FARNHAM GU10 5HP**

Members discussed:

- That the application was discussed at length in January
- The SANG contribution

Members voted to amend the reasons for refusal by removing item three:

The site is located within 5km of the Site of Special Scientific Interest (SSSI) which forms part of the Thames Basin Heaths Special Protection Area (SPA). In the absence of any evidence that the test of no alternatives under the Conservation of Habitats and Species Regulations 2017 can be satisfied, or evidence that there are grounds of overriding public interest, the proposed development, either alone or in combination with other plans or projects, would be likely to have a significant adverse effect on the SPA. As such the proposal is contrary to Policy NBE3 of the Hart Local Plan (Strategy and Sites) 2016-2032, saved policy NRM6 of the South East Plan and Paragraphs 181-182 of the National Planning Policy Framework (2021).

DECISION – That the Head of Place be authorised delegated authority to take the application to Full Council as a departure with a recommendation to GRANT permission subject to conditions.

**48 20/03140/HOU - LAUNDRY FARM HOUSE, WEDMANS LANE,
ROTHERWICK, HOOK RG27 9BX**

Members discussed:

- That Laundry Farm House should be a habitable and functional family home otherwise it will fall to ruins.
- That Laundry Farm should be suitable for modern living.
- The types of harm found by conservation officers and the need to categorise them
- Whether the proposed works at Laundry Farm would cause harm.
- Whether any harm caused was substantial harm meaning the total loss of fabric and/or less than substantial harm indicating an impact on the character or setting.
- The design including roof suitability
- That Climate change includes planning decision too such as energy efficient buildings.
- That insulation in a listed building is tricky to integrate
- The possibility of documenting the fabric of the building as it is removed.

Members voted to Refuse which was not carried.

Members voted unanimously to Grant subject to conditions agreed with the Planning department, Chairman and Ward member.

DECISION – recommendation to authorise the Head of Place to agree conditions with the Chairman and Ward member and then to **GRANT** the application subject to those conditions.

Notes:

Councillor Wort spoke for the Parish Council for the application.

Mr Andy Partridge spoke for the application.

**49 20/03141/LBC - LAUNDRY FARM HOUSE, WEDMANS LANE,
ROTHERWICK, HOOK RG27 9BX**

This item was considered and discussed in conjunction with 20/03140/HOU.

Members voted unanimously to Grant subject to conditions agreed with the Planning department, Chairman and Ward member.

DECISION – recommendation to authorise the Head of Place to agree conditions with the Chairman and Ward member and then to **GRANT** the application subject to those conditions.

50 21/00608/FUL - LAND EAST OF READING ROAD, HOOK

Members discussed:

- The lack of sufficient justification
- The greenfield site
- The site location and boundaries
- The guidance provided to the applicant earlier in the year has not been taken into consideration
- Policy H4 which allows development on greenfield sites

DECISION – REFUSE as per Officer recommendation.

Notes:

Mrs C Randall spoke against the application.

Councillor Kirkham spoke for the Parish Council against the application.

Mr Andrew Ryley spoke for the application.

51 21/01048/OUT - OWENS FARM, NEWNHAM ROAD, HOOK RG27 9NG

Members discussed:

- The greenfield site
- The lack of property management plans
- The many objections from statutory consultees

DECISION – REFUSE as per Officer recommendation.

Notes:

Councillor Kirkham spoke for the Parish Council against the application.

Ms S Mesher spoke against the application.

The meeting closed at 8.40 pm