

PLANNING COMMITTEE

Date and Time: Wednesday 13 December 2023 at 7.00 pm

Place: Council Chamber

Present:

Quarterman (Chairman), Oliver (Vice-Chairman), Blewett, Butcher, Cockarill, Kennett, Makepeace-Browne, Radley, Southern and Worlock

In attendance:

Officers: Mark Jaggard, Executive Director - Place
Ann Greaves, Shared Legal Services Manager
Katherine Fitzherbert-Green, Interim Development Management and Building Control Manager
Natalie Jarman, Principal Planner
Jenny Murton, Committee and Member Services Officer

38 MINUTES OF PREVIOUS MEETING

The minutes of the meeting held on 11 October 2023 were unanimously approved by all Members except Councillor Radley who was not in attendance at the October meeting.

The minutes were proposed by Councillor Quarterman and seconded by Councillor Butcher.

39 APOLOGIES FOR ABSENCE

No apologies received.

40 DECLARATIONS OF INTEREST

No declarations made.

41 CHAIRMAN'S ANNOUNCEMENTS

The Chairman announced that the Interim Development Management & Building Control Manager and the Committee Services Officer were both leaving the Council, and this would be their last Planning Committee meeting. The Committee thanked them both for their work and wished them well.

The Executive Director - Place confirmed that the recruitment process for a new Interim Development Management & Building Control Manager until the Manager returns from maternity leave was underway.

42 MINUTES OF QEB TRANSPORT STEERING GROUP

The Committee noted the Queen Elizabeth Barracks (QEB) Transport Steering Group Minutes from its meeting on 11 September and there were no questions.

The Chairman of the QEB Transport Steering Group, Councillor Oliver, said he would be writing to County and District Councillors and relevant Officers this week to progress actions expected from this Sub-Committee.

The Executive Director – Place confirmed that a number of the actions were for Hampshire County Council.

43 UPDATE FROM PLANNING (ACTION) SUB-COMMITTEE

The Development Management & Building Control Manager summarised that the Planning Action Sub-Committee had considered a resolution for an application at the former Virgin Media site (Bartley Wood Business Park, Hook, 22/03050/FUL).

This was subject to completion of a unilateral undertaking within 3 months of the date of the meeting.

The Sub-Committee agreed to amend the 3-month period to 3 November 2023. Permission has subsequently been granted permission.

44 DEVELOPMENT APPLICATIONS

The planning reports from the Executive Director - Place were considered and the updates via the Addendum report were accepted.

45 22/01859/FUL - MARSH FARM, BOWLING ALLEY, CRONDALL, FARNHAM, HAMPSHIRE, GU10 5RJ

The Principal Planner summarised that the application is for the demolition of existing buildings and erection 9 homes consisting of 2 x 2-bedroom, 2 x 3-bedroom and 5 x4-bedroom homes with associated works including related access to the public highway.

The Principal Planner confirmed that since publication of the agenda it had been ascertained that the new access affects the highway verge, which is owned by Hampshire County Council, who have not had the appropriate notice formally served on them. The application is also a departure from the development plan in that the site is larger than the allocation in the Crondall Neighbourhood Plan (CRON 22 Marsh Farm). As a result, the application would need to be referred to full Council if resolved to be granted.

Recommendation

A is to be updated to say:

'Refer to full Council with a recommendation to GRANT, subject to:

- submission of a revised Land Ownership*

Certificate with notification to Hampshire County Council as landowner of the highway verge and expiry of required notification period,

- *completion of a Section 106 agreement to secure Suitable Alternative Natural Green Space (SANG) at Naishes Lane and payment of the Strategic Access and Management and Monitoring (SAMM) fee and*
- *conditions as set out within the agenda as updated in the Addendum.'*

The Principal Planner highlighted that the application had also been brought to Planning Committee due to the number of objections, including one from the parish council.

Members questioned the Principal Planner on:

- the size of the site when compared with the size stated in the Neighbourhood Plan, and
- the diagrams included in agenda pack.

Members questioned the speaker on whether photo voltaic (PV) panels, heat pumps or boilers would be used in the properties.

It was noted that the application for 9 homes on a site area of 0.49ha was marginally below the threshold in Local Plan policy H2 (10 homes or 0.5ha) which would trigger the provision of affordable homes. The context and character of the site had been considered, along with the details of this application, and Officers concluded that the proposed development did not artificially restrict the site area, or level of development proposed, in order to avoid the provision of affordable homes.

The Ward Member said he would recommend the application is granted but queried if the addition of heat pumps could be made a condition for these properties.

The Executive Director – Place confirmed that the Local Plan policy NBE9 required development to incorporate renewable or low carbon energy technologies where appropriate. Since the Local Plan was adopted the Building Regulations have been updated and now require renewable or low carbon technology. It would not be appropriate to specify which technology should be used.

Members debated:

- the mix of different sized homes included in the application, and
- the lack of comment from the Environment Agency on the application.

Members unanimously voted For the Recommendations A and B as set out below.

Recommendation A:

Refer to full Council with a recommendation to GRANT, subject to:

- submission of a revised Land Ownership Certificate with notification to Hampshire County Council as landowner of the highway verge and expiry of required notification period,
- completion of a Section 106 agreement to secure Suitable Alternative Natural Green Space (SANG) at Naishes Lane and payment of the Strategic Access and Management and Monitoring (SAMM) fee, and
- conditions as set out within the agenda as updated in the Addendum.

Recommendation B:

In the event that Council-owned SANG and relevant SAMM payment are not completed within 2 weeks OR private SANG is secured and a Section 106 Agreement and SAMM payment are not completed within 6 weeks of the date of the resolution to grant, or at timeframe as agreed by the Executive Director - Place, permission be REFUSED under delegated powers.

Notes:

Speaking

FOR the Application; Mark Leedale OBO Applicant.

46 23/01662/TPO - BROOMHILL, EWSHOT, FARNHAM, HAMPSHIRE, GU10 5BE

This item had been withdrawn.

The Development Management & Building Control Manager confirmed this application was withdrawn because, following the submission of this application 23/01662/TPO, the land was transferred to Ewshot Parish Council who are now responsible for the management and maintenance of the land, which includes the tree subject of this application. A duplicate application was submitted by the Parish Council (ref 23/01791/TPO) to undertake crown reduction operations to the oak tree, which was consented on the 7 November 2023

The meeting closed at 7.31 pm