

## **PLANNING COMMITTEE**

**Date and Time:** Wednesday, 09 December 2020 at 7pm

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

**Present:**

### **COUNCILLORS**

Ambler, Blewett, Cockarill, Kennett, Oliver (Chairman), Quarterman Southern, Worlock

### **Officers:**

Emma Whittaker	Planning Manager
Miguel Martinez	Principal Planner
Maxine Lewis	Enforcement Team Leader
Julia Taylor	Planning Officer
Celia Wood	Committee Services Officer

### **32 MINUTES OF THE PREVIOUS MEETING**

The Minutes of the meeting held on 11 November 2020 were confirmed and signed as a correct record.

### **33 APOLOGIES FOR ABSENCE**

Apologies received from Councillors Radley and Delaney.

### **34 CHAIRMAN'S ANNOUNCEMENTS**

None.

### **35 DECLARATIONS OF INTEREST**

None declared.

### **36 PLANNING (MAJOR SITES) SUB-COMMITTEE**

The Minutes of the meeting held on 26 November 2020 were noted.

### **37 GUIDION HOUSE – SECTION 106 AGREEMENT**

The Planning Committee considered whether to grant planning permission in respect of planning application reference number 19/02871/FUL, previously considered at their Meeting held on 12 August 2020, following completion of the Section 106 legal agreement to secure the provision of a Travel Plan for the development, including provisions for monitoring and the payment of an appropriate bond to ensure compliance; and a financial contribution toward

off-site green infrastructure provision.

## **DECISION**

Planning permission **GRANTED** for planning application 19/02871/FUL subject to the completed S106 Planning Obligation AND subject to the conditions previously recommended.

## **38 DEVELOPMENT APPLICATIONS**

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

The meeting closed at 9.22pm

## HART DISTRICT COUNCIL DEVELOPMENT APPLICATIONS

### Decisions/Recommendations – 09 December 2020

#### **Item No: 101 – 20/01008/HOU - Stoney Cottage, The Bury, Odiham, Hook, RG29 1LY**

Demolition of existing timber conservatory and erection of a single storey rear extension and associated internal alterations.

**Note:** Items 101 and 102 were discussed simultaneously due to both applications relating to the application for an extension to a Grade 11 listed building.

Members discussed:

- The type of materials to be used and if those (modern) materials would result in the new extension looking significantly different to the host.
- The position and outlook of the dormer window in the design of the roof.
- The width of the pillars that have been designed in line with building regulations.

Members debated:

- That there were not enough strong reasons to refuse
- The change to the property brought by the extension will benefit the occupants and will be an improvement on the existing conservatory.
- Whether this extension would cause significant harm to the significance of the Grade 11 listed building.

After a vote, Members were against refusing both applications.

The Chairman proposed an alternative **Recommendation** to **GRANT** Planning permission and Listed Building Consent for Items 1 and 2 with the following condition:

- That the Committee delegate to the Ward Planning Member, Chairman and Vice-Chairman to consult with the Planning Manager on an agreed list of appropriate conditions to cover the usual 3 years to implement on both the listed building consent and the planning permission for the property.

The new Recommendation and Condition was agreed.

### **DECISION – GRANT**

### **CONDITIONS**

- 1 That the Committee delegate to the Ward Planning Member, Chairman and Vice-Chairman to consult with the Planning Manager on an agreed list of appropriate conditions to cover the usual 3 years to implement on both the listed building consent and the planning permission for the property.

## **INFORMATIVES**

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the National Planning Policy Framework. In this instance, the proposed development was deemed to be unacceptable and the scheme could not be further amended to address the Council's specific concerns without altering the fundamentals of the proposal. The development was therefore determined on the basis of the information provided.

### **Item No 102: 20/01009/LBC - Stoney Cottage, The Bury, Odiham, Hook, RG29 1LY**

Demolition of existing timber conservatory and erection of a single storey rear extension and associated internal alterations.

Members considerations as above.

## **DECISION – GRANT**

## **CONDITIONS**

- 1 That the Committee delegate to the Ward Planning Member, Chairman and Vice-Chairman to consult with the Planning Manager on an agreed list of appropriate conditions to cover the usual 3 years to implement on both the listed building consent and the planning permission for the property.

