



## NOTICE OF MEETING

**Meeting:** Planning (Major Sites) Sub-Committee

**Date and Time:** Wednesday 16th April 2014 at 5.00 pm

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

**Telephone Enquiries to:** 01252 774126 Martine Fullbrook  
[martine.fullbrook@hart.gov.uk](mailto:martine.fullbrook@hart.gov.uk)

**Members:** Councillors: Ambler, Billings, Cockarill,  
Gani, Gorys, Morris

G Bonner  
Chief Executive

CIVIC OFFICES, HARLINGTON WAY  
FLEET, HAMPSHIRE GU51 4AE

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## AGENDA

COPIES OF THIS AGENDA ARE AVAILABLE IN LARGE PRINT  
AND BRAILLE ON REQUEST

- 1 ELECTION OF VICE CHAIRMAN
- 2 MINUTES OF PREVIOUS MEETING

The draft Minutes of the meeting held on 7 March 2014 are attached. **Paper A**

Councillor Gorys has requested that the following amendments be considered:

**Recommendation to Council:**

A (i) following reference **of the scheme, as amended**, to the North Hampshire DRP (page 1) **for advice on acceptability and, if necessary, improvements.**

A (i) a) reduced in height **and scale**... reflect the topography of the site better **by mirroring the slope of the ridge line** (page 2)

A (i) d) REMOVE PD ON ANY GARAGES WHICH REMAIN for the same reason as replacing them with surface parking spaces

A (ii) .has been submitted and agreed in writing by the Local Planning Authority **and independently assessed** (page 2)

Conditions 23 and 24. Remove the new phrase "unless otherwise agreed in writing, ...". (page 9) (Reason: the ability to deliver on these conditions is fundamental to the permeability on which the coherence of the site depends)

**3 APOLOGIES FOR ABSENCE**

**4 CHAIRMAN'S ANNOUNCEMENTS**

**5 DECLARATIONS OF INTEREST (PERSONAL OR PERSONAL AND PREJUDICIAL)**

**Date of Despatch: 8 April 2014**

The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. Any recommendation either to take or not to take enforcement action has been assessed to make sure that the decision is compatible with the Act. If there is a potential conflict, this will be highlighted in the individual report on the relevant item.

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

**Date and Time:** Friday, 7 March 2014 at 2pm

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

**Present:**

### **COUNCILLORS**

Gorys (Chairman)

Ambler, Billings, Gorys, Morris, Southern

Also in attendance: Councillor Crookes

### **Officers:**

Robert Jackson	Development Control Manager
Emma Whittaker	Development Management Team Leader
Suzanne Smith	Planning Solicitor (Shared Legal Services)
Martine Fullbrook	Business Support Officer

### **1 ELECTION OF CHAIRMAN**

Councillor Gorys was appointed Chairman of the Sub-Committee for the remainder of the Municipal Year.

### **2 APPOINTMENT OF VICE CHAIRMAN**

Councillor Southern was appointed Vice Chairman of the Sub-Committee for the remainder of the Municipal Year.

### **3 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 16 Jan 2013 were confirmed and signed as a correct record.

### **4 APOLOGIES FOR ABSENCE**

Apologies were received from Councillor Cockarill and Councillor Southern attended in place of Councillor Gani.

### **5 CHAIRMAN'S ANNOUNCEMENTS**

None.

### **6 DECLARATIONS OF INTEREST**

No declarations made.

## **7 APPLICATION 12/01316/MAJOR – LAND ADJACENT TO HATCHWOOD PLACE, FARNHAM ROAD, ODIHAM**

Mrs Whittaker presented the application for residential development of up to 89 dwellings and associated highway works, landscaping and public open space.

At 10:35 after hearing from both public speakers, the Chairman adjourned the meeting so that Councillors and members of the public could look at the plans in more detail.

The meeting reconvened at 11am

The Chairman stressed that although it had been accepted that the site would be developed at some time the application needed to be exceptional and not just acceptable. High quality design and materials were required to produce a development that both Odiham and Charles Church could be proud of.

