

**Hart District Council – Decisions taken by the Planning Committee on Wednesday, 14 December 2022**

Agenda Item No	Topic	Decision
<b>Part A – Items considered in public</b>		
<b>A7</b>	21/02877/FUL - THE BELL PH, THE BURY, ODIHAM, HOOK, HAMPSHIRE, RG29 1LY	<p>Change of use of a public house to form 2 x two-bedroom dwellings with associated internal and external alterations (following part demolition of external toilet block).</p> <p><b>DECISION – Refuse</b></p> <p>Reasons for refusal:</p> <ol style="list-style-type: none"> <li>1. The proposal would result in the loss of a community facility, and it has been neither satisfactorily demonstrated that the premises have been appropriately marketed nor that it is no longer required or not viable. As such the proposal is contrary to policy INF5 of the Hart Local Plan (Strategy &amp; Sites) 2032, policy 13 of the Odiham &amp; North Warnborough Neighbourhood Plan 2014 – 2032 and the guidance contained in the NPPF.</li> <li>2. The proposal would not provide appropriate car parking to meet the needs of the development and would be contrary to policy INF3 of the Hart Local Plan (Strategy &amp; Sites) 2032 and ‘saved’ policy GEN1 of the Hart District Local Plan (Replacement) 1996 - 2006.</li> </ol>
<b>A8</b>	21/02878/LBC - THE BELL PH, THE BURY, ODIHAM, HOOK, HAMPSHIRE, RG29 1LY	<p>Members clarified that this was an application for Listed Building Consent to allow the alterations to the listed building, which would enable the change of use application to be implemented, which was considered previously in Item 7. Given that the application was refused this application was no longer necessary.</p> <p><b>DECISION – Refuse</b></p> <p>Reason for refusal:</p> <p>The impact of the works proposed would cause ‘less than substantial’ harm to the designated</p>

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		<p>heritage asset. The information provided to support the proposal fails to clearly and convincingly justify that the harm that would be caused to the significance of the listed building, would be the minimum required to secure the least harmful viable use of the building, and the harm would not be outweighed by public benefit.</p> <p>As such, the proposal would therefore fail to satisfy the requirements of the Planning (Listed Buildings and Conservation Areas) Act, paragraphs 197, 199 and 200 of the National Planning Policy Framework and would conflict with the heritage aims of Hart Local Plan (Strategy &amp; Sites) 2032 Policy NBE8.</p>
<p><b>A9</b></p>	<p>22/00234/FUL - THE BELL PH, THE BURY, ODIHAM, HOOK, HAMPSHIRE, RG29 1LY</p>	<p>Change of use of an outbuilding into a two-bedroom dwelling, with associated internal/external alterations and first floor external balcony (following demolition of external deck/stairs and single storey extension).</p> <p><b>DECISION – Refuse</b></p> <p>Reasons for refusal:</p> <ol style="list-style-type: none"> <li>1. The building subject to this proposal, which is integral to the functioning of the main building as a public house, and by reason that it has not been satisfactorily demonstrated that the premises have been appropriately marketed, nor that it is no longer required or not viable, the proposal is contrary to policy INF5 of the Hart Local Plan (Strategy &amp; Sites) 2032, policy 13 of the Odiham &amp; North Warnborough Neighbourhood Plan 2014 – 2032 and the guidance contained in the NPPF.</li> <li>2. The proposal would not provide appropriate car parking provision to meet the needs of the development and would be contrary to policy INF3 of the Hart Local Plan (Strategy</li> </ol>

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		<p align="center">&amp; Sites) 2032 and ‘saved’ policy GEN1 of the Hart District Local Plan (Replacement) 1996 – 2006.</p>
<b>A10</b>	22/00229/LBC - THE BELL PH, THE BURY, ODIHAM, HOOK, HAMPSHIRE, RG29 1LY	<p>Members clarified that this was an application for Listed Building Consent to allow the alterations to the listed building, which would enable the change of use application to be implemented which was considered previously at this meeting. Given that the application was refused, this application was no longer necessary.</p> <p><b>DECISION – Refuse</b></p> <p>Reason for refusal:</p> <p>The impact of the works proposed would cause ‘less than substantial’ harm to the curtilage listed heritage asset. The information provided to support the proposal fails to clearly and convincingly justify that the harm that would be caused to the significance of the building would be the minimum required to secure the least harmful viable use of the building, and the harm would not be outweighed by public benefit.</p> <p>As such, the proposal would therefore fail to satisfy the requirements of the Planning (Listed Buildings and Conservation Areas) Act, paragraphs 197, 199 and 200 of the National Planning Policy Framework and would conflict with the heritage aims of Hart Local Plan (Strategy &amp; Sites) 2032 Policy NBE8.</p>
<b>A11</b>	22/02181/LDC - 21 ELVETHAM BRIDGE, FLEET, HAMPSHIRE, GU51 1AF	This item had been withdrawn.
<b>A12</b>	21/02937/FUL - PENN CROFT FARM, PENN CROFT, CRONDALL, FARNHAM, GU10 5PX	The installation of an energy storage facility comprising of battery containers, fencing, switching station, kiosk and associated works.

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<b>Agenda Item No</b>	<b>Topic</b>	<b>Decision</b>
		<b>DECISION – Refer to Full Council with a recommendation to GRANT, subject to conditions.</b>