## **INFORMATIVES**

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the National Planning Policy Framework. In this instance, the proposed development was deemed to be unacceptable and the scheme could not be further amended to address the Council's specific concerns without altering the fundamentals of the proposal. The development was therefore determined on the basis of the information provided.

**Note:** Mr Joe Howland spoke in favour of the application.

### **Item No: 103: 19/02541/FUL – Burford, West Street, Odiham, Hook, RG29 1NX**

Construction of 16 no. dwellings (8 x 2-bedroom, 6 x 3-bedroom and 2 x 4-bedroom) with associated access, landscaping, and parking (following the demolition of existing dwelling house).

Members commended the Planning Officer on the comprehensive report and discussed the opportunity for green energy options such as air source heat pumps and PV panels.

Members debated:

- The proximity of Plot 1 to the road and plot 2 with the bungalow named Sarum.
- The Plan has been well thought out and a welcome addition to the area for affordable properties within the community.
- Accessibility in respect of the footpath for mobility scooters or pushchairs

## **DECISION – Grant**

- A.** That the Head of Place be authorised delegated authority to GRANT planning permission subject to the progression of a Legal Planning Obligation (S106 agreement) to secure:
- Six affordable residential units ( 5 x 2 bedrooms and 1 x 3 bedroom);
  - A financial contribution of £25,302.30 to be used towards the provision of affordable housing within the District of Hart;
  - A financial contribution towards Strategic Access Management and Monitoring (SAMM) across the Thames Basin Heaths Special Protection Area if cumulatively the number of dwellings constructed in total across this development site and designated residential development sites (i) Longwood, Odiham and (v) Land at Dunley's Hill, Odiham exceeds 50 residential units, as required by the Odiham and North Warnborough Neighbourhood Plan.

**AND** subject to the following Planning Conditions:

## **CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be fully implemented in accordance with the following plans/documents (including any mitigation/enhancement recommended therein):

Plans:

17-143 003 Rev. J (Site Block Plan), 17-143 004 Rev. K (Site Plan), 17-143 004 Rev. M (Levels), 17-143 010 Rev. L (House Plans Plot 5), 17-143 011 Rev. C (Plots 6 and 7 Plans), 17-143 012 Rev. B (Plots 3 and 4), 17-143 013 Rev. G (House Plans Plot 2), 17-143 014 Rev. B (Plot 15 Plans), 17-143 015 Rev. A (Plots 11 and 12 Plans), 17-143 016 Rev. B (Plot 8 Plans), 17-143 017 Rev. E (Plot 1 Plans), 17-143 018 (Plots 13 AND 14 Plans), 17-143 019 (Plots 9 AND 10 Plans), 17-143 020 (Plot 16 Plans), 17-143 029 (Plot 16

Elevations), 17-143 030 Rev. D (Plot 1 Elevations), 17-143 031 Rev. D (Plot 2 Elevations), 17-143 032 Rev. A (Plots 3 AND 4 Elevations), 17-143 033 Rev. I (Plot 5 Elevations), 17-143 034 Rev. B (Plot 6 AND 7 Elevations), 17-143 035 Rev. B (Plot 8 Elevations), 17-143 036 (Plots 11 AND 12 Elevations), 17-143 037 (Plots 13 AND 14 Elevations), 17-143 038 Rev. B (Plot 15 Elevations), 17-143 039 Rev. B (Plot 9 AND 10 Elevations), 17-143 040 Rev. F (Boundary Elevations), 17-143 041 Rev. F (Boundary Elevations), 17-143 042 Rev. G (Sections), 17-143 042 Rev. I (Sections – Levels), 17-143 043 Rev. D (Sections), 17-143 043 Rev. F (Sections- Levels), 17-143 045 Rev. H (Technical Plan), 17-147 051 (Streetscene), 405000-100P7 (Drainage General Arrangement), 405000-200P4 (Exceedance event P4), 219-0102 (Landscape strategy plan colour), 405000-300P2 (Overland flows layout p2) Documents:

