

PLANNING (MAJOR SITES) SUB COMMITTEE

Date and Time: Thursday, 26 November 2020 at 10am

Place: Council Chamber, Civic Offices, Fleet

COUNCILLORS

Ambler, Cockarill, Quarterman (substitute Worlock)

Officers:

Mark Jaggard	Head of Place
Emma Whittaker	Planning Manager
Tom Pocock	Berkeley St Edwards
Tom Elliott	Berkeley St Edwards
James Harman	Barton Wilmore
Alastair Bird	Barton Wilmore
Gill Chapman	Committee Services
Celia Wood	Committee Services

1 ELECTION OF CHAIRMAN AND VICE CHAIRMAN

Councillor Cockarill was elected as Chairman. Councillor Ambler was elected as Vice Chairman.

2 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 18 February 2019 were confirmed and signed as a correct record.

3 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Wheale and Worlock, substituted by Councillor Quarterman.

4 CHAIRMAN'S ANNOUNCEMENTS

None.

5 DECLARATIONS OF INTEREST

None declared.

6 DEVELOPMENT APPLICATIONS

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

20/01885/REM - HARTLAND PARK BRAMSHOT LANE FLEET HAMPSHIRE

Members considered the application for approval of reserved matters relating to 132 dwellings (Phase 2) with associated works pursuant to approval of outline permission via Hybrid Planning Application 17/00471/OUT.

The Planning Manager outlined the plans and clarified some points on the sustainable transport strategy, elevations and street scenes and cycle paths, especially to key destinations.

Members discussed:

- Parking provision
- Cycle routes
- Universal strategies to encourage the move away from car usage
- Incentivisation of other transport modes, eg cycling, walking, shuttle bus to station etc
- The offer from St Edwards to monitor parking in order to inform future discussions and phase applications
- Street scenes and elevations of apartment buildings
- That there would be opportunities for further discussions as future phases of the development came forward

DECISION

That the Head of Place be authorised to **GRANT** planning permission subject to the following conditions:

CONDITIONS

- 1 The development for phase 2 hereby approved shall be begun before the expiration of three years from the date of this planning permission

REASON: To comply with 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 permitted shall be fully implemented in accordance with the following plans/documents (including any mitigation/enhancement recommended therein):

Plans:

Site wide:

2820-A-1000 Rev. PL-B (Site Location Plan),
2820-A-1005 Rev. PL-E x 2 (B/W & Colour Site Layout)
2820-A-1700 Rev. PL-D (Refuse Strategy Plan)
2820-A-1701 Rev. PL-D (Parking Allocation Plan),
2820-A-1702 Rev. PL-D (Tenure Distribution Plan)

2820-A-1703 Rev. PL-D (Boundary Treatment Plan)
2820-A-1704 Rev. PL-D (Site Levels Plan)
2820-A-1705 Rev. PL-D (Materials Distribution Plan)

Houses:

2820-C-3011 Rev. PL-C (Plots 62-63 – Hazel Semi – Floorplans/Elevations)
2820-C-3012 Rev. PL-C (Plots 61– Hazel Detached – Floorplan/Elevations)

2820-C-3020 Rev. PL-D (Plots 15-16, 24-25, 48-49, 50-51, 99-100 – Rockport Semi – Floorplans/Elevations)
2820-C-3021 Rev. PL-C (Plots 10-11, 28-29, 54-55, 77-78, 79-80 – Rockport Semi – - 5 -

Floorplans/Elevations)

2820-C-3023 Rev. PL-C (Plots 39-40, 85-86 – Rockport Semi – Floorplans/Elevations)
2820-C-3024 Rev. PL-C (Plots 3-5, 21-23, 66-68, 71-73, 82-84 – Rockport x3 – Floorplans/Elevations)

2820-C-3031 Rev. PL-B (Plots 6-7, 8-9, 26-27 – Rowan Semi – Floorplans/Elevations)

2820-C-3040 Rev. PL-C (Plots 13-14, 33-34, 58-59 – Lavender Semi – Floorplans/Elevations)

