

PLANNING MAJOR SITES SUB-COMMITTEE

Date and Time: Wednesday 22 September 2021 at 10.00 am

Place: Council Chamber

Present:

Ambler, Quarterman (substitute), Radley and Worlock

In attendance:

Officers:

Mark Jaggard	Head of Place
Steph Baker	Development Management & Building Control Manager
Rebecca Borrett	Committee Services Officer

1 ELECTION OF CHAIRMAN

Councillor Quarterman was elected as Chairman.

2 ELECTION OF VICE CHAIRMAN

Councillor Radley was elected as Vice Chairman.

3 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 26 November 2020 were confirmed and signed as a correct record.

4 APOLOGIES FOR ABSENCE

Apologies had been received from Councillor Cockarill substituted by Councillor Quarterman.

5 DECLARATIONS OF INTEREST

None

6 CHAIRMAN'S ANNOUNCEMENTS

None

7 DEVELOPMENT APPLICATIONS

Members accepted updates via the Addendum and considered the planning report from the Head of Place.

8 21/01254/REM - LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE, FLEET

Members considered the application of approval of reserved matters application seeking the approval of access, appearance, layout and scale of 39 residential dwellings pursuant to 16/01651/OUT

The Planning Manager outlined the plans and clarified the reserved matters for consideration were the layout, appearance and scale and clarified some points on:

- Accessibility plans
- Street scenes and elevations of buildings
- Height plans
- Main vehicular route
- Footpath and cycle paths
- Gateways
- The four character areas
- Shared refuse points
- Parking plans
- Accessibility plans to key destinations

Members discussed:

- Parking provision – both general and for white vans
- Lack of Blue Badge parking in visitor spaces
- Bus services
- Cycle and walking plans
- Distance to train station
- Previous developments and the proposal in relation to the Local Plan
- The possibility of carports instead of garages
- The percentage shortfall in parking provisions on the site
- Visitor parking provision
- Climate change with relation to reliance on use of private cars
- Transition to alternative fuel sources for direction of travel

David Gilchrist and Anna Harper spoke as representatives of Berkley Homes (Southern) Limited

DECISION

That the Head of Place be delegated powers to approve as per the officer report and the additional conditions from the addendum. With an additional condition to secure additional parking spaces, subject to the liaison between the ward councillor, officers and applicant, to secure additional allocated and visitor parking spaces. To secure signposting for visitors regarding the location of additional visitor spaces on the Phase 1 parcel.

CONDITIONS

1. The development hereby permitted shall be begun within 2 years of the date of this permission.

REASON: To comply with the requirements of Condition 3 of 16/01651/OUT and Section 92 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

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

Site Location Plan – S858_Ph2a-Slp_01
Refuse Strategy Plan– S858_Ph2a-Rm-Rs_01
Design And Access Statement Dated July 2021
Site Layout Plan S858/P2a-1-010 Rev B
Garage Plan (Sheet 3) S858/P2a-Gar/03
Garage Plan (Sheet 4) S858/P2a-Gar&Ref/04 Rev A
Plot 179 Elevations S858/P2a-1-500 Rev B
Plot 179 Plans S858/P2a-1-100 Rev A
Plot 180 Elevation Plan S858/P2a-1-501 Rev B
Plot 180 Plans S858/P2a-1-101 Rev A
Plot 181 Elevations S858/P2a-1-502 Rev B
Plot 181 Plans S858/P2a-1-102 Rev A
Plot 182 Elevations S858/P2a-1-503 Rev A
Plot 182 Plans S858/P2a-1-103 Rev A
Plot 183 Elevations S858/P2a-1-504 Rev A
Plot 183 Plans S858/P2a-1-104 Rev A
Plot 184-185 Elevations S858/P2a-1-505 Rev A
Plots 184-185 Plans S858/P2a-1-105 Rev A
Plots 185 And 186 Garages S858/P2a-1-050 Rev A
Plots 186-190 Elevations S858/P2a-1-506 Rev A
Plots 186-190 Elevations S858/P2a-1-507 Rev A
Plots 186-190 First Floor Plans S858/P2a-1-107 Rev A
Plots 186-190 Ground Floor Plans S858/P2a-1-106 Rev A
Plots 191-192 Elevations S858/P2a-1-508 Rev A
Plots 191-192 Plans S858/P2a-1-108 Rev A
Plots 193 Elevations S858/P2a-1-509 Rev A
Plots 193 Plans S858/P2a-1-109 Rev A
Plots 194 Elevations S858/P2a-1-510 Rev A
Plots 194 Plans S858/P2a-1-110 Rev A
Plots 193-194 And 214-215 Garages- S858/P2a- 1-051 Rev A
Plots 195-196 Garages S858/P2a-1-052 Rev A
Plots 195 Elevations S858/P2a-1-511 Rev A
Plots 195 Plans S858/P2a-1-111 Rev A
Plots 196 Elevations S858/P2a-1-512 Rev A
Plots 196 Plans S858/P2a-1-112 Rev A
Plots 197 Elevations S858/P2a-1-513 Rev A