Design and Access Statement (dated November 2019) produced by MH Architects

Ecological Assessment (dated November 2019) produced by Peach Ecology

Arboricultural Method Statement (dated January 2020) produced by Eco Urban Ltd

Flood Risk /Drainage Assessment (October 2019) produced by Cowan Consultancy

Outline Sustainability & Energy Statement (October 2019) produced by SRE

Transport Statement (dated February 2019) produced by Stuart Michael Associates

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

3. The development hereby approved shall not commenced until details of a site construction method statement and management plan shall be submitted to and approved in writing by the Local Planning Authority and shall include but not limited to the following:

- i) Construction worker and visitor parking
- ii) anticipated number, frequency and size of construction vehicles
- iii) dust and Noise/Vibration mitigation measures
- iv) dust suppression measures
- v) Site security
- vi) vehicle manoeuvring and turning
- vii) locations for the loading/unloading and storage of plant, building materials and construction debris and contractors offices
- viii) procedures for on-site contractors to deal with complaints from local residents
- ix) measures to mitigate impacts on neighbouring highways; and
- x) details of wheel water spraying facilities
- xi) Protection of pedestrian routes during construction

Such details shall be fully implemented and retained for the duration of the works.

REASON: To protect the amenity of local residents, to ensure adequate highway and site safety in accordance with policies NBE11 and INF3 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and the NPPF.

4. No development shall commence (excluding demolition) until a detailed contaminated land report to assess potential contaminants has been prepared, submitted and agreed in writing with the Local Planning Authority in accordance with the 3-stage strategy below.

#### A. Site Characterisation

The investigation and risk assessment must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination:
- (ii) an assessment of the potential risks to:
  - o human health,
  - o property (existing or proposed) including buildings, service lines and pipes,
  - o adjoining land,
  - o groundwaters and surface waters,
  - o ecological systems,
  - o an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

#### B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

#### C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

REASON: In the interest of occupiers' health and residential amenity and to satisfy policy NBE11 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF 2019.

5. Notwithstanding the information submitted with this application, no development shall commence on site (excluding demolition) until a detailed Ecological Management Plan is submitted to and approved in writing by the Local Planning Authority.

The Ecological Management Plan shall be fully implemented in accordance with the details approved.

REASON: To ensure the development contributes to ecology enhancements in the locality, in accordance with policy NBE4 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006, policy 12 Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

6. No development shall raise above slab level, until details of all external materials for the buildings hereby approved are submitted to and approved in writing by the Local Planning Authority. The details approved shall be fully implemented.

REASON: To ensure a high quality external appearance of the building and to satisfy policy NBE9 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006, policy 5 Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

7. A soft/hard landscape strategy and boundary treatment details (boundary treatment for plots 4 and 5 to be permeable to flood waters) shall be submitted to and approved in writing by the Local Planning Authority. The buildings hereby approved shall not be occupied until such strategy is fully implemented as approved.

Soft landscape details shall include planting plans, written specifications require details of species, sizes, quantities of plants, management plans for all open areas and non-private boundaries and implementation schedule of landscape proposals.

Any trees or plants which, within a period of five years after approved completion, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved.

REASON: To ensure the development is adequately landscaped in the interest of visual amenity and the character of the area as a whole in accordance with policies NBE2 and NBE9 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 and CON8 of the Hart District Local Plan (Replacement) 1996-2006, policy 5 Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

8. Existing retained trees within the perimeter of the site and adjacent/close to the boundaries of the site, as identified on the approved Arboricultural Method Statement shall not be lopped, felled or otherwise affected in any way. Protection of the trees, hedgerows and groups of mature shrubs within and off site adjacent/close to it shall be retained and protected only in accordance with British Standard 5837:2012 'Trees In Relation To Construction Recommendations' (or any subsequent revision), and shall be maintained fully intact and (in the case of the fencing) at all times, until the completion of all building operations on the site.

REASON: To ensure existing trees on site are not damaged, in the interest of the visual amenity and natural setting of the area in accordance with policy NBE2 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policies GEN1 and CON8 of the Hart District Local Plan (Replacement) 1996-2006, policy 5 Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

9. The approved vehicular access, car parking facilities and manoeuvring area serving the development hereby approved shall be fully completed and made fully available prior to the first occupation of any of the buildings hereby approved. These vehicular facilities shall be retained for these purposes thereafter and access shall be maintained at all times to allow them to be used as such.

REASON: To ensure that the development is provided with adequate access, parking and turning areas in the interest of public highway safety and to satisfy policy INF3 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and the NPPF2019.