2820-C-3041 Rev. PL-C (Plots 17-18, 74-75 – Lavender Semi – Floorplans/Elevations)

2820-C-3042 Rev. PL-B (Plots 31-32, 56-57, 64-65 – Lavender Semi – Floorplans/Elevations)

2820-C-3043 Rev. PL-D (Plots 41, 76 – Lavender Detached – Floorplans/Elevations)

2820-C-3044 Rev. PL-C (Plot 30 – Lavender Detached – Floorplans/Elevations)

2820-C-3045 Rev. PL-C (Plots 12, 60 – Lavender - SE Detached – Floorplans/Elevations)

2820-C-3050 Rev. PL-C (Plots 45-47 – Goldfinch x3 – Floorplans/Elevations)

2820-A-3062 Rev. PL-C (Plots 35-36, 37-38 – Denbigh Semi x2 – Floorplans)

2820-C-3063 Rev. PL-D (Plots 35-36, 37-38 – Denbigh Semi x2 – Elevations)

2820-C-3125 Rev. PL-C (Plots 42-44.-Herrington x3 – Floorplans/Elevations)

2820-C-3126 Rev. PL-C (Plots 52-53, 69-70.-Herrington Semi – Floorplans/Elevations)

2820-C-3127 Rev. PL-D (Plots 19-20, 97-98.-Herrington + Herrington -SE – Floorplans/ Elevations)

2820-C-3128 Rev. PL-D (Plot 81.-Herrington Detached – Floorplans/Elevations)

2820-C-3130 Rev. PL-A (Plots 1-2– Turret + Hazel – Floorplans/Elevations)

2820-A-3200 Rev. PL-C (Plots 121-132 – Block A – Floorplans)

2820-C-3201 Rev.PL-C (Plots 121-132 – Block A – Elevations)
2820-A-3210 Rev.PL-C (Plots 101-114 – Block B – Floorplans)
2820-C-3211 Rev.PL-C (Plots 101-114 – Block B – Elevations)
2820-C-3220 Rev.PL-B (Plots 91-92 – 3B5P AFF SEMI –
Floorplans/Elevations)
2820-C-3221 Rev.PL-B (Plots 93-94, 95-96–3B5P-AFFSEMI –
Floorplans/Elevations)
2820-C-3230 Rev. PL-A (Plots 87-88, 88-89–3B6P-AFFSEMI-
Floorplans/Elevations)
2820-C-3250 Rev. PL-A (Plots 115-120 – 2B4P -AFF SEMI–
Floorplans/Elevations)

Streetscenes:

2820-C-1200 Rev. PL-C (Proposed Street Scenes A-A, B-B, & E-E),
2020-C-1201 Rev. PL-C (Proposed Street Scenes C-C, D-D, & F-F),

Soft landscape:

BTW-02-LA-ZZ-01-1030 Rev.P4 (Sheet 1 of 6)
BTW-02-LA-ZZ-01-1031 Rev.P4 (Sheet 2 of 6)
BTW-02-LA-ZZ-01-1032 Rev.P4 (Sheet 3 of 6)
BTW-02-LA-ZZ-01-1033 Rev.P4 (Sheet 4 of 6)
BTW-02-LA-ZZ-01-1034 Rev.P4 (Sheet 5 of 6)
BTW-02-LA-ZZ-01-1035 Rev.P4 (Sheet 6 of 6) - 6 -
BTW-02-LA-ZZ-01-1036 Rev.P2 (Planting Schedule)

Hard Landscape:

BTW-02-LA-ZZ-01-1000 Rev. P5 (Sheet 1 of 6)
BTW-02-LA-ZZ-01-1001 Rev. P5 (Sheet 2 of 6)
BTW-02-LA-ZZ-01-1002 Rev. P5 (Sheet 3 of 6)
BTW-02-LA-ZZ-01-1003 Rev. P5 (Sheet 4 of 6)
BTW-02-LA-ZZ-01-1004 Rev. P5 (Sheet 5 of 6)
BTW-02-LA-ZZ-01-1005 Rev. P5 (Sheet 6 of 6)

Site levels:

