

## **PLANNING COMMITTEE**

**Date and Time:** Wednesday, 13 November 2019 at 7pm

**Place:** Council Chamber, Civic Offices

**Present:**

### **COUNCILLORS**

Oliver (Chairman)

Ambler, Bailey (substitute for Quaterman), Blewett, Cockarill, Delaney, Kennett, Radley, Southern, Worlock

**In attendance:** Kinnell

### **Officers:**

|                |                         |
|----------------|-------------------------|
| Emma Whittaker | Planning Manager        |
| Peter Lee      | Senior Planning Officer |
| Ann Greaves    | Shared Legal Services   |
| Sabrina Cranny | Committee Services      |

## **24 MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting held on 9 October 2019 were confirmed and signed as a correct record.

## **25 APOLOGIES FOR ABSENCE**

Apologies had been received from Councillor Wheale and Councillor Quaterman substituted by Councillor Bailey.

## **26 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman announced the Planning Working Group would begin in the New Year once the Officer's report had been completed. The working group would discuss items pertaining to planning committee such as format, diagrams, site visits and committee reports.

Members were invited to send any issues to Emma Whittaker.

Emma Whittaker announced there were now four adopted neighbourhood plans and that Fleet and Hartley Wintney neighbourhood plans had passed referendum and would be going to Full Council in November.

## **27 DECLARATIONS OF INTEREST**

None declared.

## **28 DEVELOPMENT APPLICATIONS**

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

The meeting closed at 8:19pm.

**HART DISTRICT COUNCIL  
DEVELOPMENT APPLICATIONS**

**Decisions/Recommendations 13 November 2019**

**Item No: 101 - 19/01989/HOU – Foxway Rise Avenue Road Fleet Hampshire  
GU51 4NG**

Part two storey, part single storey rear extension, single storey side extension, and new hipped roof over flat roof side extension together with widening of existing access.

The application is brought to committee on the request of a District Councillor, who has raised concerns regarding overbearing of the two storey element on an adjacent residential property.

Members considered the application and discussed the following:

**Solar Report**

- The Solar Report focused on shadowing and light impact on Craigavon.
- Whether the drawings in the Solar Report are “to scale” and whether it was difficult to measure the loss of light.
- Whether the rooms at the rear of Craigavon would be affected by loss of light.

**Conservation Area**

- The application falls in the North Fleet Conservation Area
- There would be no detrimental impact to the significance of the Conservation Area
- There would be no tree loss.

**Levels**

- Craigavon is slightly lower than the application site; the drop in levels suggested by the neighbours was not verified.
- Members considered whether the difference in levels would result in a loss of light for the occupiers of Craigavon.
- The road outside slopes downwards to the north.

**Plans**

- Members were advised that a similar rear extension was previously approved in 2015.
- The two storey element of the proposed extensions would not be larger than the previously approved extension.
- The proposed hipped roof would improve the appearance of the property when viewed from Avenue Road.
- The proposed extension would be substantial in size.

Members voted on the application.

The recommendation in the Committee report was carried.

**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 permitted shall be carried out in accordance with the following approved plans:

- 3427 - 05F PROPOSED SITE PLAN
- 3427 - 06C PROPOSED FLOOR PLANS
- 3427 - 07B PROPOSED ROOF PLAN
- 3427 - 08C PROPOSED ELEVATIONS
- 3427 - 10C PROPOSED CAR PARKING PLAN

- MW.19.0601.SK01.TPP.REVA TREE PROTECTION PLAN
- MW.19.0601.SK01.AIA REVB ARBORICULTURAL IMPACT ASSESSMENT including tree protection strategy

Reason: To ensure that the development is carried out in accordance with the approved details.

- 3 No development slab level shall take place until details and samples of all external surfaces (bricks, tiles, windows, rainwater goods) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with approved details.

Reason: To ensure that the external appearance of the building(s) is/are satisfactory and to satisfy saved policies GEN1 and CON13 of the Hart District Local Plan.

- 4 No roof construction shall take place until details of the construction of the front valley have been submitted to, and approved in writing by, the Local Planning Authority.

Works shall be undertaken in accordance with the approved details, unless otherwise confirmed in writing by the LPA.

Reason: to ensure consistency with the host property and to maintain the appearance of the property in the Conservation Area.

- 5 Prior to any work commencing which impacts an existing roof, a method statement shall be submitted to, and approved in writing by, the Local Planning Authority.

The method statement shall be in accordance with the recommendations of the Phase 2 Bat Activity Report by KJF Consultancy, ref P2S.FR.AR.F.

Reason: To ensure that there are no adverse impacts on bats in accordance with Policy CON5 of the Hart District Local Plan 1996-2006 (Saved Policies) and Section 15 of the National Planning Policy Framework 2019.

- 6 The development hereby permitted shall be carried out in accordance with the Arboricultural Impact Assessment dated 7.10.2019, ref MW.19.0601.SK01.AIA, which includes an Arboricultural Method Statement and Tree Protection Strategy.

The trees shall be retained and protected in accordance with the approved details for the duration of works on the site. Any such trees immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site.