10. The vehicular access to the site hereby approved shall be constructed with lines of sight of 2.4 metres by 43 metres. The lines of sight splays shall be kept free of any obstruction exceeding 0.60m in height above the adjacent carriageway and shall be maintained so thereafter.

REASON: To provide and maintain a satisfactory access to/exit from the site in the interest of highway safety and to satisfy policy INF3 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and the NPPF2019.

11. Noise insulation for the building envelope and acoustic quality of windows for each dwelling shall be fully installed prior to first occupation to achieve internal sound levels within all habitable rooms that do not exceed 35dB LAeq,16hours (07:00-23:00); and a level of 45dB LA[F]max shall not be exceeded during night-time (23:00-07:00) within bedrooms.

REASON: In the interest of residential amenity of prospective occupiers and to satisfy to satisfy policy NBE11 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF (2019).

12. No development, demolition work or delivery of materials shall take place at the site except between 07:30 hours to 18:00 hours on weekdays or 08:00 to 13:00 hours Saturdays. No development, demolition/construction work or deliveries of materials shall take place on Sundays or Public Holidays.

REASON: To protect the residential amenity of adjoining/nearby residential occupiers and to satisfy to satisfy policy NBE11 of the adopted Hart Local Plan and Sites 2016-203, saved local policy GEN1 of the Hart District Local Plan 1996-2006 and the NPPF 2019.

13. Notwithstanding the provisions of Classes A, B, 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 dwellinghouses hereby approved to plots 2, 3 4 and 5 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 of the locality and amenity of neighbouring properties in accordance to policy NBE9 of the adopted Hart Local Plan and Sites 2016-2032, saved local policy GEN1 of the Hart District Local Plan 1996-2006, policy 5 Odiham and North Warnborough Neighbourhood Plan 2014-2032 and the NPPF 2019.

## INFORMATIVES

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.

**B.** That the Head of Place be authorised delegated authority to REFUSE planning permission if the Legal Planning Obligation (S106 agreement) is not progressed to the satisfaction of the Head of Place Services by the 28<sup>th</sup> February 2021 for the following reasons:

1. The proposed development, in the absence of a satisfactory of a Legal Obligation to secure on-site provision of affordable housing and financial contribution towards provision of affordable housing in the District, would be contrary to policy H2 of the adopted Hart Local Plan - Strategy and Sites 2016-2032 and the NPPF.
2. The proposed development, in the absence of a satisfactory of a Legal Obligation to secure a financial contribution towards Strategic Access Management and Monitoring (SAMM) across the Thames Basin Heaths Special Protection Area, would be contrary to policy NBE3 of the adopted Hart Local Plan - Strategy and Sites 2016-2032, saved policy NRM6 of the South East Plan 2006-20226, The Thames Basin Heaths Special Protection Area Delivery Framework (2009) and the NPPF.

**Note:** Mr Jim Beavan spoke in favour of the application.

**ITEM 104 - 20/02436/FUL - Bramshot Farm Country Park, Bramshot Lane, Fleet GU51 2RU**

Creation of wetland and alterations to existing footpaths to enhance visitor facilities in the Suitable Alternative Natural Greenspace (SANG)

**DECISION – Grant subject to the following conditions:**

**CONDITIONS**

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with the following drawing numbers and documents:

Drawings:

Block Plan; J00581-002 (Proposed Boardwalk); J00581-003 (Proposed Self-binding Footpath); J00581-004 Rev B (Site General Arrangement & Levels Plan); J00581-005 (Typical Sections); J00581-011 (Proposed Reinforced Gravel Footpath (Outside Tree RPA Areas)); J00581-012 (Proposed Concrete Bagwork Headwall); J00581-013 (Proposed Reinforced No Dig Gravel); J00581-014 (Tree Location Plan); J00581-LO-001 (Context Plan); and, J00630-001 (Ownership Plan).

Documents:

Arboricultural Implications Assessment; Arboricultural Implications Assessment; Biodiversity Statement; Construction Environmental Management Plan; Design and Access Statement (J00582); Non-Licensable Method Statement; and, Planning Statement (J00630).

REASON: To ensure that the development is carried out in accordance with the approved plans and particulars.

## **INFORMATIVES**

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.