Members were disappointed with the lack of consultation by the developer with local residents, Parish Council and the Canal Society.

Main points of consideration included skylines, visual impact, design (including mock dormers) and drainage. Members concluded that if the following points were addressed, in conjunction with the Chairman and Local Ward Member, then approval should be given:

1. Plot 73 and 74 to be redesigned to reduce the height
2. The runs at HH and DD to be reviewed and redesigned so that they don't all look the same.
3. Plot 75 to 79 to be reviewed in terms of design and possibility of building bungalows instead.
4. Look at removal of some of the garages
5. Plots 62 – 65
6. All surfaces to be permeable on driveways and pathways
7. Impact assessment to be carried out of the sewage system right through to the Hartley Wintney sewage works.
8. Redesigned dwellings to be presented to the Architects Panel along with the original drawings so that they can see the differences. If the designs are not considered OK then the application is to come back to the committee

### **RECOMMENDATION TO COUNCIL**

- A. The application be referred to Full Council with a RECOMMENDATION that the Head of Regulatory Services is authorised to GRANT PERMISSION subject to:**
- (i) The following amendments to be sought and agreed by the Head of Regulatory Services in consultation with the Chairman of the Planning Committee and the Odiham Planning Committee Ward Member, following reference to the North Hampshire Design Review Panel:**

- a) **Plots 73 and 74 are reduced in height to and that plots 67-70 are also reviewed to ensure that their relative heights reflect the topography of the site better;**
  - b) **To review the design of plots 75-81 and consider the possibility of building bungalows rather than chalet style bungalows;**
  - c) **To review the design of plots 60-65 to include consideration of the scale, bulk and roof design of these plots;**
  - d) **To review the amount of garages on the development; where appropriate replace garages with surface car parking spaces to ensure maximum use of parking spaces for the parking of cars;**
  - e) **To demonstrate on the plans that there are suitable locations for grit bins to be sited.**
- (ii) The Head of Regularly Services to write Condition 3 (foul drainage) in consultation with the Chairman of the Planning Committee and Odiham Planning Committee Ward Member so that it states that there shall be no development until a drainage strategy has been submitted and agreed in writing by the Local Planning Authority. References to surface water are to be deleted from this condition. Additionally, the planning condition should require an assessment of the existing sewage infrastructure from the site to the sewage works in Hartley Wintney.**

**It also needs to be established if Thames Water have a legal responsibility to enforce against 'misconnections' in the sewage network of if it is appropriate for the planning condition to prevent misconnections on the Hatchwood development.**

**Surface water issues to be dealt with separately in condition 6 below.**

- (iii) The completion of a Planning Obligation to secure:**
- a) **40% affordable housing,**
  - b) **Financial contributions toward Community Infrastructure projects:**
    - 1) **District and local leisure**
    - 2) **Transport**
    - 3) **Education**
  - c) **Provision of Open space and its associated long-term management/maintenance clarifying the extent of the open space land to be transferred.**

**Any management arrangements should make clear if the open space is to be transferred to the Parish Council and/or a Management Company. If the arrangements include transfer to the Parish Council then the details should first be discussed and agreed with the Parish Council.**

**The application is being referred to Full Council as the application represents a Departure to the Local Plan as the proposed development does not accord with Policy RUR2 in that it represents development in**

**the open countryside outside, but adjacent to a settlement. Full Council must consider whether the presumption in favour of sustainable development to deliver new housing to meet the needs of the District is a material considerations that outweighs the Local Plan policy designation.**

