PLANNING COMMITTEE

Date and Time: **Wednesday 26 May 2021 at 7.00 pm**

Place: **Council Chamber**

Present:

Ambler, Blewett, Cockarill, Davies (substitute), Delaney, Kennett, Quarterman, Radley, Southern and Worlock

In attendance:

Officers:

Mark Jaggard Head of Place
Peter Lee Planning Team Leader
Maxine Lewis Planning and Enforcement Team Leader
Miguel Martinez Principal Planner Officer
Robert Moorhouse Principal Planner Officer
Tola Otudeko Shared Legal Services
Sabrina Cranny Committee Services Officer

1 ELECTION OF VICE CHAIRMAN

Councillor Quarterman was elected as vice chairman.

2 MINUTES OF PREVIOUS MEETING

It was confirmed there had been no objections to item 57 Decision A from the previous minutes.

The Minutes of the meeting held on 10 March 2021 were confirmed and signed as a correct record.

3 APOLOGIES FOR ABSENCE

Apologies had been received from Councillor Oliver substituted by Councillor Davies.

4 DECLARATIONS OF INTEREST

None.

5 CHAIRMAN'S ANNOUNCEMENTS

None.

6 DEVELOPMENT APPLICATIONS

7 20/03111/ADV - FORMER DAIRY CREST SITE, ADJ. 36 MILL LANE, YATELEY, GU46 7TN

Display of 1 x non illuminated mounted signage, 2 x non illuminated off fence mounted signage and 1 x non illuminated fascia signage.

Members considered the application and discussed the following:

- Whether three signs were required at the entrance.
- The semi-rural location and the possibility of increased traffic.
- If the signs changed the nature of the environment and were they visually unappealing.
- Permissions for Use Class B8 on a residential road suggested large signs were not commensurate with that expectation.
- Whether the signs are not in keeping with the site's Use Class.
- That some of the signs could be approved and some refused.
- Whether the fence could be seen from either direction.
- Over emphasising the commercial nature of the business and proliferation.

Members were informed:

- That investigations were ongoing regarding the use of the site and its possible change of class.
- Potential breaches of planning conditions may had taken place and enforcement were involved.

Members voted for an amendment to the proposal which was carried.

DECISION – GRANT in favour of an amendment to the proposal:

1. APPROVAL OF EXPRESS ADVERTISEMENT CONSENT FOR ONE FASCIA SIGN (SIGN 3) TO THE FRONT OF THE BUILDING AND ONE FENCE-MOUNTED SIGN (SIGN 2) TO THE NORTHERN (RIGHT HAND) SIDE OF THE SITE'S ACCESS.

2. REFUSAL OF EXPRESS ADVERTISEMENT CONSENT FOR ONE POLE MOUNTED SIGN (SIGN 1) AND ONE FENCE-MOUNTED SIGN (SIGN 2) TO THE SOUTHERN (LEFT HAND) SIDE OF THE SITE'S ACCESS.

The Planning Authority APPROVES express advertisement consent for the fascia sign (Sign 3) to the front of the building within the site and one fence-mounted sign (sign 2) to the northern (left hand) side of the site's access in accordance with your application which was registered on 16 March 2021 and the plans submitted therewith, subject to the following conditions:

CONDITIONS

1 This consent shall expire at the end of a period of five years from the date of this notice.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

2 The advertisements hereby approved shall be installed in accordance with document ref: 78021, Pages Titled - Sign Number 1, Sign Number 2, Sign Number 3, drawings no. LaVasstu/2017/141/02 (x 2 Location Plan)

REASON: To ensure that the advertisements are carried out in accordance with the approved details and in the interest of proper planning.

3 Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations

4 Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

The Planning Authority REFUSES express advertisement consent for one pole-mounted sign (sign 1) and one fence-mounted sign (sign 2) to the southern side of the site's access for the following reason:
1. The advertisements (sign 1 and one sign 2 to the southern (right hand) side of the site's access), by virtue of their number, close position to each other, and in conjunction with other signs in a limited area to the front of the site, would result in an excessive proliferation of advertisements in this predominantly residential area that would detrimentally affect the visual amenity and residential character of the locality, contrary to the objectives of policy NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 and URB24 of the Hart District Council Local Plan (Replacement) 1996 – 2006 and paragraph 132 of the NPPF.

Notes: Dr J G Leadley spoke against the application.

8 21/00151/FUL - CO-OPERATIVE RETAIL SERVICES LTD, 13 READING ROAD, YATELEY, GU46 7UH

Replacement petrol station, including pumps, canopy and shop

Members considered the application and discussed the following:

- Height of single storey building.
- Proximity and loss of light to the neighbour's property.
- Possible rise in litter and night disturbances.
- The increased use of the petrol garage.

- Lack of pedestrian access.
- Approved lighting and landscaping requirements prior to proposed renovation.
- Whether screening refers to blocking a view of the development or making the development visually appealing.

Members discussed planting:
- Suggested the developer research, provide and maintain adequate planting.
- That neighbour's planting should not be affected.
- Any enhanced planting would need to be agreed in writing formally.
- Trees would require safeguarding.
- If there was no planting would there be a request for more planting for screening?

