

PLANNING (MAJOR SITES) SUB COMMITTEE

Date and Time: Monday, 18 February 2019 at 2.00 pm

Place; Council Chamber, Civic Offices, Fleet

COUNCILLORS

Ambler (substitute for Radley), Forster, Quarterman (substitute for Cockarill),
Worlock (substitute for Wheale)

In Attendance:

Officers:

Emma Whittaker	Planning Manager
Stephanie Baker	Senior Planning Officer
Debbie Berry	Shared Legal Services
Gill Chapman	Committee Services

13 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 7 January 2019 were confirmed and signed as a correct record.

14 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Cockarill (substituted by Councillor Quarterman), Councillor Radley (substituted by Councillor Ambler) and Councillor Wheale (substituted by Councillor Worlock).

15 CHAIRMAN'S ANNOUNCEMENTS

None.

16 DECLARATIONS OF INTEREST

None declared.

17 18/01795/REM - LAND NORTH OF NETHERHOUSE COPSE, HITCHES LANE, FLEET

Updates via the Addendum were accepted.

Members considered the reserved matters application seeking the approval of appearance, landscaping, layout and scale of 172 residential dwellings pursuant to 16/01651/OUT Outline application for up to 423 residential dwellings and a community facility. Associated vehicular, pedestrian and cycle access, drainage and landscape works, including provision of public open space and sports pitches. Provision of country park/SANG as an extension to Edenbrook Country Park.

The proposal sought approval of the Reserved Matters - appearance, landscape, layout and scale, in respect of the first phase of outline planning permission 16/01651/OUT for the provision of 423 total residential units. This Reserved Matters application relates to 172 residential units (reduced from 189 residential units).

Access to the site would be via a new 'spine road' from Hitches Lane to the west which would also connect to the wider masterplan side to the south-east.

Planning permission had already been granted for the residential development of the site and the means of access to the development through the grant of the outline planning permission.

Members discussed parking in detail, particularly the shortfall in parking spaces. There was concern at the amount and layout of the parking, and potential future issues with cars parked on roads, corners etc. Members also discussed the build phasing and the community facility and play areas, and landscaping. Members asked for assurance that the green corridors, accesses, cycleway and footpaths, were fully supported to encourage residents to get around, and in and out of, the development not using cars.

DECISION - Grant

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:

Design and Access Statement Rev C
Masterplan Phase I RMA 01511_MP_01 P05
Illustrative Masterplan Phase I RMA 01511_MP_03 P06
CLDL 2360 04-05 R04 LANDSCAPE PLAN
CLDL 2360 04-06 R04 LANDSCAPE PLAN
CLDL 2360 04-07 R04 LANDSCAPE PLAN
CLDL 2360 04-08 R04 LANDSCAPE PLAN
CLDL 2360 04-09 R04 LANDSCAPE PLAN

Bike Store Drawing No. 01511_BS01 Rev P01
Bins Store Drawing No. 01511_BS01 Rev P01
Single Garage Drawing No. 01511_G01 Rev P01
Double Garage Drawing No. 01511_G02 Rev P01
Apartment Plot Plans:

Block A1 Ground Floor Plan Drawing No. S858/BA1/01 Rev C
Block A1 First Floor Plan Drawing No. S858/BA1/02 Rev C

Block A1 Second Floor Plan Drawing No. S858/BA1/03 Rev C
Block A1 Front Elevation Plan Drawing No. S858/BA1/04 Rev C
Block A1 Side Elevation Plan Drawing No. S858/BA1/05 Rev C
Block A1 Rear Elevation Plan Drawing No. S858/BA1/06 Rev C
Block A1 Side Elevation Plan Drawing No. S858/BA1/07 Rev C