**and subject to the following 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 No development shall take place until details and samples of all external surfaces 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 policy GEN1 of the Hart District Local Plan.
- 3 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. The details submitted should demonstrate the capacity of the public system to accommodate the new development and any other planned development within the Odiham public sewer catchment from site to treatment. No discharge of foul water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. *[DRAFT ONLY - DETAILED WORDING STILL TO BE AGREED BY CHAIRMAN OF PLANNING COMMITTEE AND ODIHAM WARD COUNCILLORS]*  
Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community and to satisfy Saved Policy GEN1 of the Hart District Local Plan.
- 4 Details of the width, alignment, gradient and type of construction proposed for the roads, footways and accesses, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved by the Local Planning Authority in writing before development in any phase commences. The details submitted shall show that the roads are to be built to an adoptable standard. The agreed details shall be fully implemented before any adjacent building or use hereby approved is occupied.  
Reason: In order to ensure satisfactory access to the development and to comply with saved policy GEN1 of the Hart Local Plan.
- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - i. the parking of vehicles of site operatives and visitors
  - ii. loading and unloading of plant and materials
  - iii. storage of plant and materials used in constructing the development

- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities and the dispersal of waste water
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. details of the site office/compound
- ix. measures to be taken to prevent pluvial flooding of adjoining properties and in particular nos. 5 and 6 Heronswood; details shall include the provision of a bund to the rear of Tamar and 5 and 6 Heronswood

NOTE: The details should provide sufficient parking within the site so as to avoid any off-site parking by contractors. The site enclosures should also be constructed so as to prevent pedestrian access by contractors from Waverley Close.

- 6 Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Calculations demonstrating the discharge runoff rates and volumes will not be increasing from the development up to the 1 in 100 plus climate change storm event compared to the existing site.
- That pipes are appropriately sized to contain up to the 1 in 30 storm without flooding and that any flooding from the 1 in 100 plus climate change storm event will be safely contained on site.
- Detailed drawings and plans relating any calculations to the pipe number on the drawings.
- Details of how any potential flooding can be safely contained at pipe 44.
- If applicable, infiltration test results in accordance to BRE 365.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity. This condition will ensure compliance with saved policy GEN 11 of the Hart District Local Plan 2002. This condition also ensures compliance with paragraph 103 of the National Planning Policy Framework.

- 7 A detailed ecological management plan outlining all ecological enhancements should be prepared and agreed with the Local Authority prior to any construction beginning on the site.

Reason: To ensure appropriate ecological enhancement and to satisfy Saved Policy GEN1 of the Hart District Local Plan

- 8 That no development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

- 9 No work shall take place until details of the means of protection, including method statements where appropriate, for all trees, hedges, hedgerows and shrubs on site, unless indicated as being removed, have been submitted to and approved in writing by the Local Planning Authority. The trees, hedges, hedgerows and shrubs shall be retained and protected in accordance with the approved details for the duration of works on the site and for at least five years following occupation of the approved development, unless otherwise agreed by the Local Planning Authority. Any such vegetation immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site.

Any such vegetation removed without the Local Planning Authority's consent, or which die or become, in the Authority's opinion, seriously damaged or otherwise defective during such period 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, 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 policy GEN1 of the Hart District Local Plan.

- 10 No development shall take place until full details of both hard and soft landscape have been submitted to and approved in writing by the Local Planning Authority.

Hard details shall include, as appropriate, proposed finished levels and/or contours, means of enclosure of unbuilt open areas, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and artefacts and structures (e.g. furniture, refuse or other storage units, signage, lighting, external services, manholes, etc.).

Soft landscape details shall include planting plans, written specifications (including cultivation and other operations associated with plant establishment), schedules of plants, noting species, planting sizes and proposed densities where appropriate.

Details shall further include a proposed timetable for planting and laying out of hard surfaces and roads.

Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 11 No work shall take place until a landscape management plan, including a maintenance schedule and a written undertaking including proposals for the long term

management of landscape areas, other than for small, privately occupied, domestic garden areas, has been submitted to and approved in writing by the Local Planning Authority. The subsequent maintenance shall be implemented in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 12 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared and submitted for the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that the land is properly decontaminated where appropriate and to satisfy Saved Policies GEN1 and GEN9 of the Hart District Local Plan

- 13 Hard and soft landscaping works shall be fully carried out in accordance with the approved details, including the approved timetable, and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice. The Council shall be notified in writing of the completion of the scheme or any agreed phase of such scheme.