Plots 197 Plans S858/P2a-1-513 Rev A
Plots 198 Elevations S858/P2a-1-514 Rev A
Plot 198 Plans S858/P2a-1-114 Rev A
Plot 199-200 Elevations S858/P2a-1-515 Rev A
Plots 199-200 Plans S858/P2a-1-115 Rev A
Block F Plots 201-207 Elevations Sheet 1 S858/P2a-1-515 Rev A
Block F Plots 201-207 Elevations Sheet 2 S858/P2a-1-516 Rev A
Block F Plots 201-207 Elevations Sheet 3 S858/P2a-1-517 Rev A
Block F Plots 201-207 Elevations Sheet 4 S858/P2a-1-518 Rev A
Block F Plots 201-207 Ground Floor Plan S858/P2a-1-115 Rev B
Block F Plots 201-207 First Floor Plans S858/P2a-1-116 Rev A
Block F Plots 201-207 Second Floor Plans S858/P2a-1-117 Rev A
Plots 208 Elevations S858/P2a-1-519 Rev A
Plots 208 Plans S858/P2a-1-118 Rev A
Plots 209-210 Elevations S858/P2a-1-520 Rev A
Plots 209-210 Plans S858/P2a-1-119 Rev A
Plots 211 Elevations S858/P2a-1-521 Rev A
Plots 211 Plans S858/P2a-1-120 Rev A
Plots 212-213 Elevations S858/P2a-1-522 Rev A
Plots 212-213 Plans S858/P2a-1-121 Rev A
Plots 214 Elevations S858/P2a-1-523 Rev A
Plots 214 Plans S858/P2a-1-122 Rev A
Plots 215 Elevations S858/P2a-1-524 Rev A
Plots 215 Plans S858/P2a-1-123 Rev A
Plots 216-217 Elevations S858/P2a-1-525 Rev A
Plots 216-217 Plans S858/P2a-1-124 Rev B
Coloured Rear Elevation Street Scene
Refuse Vehicle Tracking 6437-050

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development above ground floor slab level shall commence until material samples of all external finishes to be used on the buildings, means of enclosure and hard surfacing have been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to secure high quality finish of the development in the interests of visual amenity in accordance with Policy NBE9 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies), Policy BE02 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

4. No development shall commence until updated drainage information has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The details shall include but not be limited to an updated technical note to update the Flood Risk Assessment from 16/01651/OUT, updated plans and updated

calculations to demonstrate the suitability of drainage within the proposed layout.

REASON: To ensure that flood risk is not increased on-site or off-site and in accordance with Policy NBE5 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policy BE06 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

5. No development for the construction of the internal roads hereby approved shall commence until details of all visibility splays on individual plots, vehicle tracking information within the internal roads have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority.

REASON: In order to ensure highway safety within the development in the interests of safety and amenity in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

6. The residential properties hereby approved shall not be occupied until a Parking Management Plan for the internal highway roads (covering the proposed streets, shared parking and turning areas as applicable) has been submitted to the Local Planning Authority and approved in writing. The Management Plan shall identify the measures, restrictions and Management Company or person(s) responsible for monitoring and preventing indiscriminate parking on the roads and streets which would otherwise hinder the free access of refuse collection vehicles and emergency vehicles.

REASON: In order to ensure that the roads within the site are free of obstruction to allow safe and suitable access for refuse collection vehicles and emergency vehicles in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

7. The allocated and unallocated vehicular parking areas and private garages hereby approved shall be used solely for the purposes of parking vehicles and cycles and shall be retained for that purpose.

REASON: To retain sufficient parking provision for the lifetime of the development and to prevent displaced parking within the wider development and onto the adopted highway in order to maintain highway safety in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

8. Notwithstanding the provisions of Schedule 2, Part 1, Classes A-C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking or re-enacting that Order, no roof alterations, including windows, rooflights or dormer windows, shall be installed or undertaken on the site.

REASON: To ensure sufficient parking provision to serve the development for its lifetime, to protect the amenity and privacy of future occupiers of the development and in the interests of good design and visual amenity in accordance with Policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2016-2032, Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies) Policies BE02 and TM01 of the Crookham Village Neighbourhood Plan 2016-2032 and the aims of the NPPF 2021.

9. All windows serving bathrooms and en-suites at first floor level and above shall be top-hung opening only and shall be glazed with obscured glass to a minimum obscurity level of Pilkington Level 3 prior to installation. Once installed the windows shall be permanently maintained with top-hung opening mechanisms only and shall be maintained with obscure glazing.

REASON: To protect the privacy of the adjoining property and to prevent overlooking, in accordance with Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies).

INFORMATIVES

- 1 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.
- 2 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.
- 3 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 operatives vehicles should be normally arranged on site.

- 4 The applicant is reminded of the biodiversity enhancement opportunities on the site including through the provision of swift bricks on the buildings. The Hampshire Swift Group can be contacted in this respect on 01590 622835, by visiting their website www.hampshireswifts.co.uk or via post to Orchard House, Wilverley Road, Brockenhurst, Hampshire SO42 7SP.

Notes: David Gilchrist and Anna Harper spoke as representatives of Berkley Homes (Southern) Limited

The meeting closed at 11.05 am

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