Block A2 Ground Floor Plan Drawing No. S858/BA2/01 Rev D
Block A2 First Floor Plan Drawing No. S858/BA2/02 Rev C
Block A2 Second Floor Plan Drawing No. S858/BA2/03 Rev D
Block A2 Front Elevation Plan Drawing No. S858/BA2/04 Rev C
Block A2 Side Elevation Plan Drawing No. S858/BA2/05 Rev D
Block A2 Rear Elevation Plan Drawing No. S858/BA2/06 Rev D
Block A2 Side Elevation Plan Drawing No. S858/BA2/07 Rev D
Block B Ground Floor Plan Drawing No. S858/BB/01 Rev C
Block B First Floor Plan Drawing No. S858/BB/02 Rev C
Block B Second Floor Plan Drawing No. S858/BB/03 Rev C
Block B Front Elevation Plan Drawing No. S858/BB/04 Rev C
Block B Side Elevation Plan Drawing No. S858/BB/05 Rev C
Block B Rear Elevation Plan Drawing No. S858/BB/06 Rev C
Block B Side Elevation Plan Drawing No. S858/BB/07 Rev C

Block C Ground Floor Plan Drawing No. S858/BC/01 Rev A
Block C First Floor Plan Drawing No. S858/BC/02 Rev A
Block C First Floor Plan Drawing No. S858/BC/03 Rev A
Block C Front Elevation Plan Drawing No. S858/BC/04 Rev A
Block C Side Elevations Plan Drawing No. S858/BC/05 Rev A
Block C Rear Elevation Plan Drawing No. S858/BC/06 Rev A

Individual Plot Plans - Affordable Homes:

Plots 35-37 Drawing No. 01511_H_A19_000 Rev P02
Plots 35-37 Drawing No. 01511_H_A19_001 Rev P02
Plots 35-37 Drawing No. 01511_H_A19_002 Rev P02
Plots 35-37 Drawing No. 01511_H_A19_003 Rev P02

Plots 38-40 Drawing No. 01511_H_A20_000 Rev P02
Plots 38-40 Drawing No. 01511_H_A20_001 Rev P02
Plots 38-40 Drawing No. 01511_H_A20_002 Rev P02
Plots 38-40 Drawing No. 01511_H_A20_003 Rev P02

Plots 41-44 Drawing No. 01511_H_A21_000 Rev P02
Plots 41-44 Drawing No. 01511_H_A21_001 Rev P02
Plots 41-44 Drawing No. 01511_H_A21_002 Rev P02
Plots 41-44 Drawing No. 01511_H_A21_003 Rev P02

Plots 50-53 Drawing No. 01511_H_A07_000 Rev P03
Plots 50-53 Drawing No. 01511_H_A07_001 Rev P03
Plots 50-53 Drawing No. 01511_H_A07_002 Rev P03
Plots 50-53 Drawing No. 01511_H_A07_003 Rev P03

Plots 54-57 Drawing No.01511_H_A09_000 Rev P03

Plots 54-57 Drawing No.01511_H_A09_001 Rev P03
Plots 54-57 Drawing No.01511_H_A09_002 Rev P03
Plots 54-57 Drawing No.01511_H_A09_003 Rev P03

Plots 58-61 Drawing No.01511_H_A10_000 Rev P03
Plots 58-61 Drawing No.01511_H_A10_001 Rev P03
Plots 58-61 Drawing No.01511_H_A10_002 Rev P03

Plots 62-63 Drawing No. 01511_H_A01_000 Rev P03
Plots 62-63 Drawing No. 01511_H_A01_001 Rev P03
Plots 62-63 Drawing No. 01511_H_A01_002 Rev P03
Plot 76 Drawing No. 01511_H_A04_000 Rev P02
Plot 76 Drawing No. 01511_H_A04_001 Rev P02

Plots 77-80 Drawing No. 01511_H_A15_000 Rev P03
Plots 77-80 Drawing No. 01511_H_A15_001 Rev P03
Plots 77-80 Drawing No. 01511_H_A15_002 Rev P03
Plots 77-80 Drawing No. 01511_H_A15_003 Rev P03

Plots 81-82 Drawing No. 01511_H_A02_000 Rev P03
Plots 81-82 Drawing No. 01511_H_A02_001 Rev P03
Plots 81-82 Drawing No. 01511_H_A02_002 Rev P03

Plots 83-85 Drawing No. 01511_H_A05_000 Rev P03
Plots 83-85 Drawing No. 01511_H_A05_001 Rev P03
Plots 83-85 Drawing No. 01511_H_A05_002 Rev P03

