

## **PLANNING COMMITTEE**

**Date and Time:** Wednesday 10 November 2021 at 7.00 pm

**Place:** Council Chamber

**Present:**

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

**In attendance:**

Quarterman

**Officers:**

Mark Jaggard	Head of Place
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

### **52 MINUTES OF PREVIOUS MEETING**

Councillor Worlock stated she is yet to be contacted as the Ward Member in regard to the Laundry Farm House applications (items 48/49) discussed at the previous committee. Planning Officers assured that discussions are being held with the applicants directly and once progressed they would be in contact.

The Minutes of the meeting held on 13 October 2021 were confirmed and signed as a correct record.

### **53 APOLOGIES FOR ABSENCE**

None

### **54 DECLARATIONS OF INTEREST**

None

### **55 CHAIRMAN'S ANNOUNCEMENTS**

Firstly, a number of us have represented this committee at Site Visits to Bramshill and imminently to Hartland Park. Such visits are very informative in advance of formal planning applications being submitted to Hart for members to understand the challenges and opportunities these major developments present. I would urge members to take advantage of these officer led visits when available.

Secondly, we will be circulating a number of potential dates imminently for our 'Development Review' tour to look at recently completed developments to help assist ourselves and officers with future applications. Could members look out for this email and help officers select a date where the majority of us can participate.

Thirdly, members will remember that at last Planning Committee I informed them that we have served a stop notice to prevent out of hours construction work on the Hawley Park Farm Site. Members and residents need to understand that this does not mean that everything that takes place out of hours should now automatically be construed or portrayed as a breach of planning control.

Since the stop notice was served officers were called urgently to the site on a Sunday to stop two internal painters from working. HDC do not agree that there was a breach of planning control and neither do we agree that it was a proper use of Council resources to be asked to attend for an incident that was having no effect whatsoever upon public amenity. There was absolutely no public interest in this complaint. Our Enforcement team have been given new guidance on how such complaints should be handled in the future.

Mark Jaggard, Head of Place, highlighted that in the Addendum to the Committee Papers there is an Urgent Item relating to the Planning (Action) Sub-Committee meeting on the 20 October 2021. The issue of the alleged breach Hawley Park Farm was discussed, and the decision of the Planning (Action) sub-Committee is included within the Addendum to the Planning Committee agenda<sup>1</sup>. The Chairman confirmed this item was for noting.

Finally, the Chairman announced that the Environment Bill had recently been published and would likely impact Planning matters. Planning officers will provide an update for Members of the Planning Committee in the next few weeks.

<sup>1</sup>NOTE: The decision of the Planning (Action) sub-Committee was:

“The Planning (Action) Sub-Committee did not agree that there was a breach of planning control or that material harm had been caused to the amenities of residents these activities. The conclusion was that it was neither expedient nor in the public interest to pursue the matter further.

The Planning (Action) Sub-Committee noted also that the use of the two generators to provide power to the show home and the site compound are not the subject of controls exercised by Condition 13 of planning permission (18/00334/FUL) granted on appeal by an Inspector on behalf of the Secretary of State.”

## **56 DEVELOPMENT APPLICATIONS**

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

**57      20/03185/FUL - CHOSLEY FARM, BIDDEN ROAD, NORTH  
WARNBOROUGH, HOOK RG29 1BW**

Erection of a Solar Photovoltaic Farm with an output capacity not to exceed 49.9MW of energy, with associated battery storage and supporting infrastructure including inverters and a transformer, fencing, CCTV installation and landscaping works.

Members considered the following:

- The long list of objectors
- The agricultural use and 3a status of the land
- Unlikely prospect of a fire (e.g. wind turbines in strong winds)
- Whether there are ways of using solar panels that do not damage the land
- Changing attitudes to solar panels in light of climate emergency
- The voltage handover, agreement and connection to the national grid
- Visual impact
- That the cottages are not included in the application site

Members discussed:

Details of the application

- As the permission would run for 40 years, would the site become 'brownfield' and then housing?
- That after 40 years another solar application could be submitted
- The underground works, in particular concrete bases should be detailed and minimal
- Emotive nature of application

Impacts on neighbours

- The two affected cottages would be surrounded by panels, security fences and cctv
- The view of solar panels from the cottages may affect the wellbeing of the cottage owners
- The moderate loss of residential amenities
- Definition of 'overbearing' in the dictionary and if considered so, and whether the panels would be overbearing or oppressive
- The right to a view in respect of planning considerations

