

PLANNING COMMITTEE

Date and Time: Wednesday 14 July 2021 at 7.00 pm

Place: Council Chamber

Present:

Ambler, Blewett (7.13pm), Cockarill, Delaney, Kennett, Oliver (Chairman), Quarterman, Radley, Southern, Wheale and Worlock

In attendance:

Officers:

Mark Jaggard	Head of Place
Peter Lee	Planning Team Leader
Miguel Martinez	Principal Planner Officer
Tola.Otudeko	Shared Legal Services
Sabrina Cranny	Committee Services Officer

20 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 9 June 2021 were confirmed and signed as a correct record.

21 APOLOGIES FOR ABSENCE

None received.

22 DECLARATIONS OF INTEREST

Councillor Quarterman declared an interest in Item 7 (20/02368/AMCON - Land Between Moulsham Lane And Broome Close Yateley) due to proximity to his property and so would withdraw.

23 CHAIRMAN'S ANNOUNCEMENTS

Councillor Oliver to organise a date in September for the Planning Committee Working Group.

24 DEVELOPMENT APPLICATIONS

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

25 21/00403/FUL - 8 CROWNFIELDS, ODIHAM

Construction of a three-bedroom dwelling with associated car parking and hard/soft landscaping.

Councillor Blewett entered during this item.

Members considered the application and discussed the following:

- The 1 metre gap between the proposal and No.8
- Loss of light
- Wheelie bin storage
- Looking cramped
- An additional car park space for No.8
- Possibly converting the two small windows into one large window in the north facing kitchen/dining area to gain more light.
- The use of air source heat pumps.
- Installing PV panels at build to minimise costs.
- Energy source type cannot be mandated.
- The local plan policy has been followed.

Members voted for an amendment to proposal condition 2 and the addition of two Informatives in respect of PV Panels and window openings in 8 Crownfields which was carried.

DECISION - GRANT as per Officer recommendation with a change to condition 2 to include sustainability measures as detailed in the correspondence with the applicant and the addition of two Informatives.

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 permitted shall be fully implemented in accordance with the following plans/documents (including any mitigation/enhancement recommended therein): 058-PL-050 Rev. D (Proposed Site Plan), 058-PL-100 Rev. C (Proposed Floor Plans), 058PL-200 Rev. C (Proposed Elevations), 058-PL-201 Rev. C (Proposed Elevations); Design and Access Statement (dated February 2021) produced by Black Architecture Ltd and Sustainability Commitment email dated 06.07.2021 from Nicola Dale.

REASON: To ensure that the development is carried out in accordance with the approved details and In the interest of proper planning.

3. The development hereby approved shall not be commenced until details of a site construction method statement and management plan shall be submitted to and approved in writing by the Local Planning Authority and shall include but not limited to the following:

- i) Construction worker and visitor parking;

- ii) anticipated number, frequency and size of construction vehicles;
- iii) dust and Noise/Vibration mitigation measures;
- iv) dust suppression measures;
- v) Site security;
- vi) vehicle manoeuvring and turning;
- vii) locations for the loading/unloading and storage of plant, building materials and construction debris and contractors offices;
- viii) procedures for on-site contractors to deal with complaints from local residents;
- ix) measures to mitigate impacts on neighbouring highways; and
- x) details of wheel water spraying facilities;
- xi) Protection of pedestrian routes during construction Such details shall be fully implemented and retained for the duration of the works.

REASON: To protect the amenity of local residents, to ensure adequate highway and site safety in accordance with policies NBE11 and INF3 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and the NPPF 2019.

4. No development shall commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to an approved in writing by the local planning authority. The scheme shall be fully implemented in accordance with the approved details before first occupation of the development.

REASON: In the interest of managing surface water flooding and to satisfy policy NBE5 of the Adopted Hart Local Plan - Strategy and Sites 2016-2032 and the NPPF 2019.

5. No development shall raise above slab level, until details of all external materials for the building hereby approved are submitted to and approved in writing by the Local Planning Authority. The details approved shall be fully implemented.

