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PLANNING COMMITTEE

Date and Time: Wednesday 20 July 2022 at 7.00 pm

Place: Council Chamber

Present:

Quarterman (Chairman), Blewett, Butler, Cockarill, Dorn, Kennett, Makepeace-Browne, Southern, Worlock, Wildsmith

In attendance:

Councillor Smith

Officers:

Mark Jaggard, Head of Place

Stephanie Baker, Development Management & Building Control Manager

Tola Otudeko, Shared Legal Services

Miguel Martinez, Principal Planner

Kathryn Pearson, Principal Planner

Amy Harris, Senior Planner

Jenny Murton, Committee Services and Members Officer

Craig Harman, Planning Assistant

13 MINUTES OF PREVIOUS MEETING

Nine out of the 10 Committee Members voted to approve the Minutes of the previous meeting. Councillor Dorn voted against.

Members highlighted that the Minutes in the Agenda pack did not mention Members by name for the recorded vote.

The Committee Services Officer apologised for the administrative error and ensured that going forward Minutes would reflect this.

The Minutes of the Committee Meeting on 15 June 2022 should have contained for planning application 21/02782/OUT:

Members undertook a recorded vote and Grant was carried. The vote was:

For – Blewett; Cockarill; Kennett; Quarterman; Southern; Worlock; Wildsmith

Against – Forster; Makepeace-Browne; Oliver; Radley

Abstention – none

The minutes of the meeting held on 15 June 2022 were confirmed and signed as a correct record.

It was also agreed that Committee Services would look at version control for documents published in relation to all Committee meetings.

14 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Forster, Oliver and Radley.

Councillor Dorn was a substitute for Councillor Forster and Councillor Butler was a substitute for Councillor Oliver.

15 DECLARATIONS OF INTEREST

None.

16 CHAIRMAN'S ANNOUNCEMENTS

The Chairman had two announcements.

1. An email poll would be set up to determine the most suitable September date to hold the tour of completed developments with an Urban Designer, which had to be postponed from February 2022.
2. His second announcement was that the Hares Hill meeting (relating to the sole agenda item from 15 June Planning Committee) had taken place between Members and Officers and there would be a follow-up meeting.

The Chairman also announced later in the meeting that he would move Item 9 to the end of the Agenda, after Item 11.

17 DEVELOPMENT APPLICATIONS

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

18 21/01800/FUL - BUILDING 260, 270 AND 280 BARTLEY WOOD BUSINESS PARK, BARTLEY WAY, HOOK, HAMPSHIRE

The Principal Planner summarised the application as follows:

Redevelopment of the site to provide 10 industrial units (14,122 sqm of floorspace for Flexible Use Class B2/B8/E(g)(i)-(iii)), together with associated parking, a new vehicular access off Griffin Way South, landscaping, and other associated works (following demolition of existing buildings)

Members considered the application and asked the following questions:

- The possibility of removing Use Class B2 from the application.
- The description on the amended plan consultation letter that was sent to the Parish Council in April was discussed.
- Why the number of industrial units had changed from nine to 10 and noting the removal of the retail unit (food store) from the scheme to bring the proposal in line with policy

- How noise impact assessments and suitability for siting in residential areas differed between Use Classes B1 and B2.
- The time of year that the noise assessment for this application was undertaken as leaves on trees can change noise levels.
- The sort of activity that could be happening on the site late at night.
- Whether there were delivery restriction conditions on the lease and if any could be issued by the landowner.

Members debated:

- How B2 class is not specifically mentioned in the description on the response from Highways England
- More detailed discussion was needed relating to the Use classes.
- Hours of operation and usage would need careful control via condition
- Impact on the current residential area and residential occupiers in the future.
- The merits in taking the application away for further discussion
- Possible noise and air pollution that could occur because of the application being granted.
- Night-time activities at the site need to be properly defined and considered.
- Possible local employment opportunities the application may bring.
- The possibility of removing permitted development conditions.
- The lack of Section 106 contributions for this application.

A Member highlighted the importance of documentation and several typos in reports, and this was asked to be noted.

Councillor Smith addressed Members in his capacity as Ward Councillor for Hook and reiterated points of concern including neighbouring amenity, use class and consultation document descriptions.

Members undertook a recorded vote to Grant, subject to the conditions specified in the agenda which was not carried. The results were:

For: none

Against: Councillors Butler, Cockarill, Dorn, Kennett, Makepeace-Browne, Quarterman, Southern, Wildsmith and Worlock.

Abstention: Councillor Blewett.

Members undertook a second recorded vote for the recommendation to Grant, subject to conditions, and a referral to the Chairman and the relevant Hook Ward Councillor on Planning Committee, to review and agree the specific conditions. Delegated authority granted to the Head of Place to issue the permission once the conditions were agreed with the Chairman and relevant Ward Councillor.

