

PLANNING COMMITTEE

Date and Time: Wednesday 9 February 2022 at 7.00 pm

Place: Council Chamber

Present:

Ambler, Blewett, Coburn (substitute), Cockarill, Crampton (substitute), Delaney, Kennett, Oliver (Chairman), Quarterman and Radley

In attendance:

Officers:

Mark Jaggard	Head of Place
Steph Baker	Development Management & Building Control Manager
Peter Lee	Planning Team Leader
Miguel Martinez	Principal Planning Officer
Pat Aird	Planning Officer
Chris Hill	Planning Officer
Dale Jones	Planning Officer
Craig Harman	Planning Assistant
Debbie Berry	Shared Legal Services

72 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 12 January 2022 were confirmed and signed as a correct record.

73 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Southern (substituted by Cllr Crampton) and Worlock (substituted by Cllr Coburn).

74 DECLARATIONS OF INTEREST

None

75 CHAIRMAN'S ANNOUNCEMENTS

The visit to view completed development applications has been postponed due to Member availability and until the weather improves.

76 PAPER A

20 affordable dwellings on an entry-level exception site with vehicular access from Reading Road alongside landscaping, public open space, internal roads, parking and associated drainage infrastructure.

Members were sent an email with attached documents from the applicant on 8 February 2022 which was noted in the verbal Officer's update.

It was noted that the applicant had submitted a non-determination appeal concurrently to submitting another identical application.

Members voted in favour of endorsing the Paper A recommendation for use in the Council's Statement of Case in the planning appeal.

77 DEVELOPMENT APPLICATIONS

The planning reports from the Head of Place were considered and the updates via the Addendum were accepted.

78 21/02002/FUL - THE OLD DAIRY, WHITE LANE, GREYWELL, HOOK RG29 1TL

Demolition and replacement of an agricultural building, silo and stores to provide for a wellness centre with flexible rural workspace and ancillary vitality bar, creation of a secondary access road, parking and landscaping.

Members considered:

- The volume of people on site would be 80-100 maximum at any one time
- The increase in traffic and the 88 on-site car parking spaces

Members voted to Grant which was carried.

DECISION - Authorise the Head of Place to **GRANT** permission following completion of a Section 106 legal agreement to secure the payment of financial contributions toward off-site highways improvement works and traffic management measures in Greywell subject to an additional condition:

A traffic management plan including the maximum number of vehicle trips and the maximum number of parking spaces on site to be provided on site shall be submitted to and approved in writing by the local planning authority.

REASON: Policies NBE9 and INF3 of the Local Plan, for highway safety.

Notes:

No site visit took place.

Ms Joanna Butler spoke for the application.

79 19/01288/FUL - BRAMSHILL HOUSE, BRAMSHILL PARK, BRAMSHILL, HOOK RG27 0JW

Change of use of land shown outlined in red on block plan MR100 01 dated 07.10.21 for film making to include the construction of temporary film sets and supporting activities including storage and parking (part retrospective).

Members considered:

- HGV movements and impact on nearby residents
- That complaints resolution would be via a designated person on site

Members voted to Grant which was carried.

DECISION – GRANT as per officer recommendation, subject to conditions and informatives.

Notes:

No site visit took place.

Mr Bob Coe spoke for Bramshill Parish Council against the application.

Mr Simon Vernon-Harcourt spoke for the application.

80 21/02445/AMCON - LAND ON THE EAST SIDE OF BEACON HILL ROAD, EWSHOT, FARNHAM GU52 8DY

Removal of Condition 14 attached to Planning Permission 16/00564/OUT dated 16/05/2018 which limits the total amount of B8 floorspace to a maximum of 3,031.50 sqm or 65% of the total floorspace to be provided at the site whichever is the lesser.

Members considered:

- HGV movements and impact on nearby residents
- Amalgamation of individual units
- Intensification of use on site
- That a physical amalgamation would require a planning application

Members voted to Grant which was not carried.

An alternative motion was proposed:

Refuse the application due to adverse impacts on neighbouring amenity in line with saved policy GEN1 from the Hart Local Plan 2006 and first alterations.

Members voted to Refuse which was carried.

DECISION – REFUSE

Notes:

No site visit took place.

Ms Helen Ross spoke for the application.

81 21/02607/AMCON - CO-OPERATIVE RETAIL SERVICES LTD, 13 READING ROAD, YATELEY GU46 7UH

Variation of Condition 13 attached to Planning Permission 21/00151/FUL dated 02/06/2021 to amend the delivery times to allow extended delivery hours.

Members considered:

- That residents back garden fence is the boundary with the store
- That the previous planning condition to build out the store hasn't yet been implemented
- Residents affected by early morning weekend deliveries and the noise this creates
- Problems in the past trying to control commercial operations located near residential amenities
- Effectiveness of planning conditions dealing with neighbour disturbance
- That the window for two deliveries a day is ample enough
- That a temporary 12-month permission could be granted as an alternative to assess the impacts

Members voted to Grant which was not carried.

An alternative motion was proposed:

Refuse the application due to adverse impacts on neighbouring amenity in line with saved policy GEN1 from the Hart Local Plan 2006 and first alterations.

Members voted to Refuse which was carried.

DECISION – REFUSE due to the impacts on amenity on nearby residential occupiers in line with safe policy GEN1 of the Hart Local Plan 2006 and first alterations.

Notes:

No site visit took place.

Ms Amy Stevens spoke against the application.

Mr James Berggren spoke for the application.

82 21/00630/FUL - GREY HOUSE, MOUNT PLEASANT, HARTLEY WINTNEY, HOOK RG27 8PW

Demolition of existing buildings and erection of a 65-bed care home (Class C2 use), x4 two bed care dwellings (Class C3 use) and associated landscaping, parking, altered access and ancillary development.

Members considered:

- Whether Hart needs more care home provision
- That there could be restrictions on the age of occupiers
- The height of the proposed building shown on plans
- The demolition of a Non-Designated Heritage Asset located in a conservation area
- The impact on climate change of an old building being demolished given potential unsuitability for conversion
- Potential difficulty for modifying the building to make it energy efficient and accessible
- The positive level of engagement with the Parish and council officers

DECISION – GRANT as per officer recommendation, subject to conditions and informatives listed with the addition of a requirement on age in the unilateral legal agreement.

Notes:

No site visit took place.

Cllr Diana Harvey spoke for Hartley Wintney Parish Council for the application.

Mr Turner spoke against the application.

Mr Paul Dickinson spoke for the application.

The meeting closed at 9.56 pm