REASON: To ensure a high-quality external appearance of the buildings and to satisfy policy NBE9 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006, policy 5 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

6. A soft/hard landscape strategy and boundary treatment details shall be submitted to and approved in writing by the Local Planning Authority. The buildings hereby approved shall not be occupied until such strategy is fully implemented as approved. Soft landscape details shall include planting plans, written specifications require details of species, sizes, quantities of plants and implementation schedule of landscape proposals. Any trees or plants which, within a period of five years after approved completion, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved.

REASON: To ensure the development is adequately landscaped in the interest of visual amenity and the character of the area as a whole in accordance with policies NBE2 and NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 of the Hart District Local Plan (Replacement) 1996-2006, policy 5 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

7. Notwithstanding any information submitted with this application, details of the design/appearance of refuse/cycle storage shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation. The details approved shall be fully implemented.

REASON: In the interests of adequate refuse storage and servicing, in accordance with policy NBE9 of the adopted Hart Local Plan and Sites 2016-203, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF 2019.

8. The car parking area shall be fully completed and made available prior to the first occupation of the dwelling hereby approved. These vehicular facilities shall be retained for these purposes thereafter 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 access, parking and turning areas in the interest of highway safety and to satisfy policy INF3 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 - 2006 and the NPPF 2019.

9. Notwithstanding the information submitted with this application, the first-floor window located in the north facing side elevation of the dwelling hereby approved shall contain frosted glass (Pilkington Glass Level 3 or above, or equivalent) and be non-opening below a height of 1.7m which is measured upwards from the internal floor level it serves. The window shall be retained as such thereafter.

REASON: To protect residential amenity of neighbouring occupiers and to satisfy policy NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and saved policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 - 2006.

10. No development, construction work or delivery of materials shall take place at the site except between 08:00 hours to 18:00 hours on weekdays or 08:00 to 13:00 hours Saturdays. No development, demolition/construction work or deliveries of materials shall take place on Sundays or Public Holidays.

REASON: To protect the residential amenity of adjoining/nearby residential occupiers and to satisfy policy NBE11 of the adopted Hart Local Plan and Sites

2016- 203, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF 2019.

11. The existing perimeter hedge along the boundaries of the site shall be retained and protected, except as altered by the approved plans, in accordance with British Standard 5837:2012 'Trees in Relation To Construction Recommendations' (or any subsequent revision) and shall be maintained at all times, until the completion of all building operations on the site.

REASON: To ensure the development is adequately landscaped in the interest of visual amenity and the character of the area as a whole in accordance with policies NBE2 and NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 of the Hart District Local Plan (Replacement) 1996-2006, policy 5 of the Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

12. A Visibility splay of 2m x 43m shall be provided for the car parking area hereby approved and retained for the lifetime of the development.

REASON: To ensure a safe access to /egress from the car parking spaces, in the interest of highway safety and to satisfy policy INF3 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Council Local Plan (Replacement) 1996 - 2006 and the NPPF 2019.

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. The applicant is encouraged to consider installing photovoltaic panels on the roof of the dwelling hereby approved.

3. The applicant is requested to discuss with the occupier of 8 Crownfields if they would wish to have works undertaken to increase the size of any window openings in the north and/or west elevation of the existing dwelling to increase light levels and if so the works should be undertaken as permitted development prior to first occupation of the new dwelling approved.

Nicola Dale spoke for the application.

26 20/02368/AMCON - LAND BETWEEN MOULSHAM LANE AND BROOME CLOSE, YATELEY

Variation of Condition 2 attached to Planning Permission 17/02793/REM dated 05/04/2018 to allow the relocation of the proposed SANG car park.

Councillor Quarterman left the meeting for the duration of this item.

Members considered the application and discussed the following:

- Loss of privacy and overlooking to residential properties
- Noise disturbance
- Reducing the ground level in the car park and circular walk to agreed levels
- Providing adequate screening to car park and foot path
- Superfast broadband as a requirement

It was suggested that officers and members visit the site with Bellway to gain agreement on the levels ideally before the sub soil and topsoil is added to provide reassurance to members.

It was also suggested local members meet with Bellway to discuss landscaping and privacy enhancements for residents.