Members voted unanimously for this second recommendation and the motion to Grant was carried.

DECISION – GRANT, subject to conditions, and in consultation with the Chairman and relevant Hook Ward Councillor on Planning Committee in respect of conditions, the Head of Place was delegated the authority to grant planning permission.

Notes:

No site visit took place.

Councillor John Orchard, from Hook Parish Council and Selena Coburn spoke against the application. Paul Newton, from Barton Willmore spoke for the application.

Selena Coburn was not speaking in her capacity as a Ward Councillor for Hook.

19 21/02749/FUL - LAND LYING TO THE NORTH OF VICARAGE LANE, HOUND GREEN, HOOK, HAMPSHIRE

The Principal Planner summarised the application as follows:

Construction of a temporary 17.87 MW Solar Farm, to include the installation of Solar Panels with LV switch/transformer, customer switchgear/T Boot enclosure, a DNO substation enclosure, security fencing, landscaping, and other associated infrastructure

Members considered the application and discussed:

- How the quality of the agricultural land could be monitored.
- Restrictions on working hours for construction vehicles.
- Potential noise pollution.
- The reason for the Planning Committee referral by the Head of Place Service

Members debated:

- The previous applications for solar development.
- Whether the location was appropriate.
- What would happen at the end of the 40-year temporary period
- Does solar farmland automatically mean it is previously developed land/ suitable for residential development

Members undertook a recorded vote on the recommendation set out in the agenda, which was unanimous, and the motion to Grant was carried.

DECISION – GRANT, subject to planning conditions.

Notes:

No site visit took place.

Mark Harding, from Barton Willmore spoke for the application.

20 22/00197/HOU - 87 ROSEMARY GARDENS, BLACKWATER, CAMBERLEY, GU17 0NJ

The Development Management & Building Control Manager summarised the application as follows:

Erection of a first-floor front, part single part two storey rear extension, replacement of garage flat roof with pitched roof, insertion of skylight into main roof and insertion of doors and windows into side elevation.

Members considered the application and debated:

- The difference between the current scheme and the previous refusal
- Clarification on how the parking spaces were shown on the site plan
- The length of construction and working hours and whether any restrictions could be placed on them.
- The number of parking spaces the property has.
- The minimum dimensions for a residential garage.
- Potential for condition to ensure garage retention, to ensure a garage would be used for parking only and not converted.
- Whether the proposal involved the removal of any trees.
- How the proposal could impact the existing street scene.
- Permitted development rights and householder rights under the General Permitted Development Order.
- Whether parking areas were permeable

A Member requested that the application be deferred to enable a site visit to be carried out. The Development Management & Building Control Manager reminded Members that a specific reason needed to be stated to request a site visit.

Members undertook a recorded vote on the recommendation, subject to conditions discussed and Grant was carried. The results were:

For: Councillors Butler, Dorn, Kennett, Makepeace-Browne, Quarterman, Southern, Wildsmith and Worlock.

Against: Councillors Blewett and Cockarill.

Abstention: none.

DECISION – GRANT, subject to the imposition of additional conditions discussed relating to garage conversion restriction; hours of construction works and permeable parking areas.

Notes:

No site visit took place.

There were no public speakers.

21 21/02743/FUL - THE ELVETHAM HOTEL, FLEET ROAD, HARTLEY WINTNEY, HOOK, HAMPSHIRE, RG27 8AR

The Principal Planner summarised the application as follows:

Alterations to and extension of The Elvetham Hotel (to include the provision of 46 guest accommodation units) including:

- Repair and restoration of chapel within Elvetham Hall
- Demolition of 1970s extension to Elvetham Hall and erection of a single storey extension to accommodate new rooms
- Partial demolition of existing extension and reinstatement of internal courtyard to Elvetham Hall
- Various other minor internal and external alterations to Elvetham Hall
- Demolition of underground air raid shelter
- Erection of an events centre featuring basement, ground floor and mezzanine floor and a subterranean access from service wing
- Demolition of glasshouses
- Erection of new building attached to existing garden wall and small buildings for use as a spa
- Renovation and conversion of St Mary's Church to provide function facility
- Refurbishment of water tower to include installation of platform lift and conversion to guest accommodation units
- Demolition of Bluebell Cottages and the erection of 2 two storey buildings to provide guest accommodation units
- Demolition of Heather Cottages and the erection of 3 two storey buildings to provide guest accommodation units
- Conversion of garden store and erection of a part single part two storey building to be known as Journeyman Cottages to provide guest accommodation units
- Erection of refuse storage building
- Erection of fuel tanks, generators
- Replacement of one and creation of one sewerage treatment plant and associated utilities
- Resurfacing, rearrangement, and extension to car parking
- Hard and soft landscaping works
- Replacement entrance gates
- Formation of gardener's yard
- Lighting Scheme.