Plots 93-97 Drawing No.01511_H_A11_000 Rev P03
Plots 93-97 Drawing No.01511_H_A11_001 Rev P03
Plots 93-97 Drawing No.01511_H_A11_002 Rev P03
Plots 93-97 Drawing No.01511_H_A11_003 Rev P03

Plots 120-121 Drawing No. 01511_H_A03_000 Rev P04
Plots 120-121 Drawing No. 01511_H_A03_001 Rev P04
Plots 120-121 Drawing No. 01511_H_A03_002 Rev P04

Plots 129-132 Drawing No. 01511_H_A13_000 Rev P04
Plots 129-132 Drawing No. 01511_H_A13_001 Rev P04
Plots 129-132 Drawing No. 01511_H_A13_002 Rev P04
Plots 129-132 Drawing No. 01511_H_A13_003 Rev P04

Individual Plot Plans - Market Homes:

Plot 1 Drawing No. 01511_H_P09_000 Rev P02
Plot 1 Drawing No. 01511_H_P09_001 Rev P02

Plots 2-5 Drawing No. 01511_H_P14_000 Rev P02
Plots 2-5 Drawing No. 01511_H_P14_001 Rev P02
Plots 2-5 Drawing No. 01511_H_P14_002 Rev P03
Plots 2-5 Drawing No. 01511_H_P14_003 Rev P03
Plots 2-5 Drawing No. 01511_H_P14_004 Rev P03

Plots 6-7 Drawing No. 01511_H_P12_003 Rev P01
Plots 6-7 Drawing No. 01511_H_P12_004 Rev P01
Plots 6-7 Drawing No. 01511_H_P12_005 Rev P01
Plots 6-7 Drawing No. 01511_H_P12_006 Rev P01
Plots 6-7 Drawing No. 01511_H_P12_007 Rev P01

Plots 8-9 Drawing No. 01511_H_P08_000 Rev P02
Plots 8-9 Drawing No. 01511_H_P08_001 Rev P02
Plots 8-9 Drawing No. 01511_H_P08_002 Rev P02

Plots 10-13 Drawing No. 01511_H_P01_000 Rev P02
Plots 10-13 Drawing No. 01511_H_P01_001 Rev P02
Plots 10-13 Drawing No. 01511_H_P01_002 Rev P02
Plots 10-13 Drawing No. 01511_H_P01_003 Rev P02

Plots 14-15 Drawing No. 01511_H_P06_000 Rev P03
Plots 14-15 Drawing No. 01511_H_P06_001 Rev P03
Plots 14-15 Drawing No. 01511_H_P06_002 Rev P03
Plots 14-15 Drawing No. 01511_H_P06_003 Rev P03
Plots 14-15 Drawing No. 01511_H_P06_004 Rev P03

Plots 16-17 Drawing No. 01511_H_P07_000 Rev P03
Plots 16-17 Drawing No. 01511_H_P07_001 Rev P03
Plots 16-17 Drawing No. 01511_H_P07_002 Rev P03
Plots 16-17 Drawing No. 01511_H_P07_003 Rev P03
Plots 16-17 Drawing No. 01511_H_P07_004 Rev P03

Plot 18 Drawing No. 01511_H_P09_002 Rev P02
Plot 18 Drawing No. 01511_H_P09_003 Rev P02
Plot 19 Drawing No. 01511_H_P09_004 Rev P01
Plot 19 Drawing No. 01511_H_P09_005 Rev P01

Plot 20 Drawing No. 01511_H_P12_000 Rev P02
Plot 20 Drawing No. 01511_H_P12_001 Rev P02
Plot 20 Drawing No. 01511_H_P12_002 Rev P02

Plots 21-24 Drawing No. 01511_H_P02_000 Rev P02
Plots 21-24 Drawing No. 01511_H_P02_001 Rev P02
Plots 21-24 Drawing No. 01511_H_P02_002 Rev P02
Plots 21-24 Drawing No. 01511_H_P02_003 Rev P02