Members voted for an amendment to proposal conditions 2 and 7 which was carried.

DECISION - GRANT as per Officer recommendation, with the addition of an informative to review site levels before completion and an amendment to conditions 2 and 7 to review site planting and site levels.

CONDITIONS

1 The development shall be carried out in accordance with the following approved plans and documents: Drawing Numbers: 021708-BEL-TV-01 Rev E (Presentation Planning Layout); 021708-BEL-TV-02 Rev E (Supporting Planning Layout); 021708-BEL-TV-03 Rev D (Storey Height Layout); 021708-BEL-TV-04 Rev D (Tenure Layout); 021708-BEL-TV-05 Rev D (Unit Type Layout); 021708-BEL-TV-06 (Location Plan); 021708-BEL-TV-07 Rev D (Character Area Layout); 021708-BEL-TV-08 Rev D (Materials Layout); 021708-SS01 (Street Scene 01); 021708-SS02 (Street Scene 02); 021708-SS03 Rev A (Street Scene 03); 021708-SS04 (Street Scene 04); 021708-H323-B-E1 (Housetype H323 - Elevations); 021708-H323-B-E2 (Housetype H323 - Elevations); 021708-H323-B-P1 (Housetype H323 - Floor Plans); 021708-H323-B-E3 (Housetype H323 - Elevations); 021708- H323-B-P2 (Housetype H323 - Floor Plans); 021708-H324-B-E1 (Housetype H324 - Elevations); 021708-H324-B-E2 (Housetype H324 - Elevations); 021708-H324-B-E3 (Housetype H324 - Elevations); 021708-H324-B-P1 (Housetype H324 - Floor Plans); 021708-H423-B-E1 (Housetype H423 - Elevations); 021708-H423-B-P1 (Housetype H423 - Floor Plans); 021708-H431-B-E1 (Housetype H431 - Elevations); 021708- H431-B-P1 (Housetype H431 - Floor Plans); 021708-H432-B-E1 (Housetype H432 - Elevations); 021708-H432-B-P1 (Housetype H432 - Floor Plans); 021708-H30-B-E1 (Housetype H30 - Elevations); 021708-H30-B-E2 (Housetype H30 - Elevations); 021708-H30-B-P1 (Housetype H30 - Floor Plans); 021708-H30-B-E3 (Housetype H30 - Elevations); 021708-H30-B-P2 (Housetype H30 - Floor Plans); 021708-H323-V-E1 (Housetype H323 - Elevations); 021708-H323-V-P1 (Housetype H323 - Floor Plans); 021708-H324-V-E1 (Housetype H324 - Elevations); 021708-H324-V-E2