RSK-02-C-ZZ-STP-7001 Rev. P03 (Site Levels Sheet 1)
RSK-02-C-ZZ-STP-7002 Rev. P03 (Site Levels Sheet 2)
RSK-02-C-ZZ-STP-7022 Rev. P03 (Geometric Road Layout)
RSK-02-C-ZZ-STP-7080 Rev. P05(Highway Adoptable Areas)
RSK-02-C-ZZ-STP-7030 Rev. P03 (Kerb Plan)
RSK-02-C-ZZ-STP-7031 Rev. P03 (Site Wide Sections Sheet1)
RSK-02-C-ZZ-STP-7032 Rev. P03 (Site Wide Sections Sheet2)

Drainage:

RSK-02-C-ZZ-STP-7061 Rev. P05 (SUDS Strategy Plan)
RSK-02-C-ZZ-STP-7062 Rev. P04 (Site Drainage Sheet 1)
RSK-02-C-ZZ-STP-7063 Rev. P04 (Site Drainage Sheet 2)
RSK-02-C-ZZ-STP-7064 Rev. P02 (Catchment Plan)

Documents:

Design Code Compliance ref: 4000-PL (dated August 2020) prepared by Omega Architects
Planning Statement (dated August 2020) produced by Barton Willmore
Arboricultural Impact Assessment ref: TF/DR/1124 Rev. A (Dated August 2020) produced by tree: fabrik (with appendix 4 - TF1124.AIA/200 Rev. D)
Landscape Concept Design produced by St Edwards
Ecological Assessment (dated July 2020) produced by Aspect Ecology
Technical Briefing Note (dated July 2020) produced by Aspect Ecology
Transport Statement (dated August 2020) produced by Vectos
Sustainable Transport Note (Dated August 2020) produced by Vectos
SUDS Management Strategy (November 2020) produced by RSK
Technical Surface Water Drainage Note (dated November 2020) produced by RSK
Surface Water Drainage Calculations (dated November 2020)
Silva Homes Letter (dated November 2020)

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

3 Notwithstanding the information submitted with this application, the bathroom windows of each dwelling hereby approved shall only contain frosted glass (of Pilkington Glass Level 3 or above, or equivalent) and shall thereafter be retained as such.

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.

4 No dwelling shall be occupied until the vehicular parking associated with that dwelling, including garage and on street parking, as appropriate, has been fully completed and provided in accordance with the approved plans. The car parking provision in the development hereby approved shall be retained solely for that purpose thereafter and not for any other use.

REASON: To ensure adequate on-site car parking provision for the approved development, in accordance with policy INF3 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and saved policy GEN1 of the Hart District Local Plan 1996 – 2006.

5 Notwithstanding the provisions of Classes A, B, C, D E and F of Part 1 of Schedule 2 and Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent order revoking and re-enacting that Order with or without modifications), no enlargement, improvement or other alteration to the dwelling houses hereby approved under these classes shall be carried out without the prior permission

of the Local Planning Authority, obtained through the submission of a planning application.

REASON: In order that the Planning Authority can properly consider the effect of any future proposals on the character and amenity of the locality and to satisfy policies SS2 and NBE9 of the adopted Hart Local Plan and Sites 2016-2032, policy 10 of the Fleet Neighbourhood Plan (2019), saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF.

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, further engagement with the applicant was required and the application was subsequently acceptable.

2 The applicant is reminded that responsibilities to discharge conditions no. 12 and 14 of outline planning permission ref: 17/00471/OUT for this phase remain, regardless of plans/documents that are approved as part of this Reserved Matters approval. It will be particularly important to demonstrate that concerns raised by Landscape, Trees and Ecology as part of this application are fully addressed as part of the discharge of the above conditions.

3 The applicant is reminded that should highway adoptions are pursued with the Local Highway Authority, the Section 38 process will need to be undertaken in addition to any planning approval that may be granted by the Local Planning Authority, and the details of this process. It is recommended to engage with the Hampshire County Council S38 team at the earliest convenience.

Note: Tom Elliott, Berkeley St Edwards, spoke for the application.

The meeting closed at 11.20 am