Plots 25-58 Drawing No. 01511_H_P15_008 Rev P01
Plots 25-58 Drawing No. 01511_H_P15_009 Rev P01
Plots 25-58 Drawing No. 01511_H_P15_010 Rev P01
Plots 25-58 Drawing No. 01511_H_P15_011 Rev P01

Plots 29-30 Drawing No. 01511_H_P28_000 Rev P01
Plots 29-30 Drawing No. 01511_H_P28_001 Rev P01
Plots 29-30 Drawing No. 01511_H_P28_002 Rev P01

Plots 31-34 Drawing No. 01511_H_P15_004 Rev P03
Plots 31-34 Drawing No. 01511_H_P15_005 Rev P02
Plots 31-34 Drawing No. 01511_H_P15_006 Rev P02
Plots 31-34 Drawing No. 01511_H_P15_007 Rev P02

Plots 45-46 Drawing No. 01511_H_P29_000 Rev P01
Plots 45-46 Drawing No. 01511_H_P29_001 Rev P01
Plots 45-46 Drawing No. 01511_H_P29_002 Rev P01

Plots 47-49 Drawing No. 01511_H_P27_000 Rev P01
Plots 47-49 Drawing No. 01511_H_P27_001 Rev P01
Plots 47-49 Drawing No. 01511_H_P27_002 Rev P01

Plots 86-88 Drawing No. 01511_H_P25_000 Rev P01
Plots 86-88 Drawing No. 01511_H_P25_001 Rev P01
Plots 86-88 Drawing No. 01511_H_P25_002 Rev P01

Plots 89-90 Drawing No. 01511_H_P05_000 Rev P03
Plots 89-90 Drawing No. 01511_H_P05_001 Rev P03
Plots 89-90 Drawing No. 01511_H_P05_002 Rev P03
Plots 89-90 Drawing No. 01511_H_P05_003 Rev P03

Plots 91-92 Drawing No. 01511_H_P13_000 Rev P03
Plots 91-92 Drawing No. 01511_H_P13_001 Rev P03

Plots 122-124 Drawing No. 01511_H_P26_000 Rev P01
Plots 122-124 Drawing No. 01511_H_P26_001 Rev P01
Plots 122-124 Drawing No. 01511_H_P26_002 Rev P01

Plots 125-128 Drawing No. 01511_H_P24_000 Rev P01
Plots 125-128 Drawing No. 01511_H_P24_001 Rev P01
Plots 125-128 Drawing No. 01511_H_P24_002 Rev P01
Plots 125-128 Drawing No. 01511_H_P24_003 Rev P01

Plots 133-137 Drawing No. 01511_H_P23_000 Rev P01
Plots 133-137 Drawing No. 01511_H_P23_001 Rev P01
Plots 133-137 Drawing No. 01511_H_P23_002 Rev P01
Plots 133-137 Drawing No. 01511_H_P23_003 Rev P01

Plots 138-140 Drawing No. 01511_H_P21_000 Rev P02
Plots 138-140 Drawing No. 01511_H_P21_001 Rev P02
Plots 138-140 Drawing No. 01511_H_P21_002 Rev P02
Plots 138-140 Drawing No. 01511_H_P21_003 Rev P02
Plots 138-140 Drawing No. 01511_H_P21_004 Rev P02

Plots 141-143 Drawing No. 01511_H_P20_000 Rev P03
Plots 141-143 Drawing No. 01511_H_P20_001 Rev P03
Plots 141-143 Drawing No. 01511_H_P20_002 Rev P03
Plots 141-143 Drawing No. 01511_H_P20_003 Rev P03
Plots 141-143 Drawing No. 01511_H_P20_004 Rev P03

Plots 144-145 Drawing No. 01511_H_P11_000 Rev P04
Plots 144-145 Drawing No. 01511_H_P11_001 Rev P04
Plots 144-145 Drawing No. 01511_H_P11_002 Rev P04

Plot 160 Drawing No. 01511_H_P22_000 Rev P01
Plot 160 Drawing No. 01511_H_P22_001 Rev P01
Plot 160 Drawing No. 01511_H_P22_002 Rev P01