(Housetype H324 - Elevations); 021708-H324-V-P1 (Housetype H324 - Floor Plans); 021708-H324-V-E3 (Housetype H324 - Elevations); 021708-H324-V-P2 (Housetype H324 - Floor Plans); 021708-H424-V-E1 (Housetype H424 - Elevations); 021708- H424-V-P1 (Housetype H424 - Floor Plans); 021708-H431-V-E1 (Housetype H431 - Elevations); 021708-H431-V-E2 (Housetype H431 - Elevations); 021708-H431- V-P1 (Housetype H431 - Floor Plans); 021708-H20-V-E1 (Housetype H20 - Elevations); 021708-H20-V-P1 (Housetype H20 - Floor Plans); 021708-H30-V-E1 (Housetype H30 - Elevations); 021708-H30-V-P1 (Housetype H30 - Floor Plans); 021708-H30-VE2 (Housetype H30 - Elevations); 021708-H30-V-P2 (Housetype H30 - Floor Plans); 021708-3BH-V-E1 (Housetype 3BH - Elevations); 021708-3BH-VP1 (Housetype 3BH- Floor Plans); 021708-B1-V-E1 (Apartment Block 1 - Elevations); 021708-B1-VE2 (Apartment Block 1 - Elevations); 021708-B1-V-P1 (Apartment Block 1 - Ground Floor Plan); 021708-B1-V-P2 (Apartment Block 1 - First Floor Plan); 021708-B1-V-P3 (Apartment Block 1 - Second Floor Plan); 021708-B2-V-E1 (Apartment Block 2 - Elevations); 021708-B2-V-E2 (Apartment Block 2 - Elevations); 021708-B2-V-P1 (Apartment Block 2 - Ground Floor Plan); 021708-B2-V-P2 (Apartment Block 2 - First Floor Plan); 021708-B2-V-P3 (Apartment Block 2 - Second Floor Plan); 021708- H222-W-E1 (Housetype H222 - Elevations); 021708-H222-W-P1 (Housetype H222 - Floor Plans); 021708-H322-W-E1 (Housetype H322 - Elevations); 021708-H322- WP1 (Housetype H322 - Floor Plans); 021708-H323-W-E1 (Housetype H323 - Elevations); 021708-H323-W-P1 (Housetype H323 - Floor Plans); 021708-H324-WE1 (Housetype H324 - Elevations); 021708-H324-W-P1 (Housetype H324 - Floor Plans); 021708-H421-W-E1 (Housetype H421 - Elevations); 021708- H421-W-P1 (Housetype H421 - Floor Plans); 021708-H423-W-E1 (Housetype H423 - Elevations); 021708- H423-W-P1 (Housetype H423 - Floor Plans); 021708-H423-WE2 (Housetype H423 - Elevations); 021708-H423-W-P2 (Housetype H423 - Floor Plans); 021708-H424-W-E1 (Housetype H424 - Elevations); 021708-H424-W-P1 (Housetype H424 - Floor Plans); 021708-H424-W-E2 (Housetype H424 - Elevations); 021708-H424-W-P2 (Housetype H424 - Floor Plans); 021708-H431-W-E1 (Housetype H431 - Elevations); 021708- H431-W-E2 (Housetype H431 - Elevations); 021708-H431-W-P1 (Housetype H431 - Floor Plans); 021708-H432-W-E1 (Housetype H432 - Elevations); 021708-H432-W-P1 (Housetype H432 - Floor Plans); 021708-H531-W-E1 (Housetype H531 - Elevations); 021708-H531-W-P1 (Housetype H531 - Floor Plans); 021708-H533-W-E1 (Housetype H533 - Elevations); 021708-H533-W-P1 (Housetype H533 - Floor Plans); 021708-H20-W-E1 (Housetype H20 - Elevations); 021708-H20-W-E2 (Housetype H20 - Elevations); 021708-H20-W-P1 (Housetype H20 - Floor Plans); 021708-H20-W-E3 (Housetype H20 - Elevations); 021708-H20-W-P2 (Housetype H20 - Floor Plans); 021708-3BH-WE1 (Housetype 3BH - Elevations); 021708-3BH-W-E2 (Housetype 3BH - Elevations); 021708-3BH-W-P1 (Housetype 3BH - Floor Plans); 021708-H222-L-E1 Rev A (Housetype H222 - Elevations); 021708-H222-L-E2 Rev A (Housetype H222 - Elevations); 021708-H222-L-P1 Rev A (Housetype H222 - Floor Plans); 021708- H322-L-E1 (Housetype H322 - Elevations); 021708-H322-L-P1 (Housetype H322 - Floor Plans); 021708-H323-L-E1 (Housetype H323 - Elevations); 021708- H323-L-P1 (Housetype H323 - Floor Plans); 021708-H324-L-E1 (Housetype H324 - Elevations); 021708-H324-L-P1 (Housetype H324 - Floor Plans); 021708-H326-L-E1 (Housetype H326 - Elevations); 021708-H326-