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, unless the Council gives its written consent to any variation.

Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 14 The approved parking facilities including all garages for vehicles shall not be used for any purpose other than the parking of motorised vehicles 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 parking to prevent the likelihood of on-street car parking and to satisfy saved policy GEN1 in the Hart District Local Plan.

- 15 The approved cycle storage facilities shall not be used for any purpose other than the storage of cycles.

Reason: To ensure that the development is provided with adequate cycle storage and to satisfy saved policy GEN1 in the Hart District Local Plan.

- 16 A further walk-over inspection of the site should be conducted immediately prior to any clearance works to ensure that no protected species (i.e. badgers, nesting birds) are likely to be affected.

Reason: to prevent harm to protected species and to satisfy Saved Policies GEN1 and CON5 of the Hart District Local Plan

- 17 In order to ensure that the small population of grass snakes are protected during construction, the recommendations made in the reptile report dated May 2013 (reference HDA ref. 604.1) should be followed.  
Reason: to ensure no reptiles are killed or injured during construction and to satisfy Saved Policy GEN1 of the Hart District Local Plan
- 18 All hedges or hedgerows on the site, unless indicated as being removed, shall be retained and protected on land to which the reserved matters relate in accordance with details submitted to and approved in writing by the Local Planning Authority for the duration of works on land to which the reserved matters relate unless otherwise agreed in writing by the Local Planning Authority. In the event that hedges or hedgerows become damaged or otherwise defective during such period the Local Planning Authority shall be notified in writing as soon as reasonably practicable. Within one month a scheme of remedial action, including timetable for implementation shall be submitted to the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved timetable. Any trees or plants which, within a period of two years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  
Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and to comply with policy CON8 of the Hart District Local Plan.
- 19 No development or demolition work or delivery of materials shall take place at the site except between 07:30 hours to 18:00 hours weekdays or 08:00 to 13:00 hours Saturdays. No development or demolition work or deliveries of materials shall take place on Sundays or Public Holidays.  
Reason: To protect the amenity of nearby residential occupiers and to satisfy saved policy GEN1 of the Hart District Local Plan.
- 20 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.  
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.
- 21 No development shall take place until details of any external lighting, including hours of operation, have been submitted to and approved in writing by the Local Planning Authority. The equipment shall only be installed, operated and maintained in accordance with the approved scheme.  
Reason: To protect the amenities of the area and to satisfy saved policy GEN1 of the Hart District Local Plan.
- 22 No development shall take place until details of the construction of all driveways, patios and pathways have been submitted to and approved in writing by the Local Planning Authority. The driveways, patios and pathways shall be of permeable construction. The driveways, patios and pathways shall be constructed in accordance with the approved details.  
Reason: To prevent an increased risk of flood risk and to comply with saved policy GEN1 of the Hart District Local Plan.

- 23 Unless otherwise agreed in writing, no development shall take place until a scheme of resurfacing of the Galleon Marine track linking the site to London Road has been submitted to and approved in writing with the Local Planning Authority. The details shall include a timetable for implementation of the agreed resurfacing and the opening up of this access for public use.

Reason: In the interests of public safety and to enable adequate and safe pedestrian/cycle permeability between the site and the surrounding housing and to satisfy saved policy GEN1 of the Hart District Local Plan.

NOTE: For the avoidance of doubt, the 'Galleon Marine' track is the track that runs alongside Heronswood that currently provides access from London Road to the Galleon Marine site.

- 24 Unless otherwise agreed in writing, no development shall take place until a scheme of resurfacing of the public footpath (footpath 504) linking the site to Waverley Close has been submitted to and approved in writing with the Local Planning Authority. The details shall include a timetable for implementation of the agreed resurfacing and the opening up of this access for public use.

