

## **PLANNING COMMITTEE**

**Date and Time:** Wednesday, 15 January 2019 at 7pm

**Place:** Council Chamber, Civic Offices

**Present:**

### **COUNCILLORS**

Oliver (Chairman)

Ambler, Blewett, Cockarill, Delaney, Forster (substitute for Kennett), Quarterman, Southern, Wheale, Worlock

#### **Officers:**

Emma Whittaker	Planning Manager
Julia Taylor	Planning Officer
Tola Otudeko	Shared Legal Services
Martina Duffin	Committee Services
Gill Chapman	Committee Services

### **29 MINUTES OF PREVIOUS MEETING**

The minutes of the meeting held on 13 November 2019 were confirmed and signed as a correct record.

### **30 APOLOGIES FOR ABSENCE**

Apologies had been received from Councillor Kennett, substituted by Councillor Forster.

### **31 CHAIRMAN'S ANNOUNCEMENTS**

None

### **32 DECLARATIONS OF INTEREST**

None declared.

### **33 UPDATE ON PLANNING APPEALS**

Members were updated with details of planning appeal performance along with details of some key appeal decisions.

Members asked for clarification on some points and congratulated the team on their work for the Public Inquiries.

### **DECISION**

That the report be noted.

*NB Councillor Blewett left, and returned to, the meeting during this item.*

### **34 DEVELOPMENT APPLICATIONS**

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

The meeting closed at 8.20pm

## HART DISTRICT COUNCIL DEVELOPMENT APPLICATIONS

Decisions/Recommendations – 15 January 2020

### Item 101 - 19/01949/HOU - Lees Cottage, Lees Hill, South Warnborough, Hook RG29 1RQ

Erection of a two storey rear extension, creation of basement. Single storey outbuilding with accommodation in roof space and replacement of metal railings with new fence and gate.

This application was reported to the planning committee for consideration because a District Councillor lives opposite to the application site.

Members discussed:

- The planning policy tests and Legislative requirements to be given to assessing whether any proposals cause harm to the significance of a Heritage Asset including the Grade II listed building
- Whether there were any public benefits that would be delivered by the proposals
- That the significance of the Listed building related to its size and design and that it was a vernacular farm workers dwelling
- What “less than substantial harm” meant
- Whether the scale and design of the proposed extension was appropriate and caused harm to the listed building
- The relationship between the house and the outbuildings
- The size of the outbuildings and whether they could be conditioned to remain ancillary to the dwellinghouse
- Drainage in relation to the specific concerns raised by South Warnborough Parish Council and bank stability due to excavations that would be required
- Tree Officer’s concerns on loss of a tree and whether there should have been an additional reason for refusal
- Where the nearest public footpaths were and the views of the site from them.

Members agreed to add an additional reason for refusal to the planning application relating to the loss of the tree in line with the recommendations of the Tree Officer (Officers acknowledged that an additional reason for refusal should have been included in the original recommendation).

*NB As both applications related to the same site, they were considered and discussed together.*

**DECISION - Refuse**

## REASONS FOR REFUSAL

- 1 The proposed works and development would cause less than substantial harm to the listed Heritage Asset (Grade II listed building) and its setting. Insufficient public benefit has been demonstrated to outweigh the less than substantial harm generated.

The proposal would be contrary to saved Policy CON17 of the Hart District Local Plan 1996-2006 (Saved Policies), Policy NBE9 of the modified Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version, Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework 2019.

- 2 The proposal would cause harm to character and appearance of the South Warnborough Conservation Area by having a detrimental impact on the character and appearance of a listed building that contributes positively to the character and appearance of the conservation area and through the impact of the proposed extension and outbuildings development on the countryside setting of the site.

The proposal works and development conflicts with the provisions of policies GEN1, CON13 of the Hart District Local Plan 1996-2006 (Saved Policies), Policy NBE10 of the Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with Section 16 of the National Planning Policy Framework 2019.

- 3 The proposed installation of vehicular access gates has the potential to adversely impact the safety of users of the adjacent public highways.

As such, the proposal is contrary to saved policies GEN1 and T14 of the Hart District Local Plan (Replacement) 1996-2006.

- 4 By virtue of size, design and position, the proposed extension and outbuildings would represent a form of domestic encroachment into the countryside which would have a detrimental impact on the character and appearance of the rural setting of the application site.

As such the proposal is contrary to saved policies GEN1, GEN4, RUR2 and RUR24 of the Hart District Local Plan and Policy NBE1 of the Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version. In addition, the proposal fails to accord with national policy considerations of the NPPF.

- 5 The proposal would result in the loss of a beech tree which has significant amenity value and which makes a positive contribution to the special interest of the South Warnborough Conservation Area.

As such the proposal is contrary to saved Policy CON8 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006, Policy NBE10 (Design) of the emerging Hart Local Plan: Strategy and Sites 2016-2032, and Section 15 of the National Planning Policy Framework (2019).

## **INFORMATIVES**

- I The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:

The applicant was provided with pre-application advice. However, the application did not follow the recommendations of that advice and the proposal is unacceptable for the reasons given above.

### **Note:**

Mrs Evans of Lees Farm, Lees Hill, South Warnborough, spoke for the application.

## **Item 102 - 19/01950/LBC - Lees Cottage, Lees Hill, South Warnborough, Hook RG29 IRQ**

Erection of a two storey rear extension, creation of basement. Single storey outbuilding with accommodation in roof space and replacement of metal railings with new fence and gate.

This application was reported to the planning committee for consideration because a District Councillor lives opposite to the application site.

Members considerations as above.

## **DECISION - Refuse**

### **REASONS FOR REFUSAL**

- I The proposed works and development would cause less than substantial harm to the listed Heritage Asset (Grade II listed building) and its setting. Insufficient public benefit has been demonstrated to outweigh the less than substantial harm generated.

The proposal would be contrary to saved Policy CON17 of the Hart District Local Plan 1996-2006 (Saved Policies), Policy NBE9 of the modified Hart Local Plan Strategy and Sites 2016-2032 Proposed Submission Version, Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 16 of the National Planning Policy Framework 2019.

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