Any trees removed without the Local Planning Authority's consent, or which die or become, in the Authority's opinion, seriously damaged or otherwise defective during a period of 5 years following completion of the building works shall be replaced and/or shall receive remedial action as required by the Authority. Such works shall be implemented as soon as is reasonably practicable and, in any case, any necessary replacement planting shall be implemented by not later than the end of the following planting season, with planting of such size and species and in such number and positions as may be agreed with the Authority in writing.

Reason: To ensure the continuity of amenity afforded by existing vegetation and to satisfy saved policies GEN1 and CON8 of the Hart District Local Plan.

- 7 Notwithstanding the provisions of the Town and Country Planning General Development (England) Order 2015 (or any Order revoking or re-enacting this Order with or without modification) no additional windows or doors shall be constructed in the north elevation of the extension hereby permitted.

Reason: In the interest of the privacy of the occupiers of the adjoining property and to satisfy saved policy GEN1 of the Hart District Local Plan.

## **Informatives**

- 1 You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
- 2 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.
- 3 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.

Notes:

*Mr Clancy spoke against the recommendation.*

*Mr Davis spoke for the recommendation.*

### **Item No: 102 - 19/01867/REM – Martin Lines, Beacon Hill Road, Church Crookham, Fleet, Hampshire**

Application for Approval of Reserved Matters relating to appearance, landscaping, layout and scale pursuant to outline Planning Permission 18/00694/OUT for the redevelopment of the site to provide a mixed use retail and industrial park including car parking and hard and soft landscaping (Water Quality Report received 28.10.2019).

This application has been referred to the Committee at the request a Ward Councillor. His request states that he considers that the site acts as a gateway into Church Crookham and beyond into Fleet and is the first development that would be noticed as you descend Beacon Hill with the other development on the left being screened and unnoticed. He believes the existing Vertu building is of very high quality design and achieves the effect of heralding the transition into Church Crookham. The site is flanked by green open space and is yards from the SPA. As such he considers that the application site warrants the highest level of design. He would like the planning committee to assess if the design of this development meets a high enough standard given the prominent and sensitive setting of the site.

Members considered the application and discussed the following:

#### Cladding

- The amount of cladding on the proposed building and that it was pale in colour.
- The building would stand out due to the proposed light coloured cladding.
- Whether the cladding should blend into the background.
- It was noted however that the existing building is white.
- It was queried whether the cladding combustible?

#### Crossing

- Members were concerned that Beacon Hill road is very busy and difficult for pedestrians to cross.
- There was a large highways contribution secured, however no current plans for a pedestrian crossing
- Members requested that officers engage with Hampshire County Council (HCC) to discuss the possibility of constructing a pedestrian crossing.
- Members requested that HCC be referred to the Transport Assessment which would have given projected numbers of pedestrians visiting the store.

#### Planting

- Members discussed the proposed tree planting along the frontage and whether it was adequate.

The recommendation was therefore carried.

**DECISION – GRANT subject to the following conditions**

## Conditions

- 1 The development hereby approved shall be begun before the expiration of 2 years from the date of this approval.

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 approved shall be carried out in accordance with the following drawing numbers and documents:

Drawings: I5361-100 (Location Plan); I5361-110 Rev H (Block Plan); I5361-112 Rev E (Retail Unit Floor Plans); I5361-113 Rev D (Retail Unit Elevations); I5361-114 Rev B (Trade Unit Floor Plans); I5361-115 Rev A (Trade Elevations); I5361-117 Rev D (Proposed Site Layout); I5361-118 Rev D (Indicative Waste Management); VI5361-L101 Rev C (Proposed Landscape Plan); I90202 E 101 Rev T1 (Proposed External Lighting).

Documents:

Design and Access Statement; External Lighting Scheme; Energy and Sustainability Statement; Water Quality Assessment; Transport Note.

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

- 3 Notwithstanding the details shown on the approved plans, prior to the first use of any part of the development hereby approved, full details of any barriers, fencing or other measures proposed to be utilised to prevent unauthorised access to the site, including the parking and servicing areas, outside of operational hours shall be submitted to and approved, in writing, by the Local Planning Authority. Once approved, the development shall be carried out in accordance with the submitted details prior to first use of any part of the development.

Reason: In order to prevent anti-social activities and in the interests of neighbouring amenity, in accordance with policy GEN12 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

## 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, the application was acceptable and no further engagement with the applicant was required.
- 2 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to

ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operative's vehicles should be normally arranged on site.

- 3 The applicant's attention is drawn to the fact that land within the application site is proposed for the construction and operation of the Southampton to London Pipeline (SLP) project, a nationally significant infrastructure project. The Council strongly advises the applicant to liaise closely with Esso Petroleum Company Limited over the timing and detailed implementation of the application proposals and the SLP, to seek to agree a detailed approach that avoids or reduces conflicts between the two development proposals, and that seeks to mitigate any impacts arising.
- 4 Should any land contamination or unexpected ground conditions be identified during the course of development then ground works shall cease, and the Environmental Health Department shall be notified so that any required remediation can be approved in writing before implementation.