L-E2 (Housetype H326 - Elevations); 021708-H326- L-P1 (Housetype H326 - Floor Plans); 021708-H421-L-E1 (Housetype H421 - Elevations); 021708-H421-L-E2 (Housetype H421 - Elevations); 021708-H421-L-P1 (Housetype H421 - Floor Plans); 021708-H423-L-E1 (Housetype H423 - Elevations); 021708-H423-L-P1 (Housetype H423 - Floor Plans); 021708-H431-L-E1 (Housetype H431 - Elevations); 021708-H431-L-P1 (Housetype H431 - Floor Plans); 021708- H432- L-E1 (Housetype H432 - Elevations); 021708-H432-L-P1(Housetype H432 - Floor Plans); 021708-H20-L-E1 Rev A (Housetype H20 - Elevations); 021708-H20-LE2 Rev A (Housetype H20 - Elevations); 021708-H20-L-E3 Rev A (Housetype H20 - Elevations); 021708-H20-LP1 Rev A (Housetype H20 - Floor Plans); 021708-H20-L-E4 (Housetype H20 - Elevations); 021708-H20-L-P2 Rev A (Housetype H20 - Floor Plans); 021708-GAR01 (Garage Type 01 - Elevations & Plan); 021708-GAR02 (Garage Type 02 - Elevations & Plan); 021708-GAR03 (Garage Type 03 - Elevations & Plan); 021708-GAR04 (Garage Type 04 - Elevations & Plan); 021708-GAR05 (Garage Type 05 - Elevations & Plan); 021708-GAR06 (Garage Type 06 - Elevations & Plan); 021708-GAR07 (Garage Type 07 - Elevations & Plan); 021708-SUB01 (Sub Station - Elevations & Plan); 021708-SH01 (Cycle Shed - Elevations & Plan); 021708- BC01 (Bin & Cycle Store - Elevations & Plan); 021708-BS01 (Bin Store - Elevations & Plan); 021708-CS01 (Cycle Store - Elevations & Plan); 021708-CP01 (Carport Type 01 - Elevations & Plan); 021708-CP02 (Carport Type 02 - Elevations & Plan); 021708- CP03 (Carport Type 03 - Elevations & Plan); 5726:01 Rev Z (Engineering Layout Sheet 1); 6383.PP.3.0 Rev F (Landscape Masterplan); 6383.PP.4.0 Rev P (Planting Plan Overview); 6383.PP.4.1 Rev P (Planting Plan 1 of 9); 6383.PP.4.2 Rev P (Planting Plan 2 of 9); 6383.PP.4.3 Rev P (Planting Plan 3 of 9); 6383.PP.4.4 Rev P (Planting Plan 4 of 9); 6383.PP.4.5 Rev P (Planting Plan 5 of 9); 6383.PP.4.6 Rev P (Planting Plan 6 of 9); 6383.PP.4.7 Rev P (Planting Plan 7 of 9); 6383.PP.4.8 Rev P (Planting Plan 8 of 9); 6383.PP.4.9 Rev P (Planting Plan 9 of 9); 6383.PDP.6.0 Rev D (Pond Detail Plan); 171701- 001 Rev F (Internal Site Layout Arrangement); 171701- 002 Rev H (Swept Path Analysis); 171701-005 Rev E (Internal Pumping Station Arrangement); 171701-007 Rev A (Internal Site Layout - Fire Tender Path Analysis); 171701-008 Rev C (Highway Layout); 171701-800 Rev B (Bypass Channel Works); and 171701-801 Rev B (Bypass Channel and Offline Pond Earthworks)

Documents: Arboricultural Method Statement (Aspect, November 2017, ref: 9714_AMS.001 Rev E); Construction Traffic Management Plan (Ardent, November 2017, ref: 171701- 02); Design and Access Statement (DHA, November 2017); Ecological Update Note (Ecology Solutions, November 2017, ref: 5627.EcoUpdate.dv2); Flood Risk Assessment Addendum (Ardent, November 2017, ref: 171700-03); Highway Technical Note (Ardent, November 2017, ref: 171701-05); Landscape Management Plan (Aspect, November 2017, ref: 6383.Land.Man.002.VF); Landscape and Visual Impact Assessment (Aspect, November 2017, ref: 6383.LVIA.003); Planning Statement (Savills, November 2017); and Transport Statement (Ardent, November 2017, ref: 171701-01)

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

2 Notwithstanding the submitted details, prior to the carrying of the landscaping works around the SANG car park area approved as part of this application, a site meeting shall be held between the developer, officers and ward Members/Chairman of the Planning Committee to review the landscaping details.