Plots 161-166 Drawing No. 01511_H_P03_000 Rev P04
Plots 161-166 Drawing No. 01511_H_P03_001 Rev P04
Plots 161-166 Drawing No. 01511_H_P03_002 Rev P04
Plots 161-166 Drawing No. 01511_H_P03_003 Rev P04

Plots 167-172 Drawing No. 01511_H_P04_000 Rev P04
Plots 167-172 Drawing No. 01511_H_P04_001 Rev P04
Plots 167-172 Drawing No. 01511_H_P04_002 Rev P04
Plots 167-172 Drawing No. 01511_H_P04_003 Rev P04

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 GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies).

- 4 The residential properties hereby approved shall not be occupied until a Parking Management Plan for the internal highway roads (covering the proposed spine road, primary streets, neighbourhood 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 primary access roads within the site are free of obstruction to allow safe and suitable access for refuse collection vehicles and emergency vehicles in accordance with Policy T14 of the Hart District Local Plan 1996-2006 (Saved Policies) and the aims of the National Planning Policy Framework (2018).

- 5 The development shall take place in full accordance with the supplied Arboricultural Method Statement and Tree Protection Plans.

REASON: In the interests of tree protection in accordance with Policy CON 8 the Hart District Council Local Plan 1996-2006 (Saved Policies).

- 6 The allocated and unallocated parking areas and private garages hereby approved shall be used solely for the purposes of parking vehicles and cycles.

REASON: To retain sufficient parking provision for the lifetime of the development and to prevent displaced parking and maintain highway safety in accordance with Policy T14 of the Hart District Council Local Plan 1996-2006 (Saved Policies).

- 7 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 retain sufficient parking provision to serve the development, 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 Policy GEN 1 of the Hart District Council Local Plan 1996-2006 (Saved Policies).

- 8 All proposed windows serving bathrooms and en-suites at first floor level and above shall be non-opening and glazed with obscured glass before installation. Once installed the windows shall be permanently maintained in that condition.

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).

- 9 Notwithstanding any of the details, documents, plans or specifications hereby approved, no development shall take place until further details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority.

- Hard details shall include, as appropriate, existing and proposed finished levels or contours, means of enclosure or boundary treatments of unbuilt open areas, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and artefacts and structures (e.g. furniture, refuse or other storage units, signage, lighting, external services, manholes, etc.)

- Soft landscape details shall include planting plans, written specifications (including cultivation and other operations associated with plant establishment), schedules of plants, noting species, planting sizes and proposed densities or quantities where appropriate.

The submitted details shall include a proposed timetable for planting and laying out of hard surfaces and roads.

REASON: To ensure the provision of amenity afforded by appropriate landscaping, in accordance with Policy GEN 1 of the Hart District Local Plan 1996-2006 (Saved Policies) and to comply with the parameters, principles and conclusions of 16/01651/OUT.

- 10 The approved hard and soft landscaping works under condition 9 above shall be carried out in strict accordance with the approved details, including the approved timetable, and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice. The Council shall be notified in writing of the completion of the scheme or any agreed phase of such scheme. Any trees or plants which, within a period of five years after planting, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as reasonably practicable with others of similar species, size and number.

REASON: To ensure the provision of amenity afforded by appropriate landscaping, in accordance with Policy GEN1 of the Hart District Local Plan 1996-2006 (Saved Policies) and to comply with the parameters, principles and conclusions of 16/01651/OUT.

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 In respect of the landscaping details to be submitted, these shall accord with the principle details referred to in paragraphs 27, 28, 32, 36, 37, 38, 39, 66, 91 and 91 of the outline application appeal decision and approved drawing 13109/C07S as approved under 16/01651/OUT, read in conjunction with the Landscape Strategy and drawings held within that document.

NOTES:

Speaking for the Parish Council: Councillor David Jackson spoke on behalf of Crookham Village Parish Council

Speaking for the application: Anna Harper, David Gilchrist and Chris Gilbert of Berkeley Homes (Southern) answered clarifying questions on the application.

The meeting closed at 2.58 pm

Chairman:

Date