

## **PLANNING (ENFORCEMENT) SUB-COMMITTEE**

**Date and Time:** 1 July 2019 at 10 am

**Place:** Council Chamber, Civic Offices, Fleet

**Present:**

### **COUNCILLORS**

Blewett, Delaney, Southern, Worlock

**Officers:**

Emma Whittaker	Planning Manager
Maxine Lewis	Enforcement Team Leader
Sharon Whittaker	Enforcement Officer
Sylvia O'Connor	Enforcement Officer
Tola Otudeko	Shared Legal Services

### **1 ELECTION OF CHAIRMAN**

Councillor Southern was elected as Chairman of the Planning (Enforcement) Sub Committee.

### **2 ELECTION OF VICE CHAIRMAN**

Councillor Blewett was elected as Vice Chairman of the Planning (Enforcement) Sub Committee.

### **3 MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 3 December 2018 were confirmed and signed as a correct record.

### **4 APOLOGIES FOR ABSENCE**

None.

### **5 CHAIRMAN'S ANNOUNCEMENTS**

None.

### **6 DECLARATIONS OF INTEREST**

None declared.

## **7 UPDATE ON PRIOR APPROVALS INVESTIGATIONS**

Members were updated on the ongoing review of prior approval applications in respect of office to residential conversions. Officers verbally corrected an error in the report (“Background” section); the date should be “6<sup>th</sup> May 2019” rather than “4<sup>th</sup> July 2019”.

Members discussed:

- That the Article 4 Direction took effect on the 6<sup>th</sup> May 2019.
- The effect of the Article 4 Direction for future applications for prior approval/permitted development for office to residential conversions.
- That any update will take place once the entire investigation had concluded however if Members would like an update on specific sites they should contact Officers in the meantime.

### **DECISION**

The Planning (Enforcement) Sub-Committee noted the information.

## **8 LAND AT FORMER CHAPEL BUNGALOW, POTBRIDGE**

Members were updated on the current condition of the former Chapel Bungalow site. A short presentation was given where before and after photos were shown of the site.

Members discussed:

- That Natural England were still looking at the “Donkey Paddock” in relation to the complete restoration of the site.
- Members were advised that the clearing of the site had been achieved as a result of cross-departmental and cross-organisation working.
- Members queried whether any trees had been removed on the site and were advised that none of the trees were protected.
- Members were delighted at the outcome but were frustrated that it took so long to get a result.

### **DECISION**

The Planning (Enforcement) Sub-Committee noted the information.

## **9 APPLICATIONS FOR ENFORCEMENT**

The addendum was circulated and the updated information accepted.

The Applications for Enforcement were considered and the decisions made as shown.

**ITEM 101 – 19/00076/COU3 – PAYNES COTTAGE, POTBRIDGE, ODIHAM, HOOK, HAMPSHIRE RG291JW**

Members received a presentation setting out the alleged breach. The Chair allowed comments submitted by the Agent for the appellant to be read out. Members discussed the following:

- The property was in a countryside location and that the site comprised, amongst other things, of a domestic dwelling, garden, a paddock and stables.
- The proximity of the site to the adjacent Public Right of Way (PROW) was discussed.
- Totters Lane was a narrow, country lane in a rural location.
- The time periods for immunity from enforcement action.
- The suggested timescale for the enforcement notice taking effect were appropriate.
- No application had yet been received for the change of use of the site.

Mr McLean (Chairman of the Potbridge Residents Association) addressed the Committee.

**DECISION**

That the Planning Manager, following consultation with Shared Legal Services, be authorised to take enforcement action to secure the cessation of the unauthorised use of the site for commercial storage, including parking of commercial vehicles to cease and related paraphernalia to be removed from the site.

**ITEM 102 – 17/00256/XPLAN2 – 127 Albert Street, Fleet, Hampshire GU51 3SN**

Members received a presentation setting out the background to the site and advising that planning permission had been granted (and implemented) in relation to the layout of the car parking area to the front of the building.

- Members discussed whether there should be a disabled parking bay.

**DECISION**

That no further action on the case be taken.

The meeting closed at 10:43 am.