Climate Emergency

- The Council declared a Climate Emergency in April 2021, with key targets to become a carbon neutral district by 2040
- The environmental effects of shipping the wheat grown on the site overseas
- The materials and shipping costs associated with this application
- Proposed use likely to cause less pollution
- The aims of the district and the importance of the Climate Emergency, COP26
- Whether mitigating circumstances overrule the Climate Emergency

Compulsory purchase orders

- Whether the applicant had considered purchasing the affected properties
- Compulsory purchase orders cannot be conditioned at this committee
- Owners of affected properties could pursue their own independent legal advice

Members requested the addition of two conditions regarding concrete bases and fire safety if the application were to be granted.

Members asked for a recorded vote on the application:

FOR the application: Ambler, Blewett, Cockarill, Delaney, Oliver, Radley, Southern (7)

AGAINST: Kennett (1)

ABSTAINED: Worlock (1)

**DECISION – GRANT** as per officer recommendation, subject to the conditions and informatives, clarifications within the addendum and two additional planning conditions:

i) Notwithstanding the details submitted with the application on plan no. 0023.01 Rev. A (Panel Elevations) no construction for the below-ground operational development for the foundations or supporting structures shall take place until details of specific depth and width for each foundation and supporting structure has been submitted to and approved in writing by the Local Planning Authority. Once approved, the scheme shall be carried out in accordance with the approved details.

REASON: Insufficient details were submitted with the application and are required in order to understand the extent of foundations and supporting structures in the interests of proper planning and for the avoidance of doubt.

ii) Notwithstanding the details submitted with the application, prior to the first export date, the applicant shall submit details of mechanisms for maintenance of electrical elements and an overall fire safety precaution statement for the development.

REASON: Insufficient details were submitted with the application and are required in order to understand the potential fire safety implications.

**Notes:**

*Site Visit – 9 November 2021 and attended by Councillors Ambler, Kennett, Worlock.*

*Councillor Angela McFarlane spoke for Odiham Parish Council against the application.*

*Mr Michael Mayes spoke against the application.*

*Mr Ben Pratt spoke for the application.*

**58 21/00552/FUL - BUNKERS HILL FARM, READING ROAD, ROTHERWICK, HOOK RG27 9DA**

Construction of solar farm and battery stations together with all associated works, equipment and necessary infrastructure.

Members confirmed they are working with Planning Officers to update strategic policies regarding climate change in the district.

Members discussed the following:

- The visual aspect
- The impacts on the SSSI (NB this is a SINC)
- Impacts on heritage
- Emotive nature of application
- Landscape impacts including on footpaths
- Whether the landscape impact is sufficient to mitigate refusal
- The climate emergency and discussions already held on this
- Concrete bases and piling
- Unlikely prospect of a fire
- The possibility of a Grampian condition however this was deemed inappropriate for this application
- County Rights of Way Group consultation response and whether a condition could be included to require a footpath diversion

Members requested the addition of two conditions regarding concrete bases and fire safety if the application is granted.

Members asked for a recorded vote on the application:

FOR the application: Ambler, Blewett, Cockarill, Delaney, Oliver, Radley (6)  
AGAINST: Kennett, Southern, Worlock (3)

**DECISION – GRANT** as per officer recommendation, subject to the conditions and informatives, clarifications within the addendum and two additional planning conditions:

i) Notwithstanding the details submitted with the application, no construction for the below-ground operational development for the foundations or supporting structures shall take place until details of specific depth and width for each foundation and supporting structure has been submitted to and approved in writing by the Local Planning Authority. Once approved, the scheme shall be carried out in accordance with the approved details.

REASON: Insufficient details were submitted with the application and are required in order to understand the extent of foundations and supporting structures in the interests of proper planning and for the avoidance of doubt.

ii) Notwithstanding the details submitted with the application, prior to the first export date, the applicant shall submit details of mechanisms for maintenance of electrical elements and an overall fire safety precaution statement for the development.

REASON: Insufficient details were submitted with the application and are required in order to understand the potential fire safety implications.

**Notes:**

*No site visit took place.*

*Councillor Jonathan Wort spoke for Rotherwick Parish Council against the application.*

*Ms Candy Burnyeat spoke against the application.*

*Mr Robin Johnson spoke for the application.*

The meeting closed at 9.10 pm