Members discussed opening hours:
- As there are no current restrictions on opening hours is it reasonable to impose hours?
- 11pm closing time is satisfactory according to environmental health legislation.
- Concerns regarding residential amenities.
- There are no restrictions on the opening hours of the petrol filling station or the shop, but there were restrictions on the hours of use of the car wash.

Members discussed electric charging points**:**
- Possibility of using electricity powered by renewable energy such as a green tariff.

Members voted for an amendment to the proposal conditions which was carried.

DECISION – GRANT as per Officer recommendation, with the addition of an Informative relating to renewable energy and screening, an amendment to condition No 8 to include a landscape management plan approved by HDC tree officers and condition No 12 to modify the opening hours to 07:00 hours to 22.00 hours.

CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason
To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Proposed Site Elevations 190508-04C

Proposed Site Layout 190508-03J
Proposed Site Layout (1:200 Scale) 190508-03-1I
Proposed Building Details 190508-05B
Tracking Layout 190508-06E
Landscape Plan 4630 01 Rev C

Reason
To ensure that the development is carried out in accordance with the approved plans and particulars.

3 No development shall commence until a Remediation Strategy to deal with the risks associated with contamination of the site has been submitted to, and approved in writing by, the Local Planning Authority. This strategy shall include:

a. A site investigation scheme, based on the Phase One Environmental Risk Assessment Report (Preliminary Risk Assessment) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

b. The results of the site investigation and the detailed risk assessment referred to in (a) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

c. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The development shall take place in accordance with the approved Remediation Strategy.

Reason
To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11 and the National Planning Policy Framework.

4 No construction shall take place until a Surface Water Drainage Scheme for the site, based on sustainable drainage principles, has been submitted to, and approved in writing by, the Local Planning Authority.

Any proposed drainage system for the infiltration of surface water to the ground must be supported by an assessment of the risks to controlled waters.

The development shall take place in accordance with the approved Surface Water Drainage Scheme.

REASON

To ensure that the proposed development would not increase the risk of flooding elsewhere, be safe from flooding and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE5 and the National Planning Policy Framework.

5 Prior to the installation of any external fixed plant or machinery, details of such plant and machinery shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include:

1. Proposed location(s)
2. Specific manufacturer's details
3. Expected noise emissions
4. An assessment of the expected cumulative noise impact of all fixed plant and equipment for which approval is sought under this condition
5. Specifications for any noise mitigation measures proposed.

The development shall take place in accordance with the approved external fixed plant details and plant and equipment shall be maintained so as to operate in accordance with the submitted details.

Reason
To ensure a satisfactory noise environment and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11, saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and the National Planning Policy Framework.

6 Prior to the installation of any external lighting, an External Lighting Scheme shall be submitted to, and approved in writing by, the Local Planning Authority. The Scheme shall include details of locations, direction, Lux levels, hours of operation and maintenance.

External lighting shall only be installed, operated and maintained in accordance with the approved External Lighting Scheme.

Reason
To protect the amenity of nearby residential occupiers and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE11 and Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

7 Prior to the occupation and use of the development herby approved details of two passive electric vehicle charging points shall be submitted to, and approved in writing by, the Local Planning Authority. The details shall include the location and necessary infrastructure. The passive electric vehicle charging points shall be installed and maintained in accordance with the approved details.

Reason
To contribute to the reduction of climate change and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9.

8 The development shall take place in accordance with Arboricultural Method Statement (Version 2).

Reason
To safeguard off-site trees and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policy NBE9.

9 The approved parking facilities for vehicles and cycles as identified on drawing no. Proposed Site Layout 190508-03J shall not be used for any purpose other than the parking of vehicles and cycles and access shall be maintained at all times to allow them to be used as such.

Reason
To ensure that the development is provided with adequate parking to prevent the likelihood of on-street car parking and to satisfy Hart Local Plan (Strategy and Sites) 2032 Policies NBE9 and INF3 and Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

10 The development shall take place in accordance with the Demolition and Construction Method Statement (January 2021) and Addendum (22.04.21).

Reason
To protect the amenity of nearby residential occupiers and to satisfy Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

11 Notwithstanding Condition 10, no demolition, construction or delivery of materials shall take place at the site except between 07:30 hours to 18:00 hours weekdays or 08:00 to 13:00 hours Saturdays. No demolition, construction or delivery of materials shall take place on Sundays, Bank Holidays or Public Holidays.

Reason
To protect the amenity of nearby residential occupiers and to satisfy Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

12 The development hereby approved shall only be open for customers between 07:00 hours and 23:00 hours.

Reason
To protect the amenities of the area and to satisfy Hart District Local Plan (Replacement) 1996-2006 Saved Policy GEN1

13 Deliveries to, and waste collection from, the convenience store shall only take place between 07:30 and 18:00 hours Monday to Saturday. No deliveries or waste collection shall take place on Sundays, Bank Holidays or Public Holidays.

Reason

To protect the amenity of nearby residential occupiers and to satisfy Hart D District Local Plan (Replacement) 1996-2006 Saved Policy GEN1.

INFORMATIVES

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.

Notes: Mr James Berggren spoke for the application.

Amy Stevens spoke against the application.

9 CHANTRYLAND

These minutes are exempt from publication.

The meeting closed at 9.01 pm