Councillor Blewett left the room at 21:28 and returned at 21:31.

Members questions included:

- Whether any climate change elements had been explored for the development and PV cells on roofs etc.

- What could be done to reduce climate change implications during the construction phases and potential recycling opportunities during this construction.
- The potential impact of glazing and heat retention in the proposed spa area, potentially requiring air conditioning and how it could relate to Hart's climate change targets.

Members debated:

- The employment opportunities and benefits the application could bring to the local area as a destination.
- The positive impacts of the proposal to the heritage asset
- The Environment Agency's technical objection on flood risk was also discussed and the need for a referral to the Secretary of State to allow a 28-day period for call-in of the decision.

Members praised the application for balancing a modern design with conserving the building and site's heritage.

Members undertook a recorded vote on the revised recommendation, set out in the Addendum paper and subject to the required referral of the application to the Secretary of State, permission be GRANTED subject to the conditions and informatives set out on the Agenda.

The results of the vote were:

For: Councillors Blewett, Butler, Cockarill, Dorn, Kennett, Makepeace-Browne, Quarterman, Wildsmith and Worlock.

Against: none.

Abstention: Councillor Southern.

DECISION – GRANT, subject to referral of the application to the Secretary of State, subject to the conditions and informatives as set out on the Agenda.

The Principal Solicitor and Principal Planner reminded the Committee that if the Secretary of State does not call-in the application, the Head of Place be delegated authority to issue the decision. Members confirmed they understood this to be the situation when voting.

Notes:

A site visit was carried out on 19 July 2022 as set out in the Addendum paper.

Rebekah Jubb, on behalf of Bell Cornwell LLP, spoke for the application.

22 21/02744/LBC - THE ELVETHAM HOTEL, FLEET ROAD, HARTLEY WINTNEY, HOOK, HAMPSHIRE, RG27 8AR

The Principal Planner summarised the application as follows:

Alterations to and extension of The Elvetham Hotel (to include the provision of 46 guest accommodation units) including:

- Repair and restoration of chapel within Elvetham Hall
- Demolition of 1970s extension to Elvetham Hall and erection of a single storey extension to accommodate new rooms
- Partial demolition of existing extension and reinstatement of internal courtyard to Elvetham Hall
- Various other minor internal and external alterations to Elvetham Hall
- Demolition of underground air raid shelter
- Erection of an events centre featuring basement, ground floor and mezzanine floor and a subterranean access from service wing
- Demolition of glasshouses
- Erection of new building attached to existing garden wall and small buildings for use as a spa
- Renovation and conversion of St Mary's Church to provide function facility
- Refurbishment of water tower to include installation of platform lift and conversion to guest accommodation units
- Demolition of Bluebell Cottages and the erection of 2 two storey buildings to provide guest accommodation units
- Demolition of Heather Cottages and the erection of 3 two storey buildings to provide guest accommodation units
- Conversion of garden store and erection of a part single part two storey building to be known as Journeyman Cottages to provide guest accommodation units
- Erection of refuse storage building
- Erection of fuel tanks, generators Replacement of one and creation of one sewerage treatment plant and associated utilities
- Resurfacing, rearrangement, and extension to car parking
- Hard and soft landscaping works
- Replacement entrance gates
- Formation of gardener's yard
- Lighting Scheme

Members discussion and debate is listed in the Minutes for the previous item.

Members undertook a recorded vote on the recommendation set out in the agenda and subject to the revised condition wording for conditions 2 and 3 and additional condition 20 as set out in the Addendum paper together with all other conditions and informatives set out on the agenda, Listed Building Consent was granted.

The results of the vote were unanimous.

DECISION – GRANT, Listed Building Consent, subject to the revised conditions 2 and 3, additional condition 20, and all other conditions and informatives as set out on the agenda report.

Notes:

A site visit was carried out on 19 July 2022.

Rebekah Jubb, on behalf of Bell Cornwell LLP, spoke for the application.

23 22/01164/HOU - 79 WESTOVER ROAD, FLEET, HAMPSHIRE, GU51 3DE

The Senior Planner reminded Members of the update on the Addendum paper and summarised the application as follows:

Erection of a single storey side and rear extension and new front door and windows.

There were no questions from Members.

A Member commented that they believed the extension's wood cladding was not a material which was typical or in-keeping with the area. The Ward Councillor for the area advised that there is a mixture of designs and materials on Westover Road.

Members undertook a recorded vote, which was unanimous, and the motion to Grant was carried.

DECISION – GRANT, as per the officer's report and Addendum paper.

Notes:

There was no site visit.

There were no public speakers.

The meeting closed at 10.00 pm