

PLANNING COMMITTEE

Date and Time: Wednesday 19 October 2022 at 7.00 pm

Place: Council Chamber

Present:

Quarterman (Chairman), Blewett, Cockarill, Forster, Kennett, Makepeace-Browne, Oliver, Southern, Worlock and Wildsmith

In attendance:

Officers:

Mark Jaggard, Executive Director - Place
Stephanie Baker, Development Management & Building Control Manager
Kathryn Pearson, Principal Planner
Tola Otudeko, Shared Legal Services, Principal Lawyer
Jenny Murton, Committee Services and Members Officer

35 MINUTES OF PREVIOUS MEETING

Councillor Oliver highlighted that the Minutes did not include that he was the Chairman for this September meeting in the list of attendees and Committee Services agreed to add this.

The minutes of the meeting on 21 September 2022 were confirmed and signed as a correct record.

36 APOLOGIES FOR ABSENCE

Apologies had been received from Councillor Radley.

37 DECLARATIONS OF INTEREST

The Development Management & Building Control Manager declared that she and the Principal Lawyer had both worked at a previous Local Planning Authority at the same time as agent Robyn Milliner, one of the speakers for item 8 on the Agenda.

38 CHAIRMAN'S ANNOUNCEMENTS

No announcements.

39 UPDATE ON FARNHAM LODGE JUDICIAL REVIEW JUDGMENT

The Executive Director - Place updated the committee on the legal challenge from the decision on Farnham Lodge in April 2021.

On 3rd October 2022 the Council was informed that the Judge upheld the Council's decision as being lawful and the correct approach to Policy H5 and the Council was awarded costs.

40 UPDATE FROM PLANNING ENFORCEMENT SUB-COMMITTEE

The Development Management & Building Control Manager provided two enforcement updates:

1. A Planning Enforcement Sub-Committee meeting was held on Monday 17th October 2022. Councillor Southern was elected as Chairman of Planning Enforcement Sub-Committee and Councillor Oliver was elected as Vice-Chairman. Members were briefed on Hawley Park Farm and the breaches of planning control. The Committee endorsed the contents of the report and noted the information.
2. The Council has served an Injunction Order in the High Court relating to a breach of planning control on land south of Beechcroft, in Pickaxe Lane, South Warnborough, due to increased unauthorised development on the site. This prohibitive injunction prevents residential occupation and prevent further work being carried out. There is a further Court Hearing on Monday 24th October 2022.

The Committee was shown photographs of the site in Pickaxe Lane and the Development Management & Building Control Manager confirmed that no planning permission had been sought for any of the work shown in the photographs.

It was also agreed that quarterly Planning Enforcement Sub-Committee meetings would be re-instated.

The Chairman of the Planning Enforcement Sub-Committee fully endorsed the actions of the Planning Enforcement Team. The Vice-Chairman of the Planning Enforcement Sub-Committee reiterated that despite the volume of communications in relation to the Hawley Park Farm matter, there are only two on-going issues relating to out of hours working and tree protection fencing.

Members commended Officers for their work at the Planning Enforcement Sub-Committee meeting and in securing the Court Injunction.

41 DEVELOPMENT APPLICATIONS

The planning reports from the Executive Director - Place were considered and the updates via the Addendum were accepted.

42 22-00734-FUL - 54 RYELAW ROAD, CHURCH CROOKHAM, FLEET, HAMPSHIRE, GU52 6HY

The Chairman highlighted that due to a communication error a public speaker had not managed to register to speak in time however he would allow an additional speaker, Nicola Lyddon, to speak in objection.

The Principal Planner summarised the application as the erection of a detached 5-bedroom dwelling. She apologised that the public representation summaries and Consultee summaries had not been included in the Agenda report and confirmed that they were included in the Addendum and had been visible on the Council's website since the date of receipt. She stated that the body of the report does however address the Representation summaries and that these had been taken into account when formulating the report.

Members reiterated that the Officers had taken the public comments and consultee comments into account within their assessment and this was confirmed.

Members considered the application and asked the following questions:

- The definition of SAMM payments. The Development Management & Building Control Manager confirmed this was the monies paid to Hampshire County Council in relation to the Thames Basin Heaths Special Protection Area; Strategic Access Management and Monitoring was the full title for the SAMM acronym.
- The accuracy of the scale of the street scene plan and how this was created. The separation distances between the properties on the plans were also discussed and Members were satisfied with the Development Management & Building Control Manager's response that they are as accurate as possible however these are indicative plans.
- The proposed in-line parking spaces and whether a dropped kerb was required. Officers confirmed that dropped kerb applications were matters for the Local Highway Authority.
- How many storeys the proposed development was, and this was defined as two storeys with accommodation in the roof.
- Where the properties referenced in public speaking were located.
- The existence of other 5-bedroom homes and family homes in the immediate area.

The Chairman highlighted that there were no Ward Members present at the meeting and that there was no official site visit requested however Members may have undertaken their own unofficial visits.

Members debated:

- The impact that the proposed dwelling could have on neighbour amenity.
- The size and design of the proposed dwelling and whether it would be in keeping with the street scene or over-development.

- Members asked the agent to consider the design and the quality of materials that may be used.
- The proposed in-line parking spaces, which were defined as being in line with the Council's standards.
- How energy efficient this proposed dwelling may be.
- The windows on the western side of the proposed dwelling which would be obscured.

The Development Management & Building Control Manager confirmed that Building Regulations addressed the issue of energy efficiency, the regulations had been updated in June 2022.

Members undertook a recorded vote on **Recommendation A**, which was:

That subject to the receipt of SANG and SAMM payments within 7 calendar days of the date of the Planning Committee meeting, planning permission be GRANTED subject to conditions 1-9 and informatives 1-2 on the Agenda report.

This vote was unanimous, and Grant was carried.

DECISION – GRANT, subject to conditions and informatives on the Agenda report.

Members questioned whether a separate vote was required for **Recommendation B**. The Chairman confirmed that **Recommendation B** only comes into force if the requirements of **Recommendation A** are not met.

Members undertook a second vote and unanimously voted for **Recommendation B**.

Notes:

No site visit took place.

Nicola Lyddon spoke against the application.

Robyn Milliner spoke for the application.

The meeting closed at 7.56 pm