

Planning Services



Welcome from Councillor Alan Oliver Chairman of the Planning Committee

On behalf of the members of the Planning Committee and the officers, I would like to welcome you to this evening meeting. I should be grateful if you would ensure that your mobile phones are switched off during the meeting.

To help you get a better understanding of the way the Planning Committee works, I have listed a few points below.

How the Committee makes a decision

The Planning Committee's decision on an application can be based only on planning issues. These issues include:

- Local, regional and national policies and Government guidance;
- The design, appearance and layout of a proposed development;
- Road safety and traffic;
- The effect on the local area and local properties;
- Loss of light and overlooking;
- Nuisance caused by noise, disturbance and smell; and
- Protecting buildings and trees

The agenda

You will find copies of the agenda in the public seating area of the Council Chamber. At the front of agenda, the planning applications being discussed are listed in order of the application number.

Extra information sheets

There may be an additional information sheet attached to this welcome letter. You should read this with the agenda. These sheets detail any comments received after the report was written, updates, comments and a list of the public speakers under each item number.

Introducing the Committee

Below is a list of the 11 members of the Planning Committee in alphabetical order:

Councillor Simon Ambler
Councillor Brian Blewett
Councillor Graham Cockarill
Councillor Ange Delaney
Councillor John Kennett
Councillor Alan Oliver

Councillor Richard Quarterman
Councillor James Radley
Councillor Tim Southern
Councillor Sharyn Wheale
Councillor Jane Worlock

Committee Procedures

The Chairman will announce the application to be discussed, a Planning Officer will then give a short presentation followed by Public Speaking if applicable.

The rules for Public Speaking are detailed in the Council's leaflet 'Public Speaking at Planning Committees'. A copy of this leaflet is available by contacting 01252 774419.

The Committee will then discuss the application and make a decision. The member in whose ward the application is located will normally open the discussions.

The committee may decide to:

1. Approve the application
2. Refuse the application
3. Defer consideration e.g. for further information or amendments or
4. Defer consideration for a site visit by a panel of Councillors (the viewing panel).

Fire Evacuation Procedure

At the beginning of the meeting the fire evacuation procedures are both displayed on the screen and read out. Please listen carefully to the instructions and follow the advice of staff in the event of the alarm sounding.

If you have any more comments about the Planning Committee process, please telephone the Committee Officer, Gill Chapman on (01252) 774131

ADDENDUM SHEET

SUMMARY OF ADDITIONAL INFORMATION AND CHANGES TO RECOMMENDATION TO BE PRESENTED AT COMMITTEE

ADDENDUM FOR THE PLANNING COMMITTEE OF 9th December 2020

Item No:	101	Reference No:	20/01008/HOU
Demolition of existing timber conservatory and erection of a single storey rear extension and associated internal alterations.			
At			
Stoney Cottage , The Bury, Odiham, Hook, RG29 1LY			

Officer presenting: Mrs Maxine Lewis

Update

Further Information Submitted

Additional information has been provided in support of this application, in response to the published committee report. This information has been supplied following the applicant team's review of the committee report. It sets out the events leading to the revised scheme and the case officer recommendations.

The applicant's team draw attention to conflicting views between officers and the conflicting professional views between our conservation consultant who has advised us on the proposals and the Council's conservation officer. The Council's conservation officer believes that the proposals would be harmful, whereas our conservation consultant is firmly of the view that the proposals would enhance the property and conservation area.

The information consists of:

- Comments in Response to Officer Report from de Courcy Town Planning Consultants
- 20/01008/HOU Application timeline from Howland Evans Architects
- Examples of Relevant Experience from Howland Evans Architects

Speaker Details

***Speaking For the Application;**

Joe Howland

Stoney Cottage, The Bury, Odiham, Hook, Hampshire, RG29 1LY

Item No:	102	Reference No:	20/01009/LBC
Demolition of existing timber conservatory and erection of a single storey rear extension and associated internal alterations.			
At			
Stoney Cottage , The Bury, Odiham, Hook, RG29 1LY			

Officer presenting: Mrs Maxine Lewis

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Speaker Details

***Speaking For the Application;**

Joe Howland

Stoney Cottage, The Bury, Odiham, Hook, Hampshire, RG29 1LY

Item No:	103	Reference No:	19/02541/FUL
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 dwellinghouse).			
At			
Burford, West Street, Odiham, Hook, RG29 1NX			

Officer presenting: Mr Miguel Martinez

Update:

The recommendation of this item in page 30 of the Committee Papers should be replaced and also inserted after the Conclusion Section of the report in page 57 to read:

RECOMMENDATION:

A. That the Head of Place be authorised delegated authority to **GRANT** planning permission subject to the completion 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 Planning Conditions: (As Listed in the original report)

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 by the 28th February 2021 on the following grounds:

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.

A Members' Site Visit was carried out this morning and was attended by Cllrs Oliver, Quarterman and Kennett. Members looked at the relationship between the existing dwellings in West Street and the proposed location of the new dwellings to be provided on the development site. In particular they looked at the proposed distance between the existing bungalow, Sarum, and the proposed dwelling on Plot 2 taking into account the existing boundary screening and proposed landscaping works. They also looked at site levels and the submitted street scene details to assess the potential impact of the development on the character and appearance of the area. They also reviewed the wording of Neighbourhood Plan Policy 2 ii and the unit mix and dwelling types (bungalows and two-storey houses) proposed.

Speaker Details

***Speaking For the Application;
Jim Beavan Of Savills**

Item No:	104	Reference No:	20/02436/FUL
Creation of wetland and alterations to existing footpaths to enhance visitor facilities in the Suitable Alternative Natural Greenspace (SANG)			
At			
Bramshot Farm Country Park , Bramshot Lane, Fleet, GU51 2RU,			

Officer presenting: Mrs Emma Whittaker

No Update

Speaker Details

No public speaking