Once approved, all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure the development is appropriately landscaped in the interests of residential and visual amenity and to accord with the requirements of policy NBE2 of the Hart Local Plan (Strategy and Sites) 2032 and saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

3 The external materials used in the approved shall be as detailed in planning application reference number 18/00960/CON, approved on 25.07.2018

REASON: To ensure satisfactory development in keeping with the character of the local area in accordance with the requirements of policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032.

4 The means of enclosure utilised for the development shall be in accordance with the details approved under planning application reference number 18/00960/CON, dated 27.06.2018.

REASON: To ensure satisfactory development in the interests of residential and visual amenity in accordance with policy NBE9 of the Hart Local Plan (Strategy and Sites) 2032.

5 The development shall be provided with superfast broadband connectivity in accordance with the details approved under planning application reference number 18/00960/CON.

REASON: To comply with current Government guidance and the advice contained within the Hampshire County Council document 'Planning for Broadband: A Guide for Developers' and to accord with the requirements of policy INF6 of the Hart Local Plan (Strategy and Sites) 2032.

6 Notwithstanding the information shown on the approved Landscape Masterplan (drawing number 6383.PP.3.0 Rev F), the internal highway layout

shall be provided fully in accordance with the details shown on the approved drawing number 171701- 008 Rev C (Internal Highway Layout Review).

REASON: For the avoidance of doubt and to ensure a satisfactory internal layout for pedestrians and vehicle users in accordance with policies NBE9 and INF3 of the Hart Local Plan (Strategy and Sites) 2032 and saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

7 Notwithstanding the submitted details, prior to the provision of subsoil and topsoil in association with the works to alter ground levels around the SANG car park area approved as part of this application, a site meeting shall be held between the developer, officers and ward Members/Chairman of the Planning Committee to review the site levels details.

The site levels around the relocated SANG car park hereby approved shall thereafter be reduced to those approved before the facility is first brought into use.

REASON: To accord with the terms of the application and in the interests of neighbouring amenity in accordance with policies NBE9 of the Hart Local Plan (Strategy and Sites) 2032 and saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

8 Notwithstanding the details submitted, full details of the surfacing material to be used in the construction of the car park hereby approved, confirming that these will be porous or permeable or will drain to a permeable area, shall be submitted to and approved, in writing, by the Local Planning Authority, prior to the provision of the surfacing. Once approved the development shall be submitted in accordance with the submitted details. Reason: To prevent off-site flooding and to accord with the requirements of policy NBE5 of the Hart Local Plan 2032.

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 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.

3 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.

4 Ordinary watercourse would be required to relocate the dry ditch which is proposed to be filled in as part of this development. This is required as a separate permission to planning and further information can be found at:

<https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.hants.gov.uk%2Flandplanningandenvironment%2Fenvironment%2Fflooding%2Fchangewatercourse&data=04%7C01%7Cplanningadmin%40hart.gov.uk%7C89bb8928b2da4434400608d93ad41b12%7C437487d01c5f47b6bd4ea482ae3b011e%7C0%7C0%7C637605504925489582%7CUnknown%7CTWFpbGZsb3d8eyJWIjojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=7nwMFR C 1tETK9itqPAJZupcVaGoovjMI0uSSjy09Cqs%3D&reserved=0>

5 In order to address the requirements of conditions 2 and 7 a site meeting should be arranged as soon as practicable to facilitate discussions between the developer, officers and Ward Members/the Chairman of the Planning Committee to agreed final details of the proposed landscaping details and site levels around the SANG car park area approved as part of this application.

*Notes: Mr Peter Arthurs spoke against the application.
Rob O'Carroll spoke for the application.*

27 21/01336/HOU - 66 FERNDALE ROAD, CHURCH CROOKHAM, FLEET

Conversion of loft to habitable accommodation to include the erection of one dormer window to front, one dormer window to side and one dormer window to rear.

This application was reported to the planning committee for consideration because a Hart District Officer is the applicant.

Members considered the application.

DECISION – GRANT as per Officer recommendation.

The meeting closed at 8.30 pm