Reason: In the interests of public safety and to enable adequate and safe pedestrian/cycle permeability between the site and the surrounding housing and to satisfy saved policy GEN1 of the Hart District Local Plan.

## INFORMATIVES

- 1 There is a charge for requests for compliance of conditions. The fee, where written confirmation is required that one or more conditions imposed on the same permission have been complied with, is £28 per request for a householder development and £97 for all other development. The fee must be paid when the request is made and should be made payable to Hart District Council. The Council aims to respond within eight weeks from the date when the request and fee are received, to confirm whether the details are acceptable. Please quote the planning application reference number when submitting any details.
- 2 You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 774422.
- 3 The watercourse on site is classified as an 'ordinary watercourse'. As such, under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority (Hampshire County Council) is required for any proposed works or structures, in the watercourse.
- 4 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance:
  - o The applicant was advised of the issues relating to design, highways, affordable house and levels during the processing of the application and submitted amended plans to address these concerns. Consequently the application was considered acceptable.
  - o The applicant was advised of the issues relating to community infrastructure/impact on a European site as part of the processing of the application and was assisted to complete a Section 106 Planning Obligation to address these concerns. Consequently planning permission could be granted.

- 5 The applicant should explore with Hampshire County Council, as Highways Authority, the possibility of moving the start of the 30mph speed restriction on Farnham Road closer to the roundabout with Farnham Road and the A287
- B. In the event that all the requirements as set out in Recommendation A above are not progressed by 30 April 2014 to the satisfaction of the Chair of the Planning Committee, the Ward Member and the Head of Regulatory Services, the application be brought back to Planning (Major Sites) Sub-Committee for further consideration.**
- C. The Head of Regulatory Services to write to Hampshire County Council as Highways Authority to ask them to review the position of the 30mph speed restriction zone along Farnham Road (specifically for the start of the 30mph restriction to start closer to the roundabout with Farnham Road and the A287)**

**NOTES:**

1. Condition 4 (roads) has been amended in line with the Planning Committee resolution. Conditions 21 (lighting details), 22 (permeable surfaces), 23 (resurfacing of Galleon Marine Track) and 24 (resurfacing of Waverley Close footpath) have been added in line with the Planning Committee resolution. Informative 5 (30mph speed restriction) has been added in line with the Planning Committee resolution. Condition 3 (foul drainage) still requires amending in line with point (ii) above.
2. When details are submitted for consideration pursuant to condition 2 (materials) are to be determined by the Head of Regulatory Services in conjunction with the Chairman of the Planning Committee and the Ward Member.
3. Members had visited the site.
4. Councillor Helen Fleming, Odiham Parish Council, and Simon Jenkins, on behalf of residents, spoke **AGAINST** the application.

The meeting closed at 12.00pm

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

**Date and Time:** Wednesday, 16 April 2014 at 2pm

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

**Present:**

### **COUNCILLORS**

Gorys (Chairman)

Ambler and Billings

### **Officers:**

Robert Jackson	Development Control Manager
Emma Whittaker	Development Management Team Leader
Martine Fullbrook	Business Support Officer

## **8 APPOINTMENT OF VICE CHAIRMAN**

Councillor Ambler was appointed Vice Chairman of the Sub-Committee for the remainder of the Municipal Year.

## **9 MINUTES OF THE PREVIOUS MEETING**

The changes proposed by Councillor Gorys to the draft minute for item 7 - APPLICATION 12/01316/MAJOR – LAND ADJACENT TO HATCHWOOD PLACE, FARNHAM ROAD, ODIHAM, were agreed.

Mr Jackson confirmed that the Architects panel had seen the application on the 15<sup>th</sup> April and was satisfied with the amendments suggested by the Planning Committee.

Mrs Whittaker confirmed that the Legal Agreement was almost complete and that matters were progressing on the amended plans.

**The minutes of the previous meeting were agreed as follows:**

**A. The application be referred to Full Council with a RECOMMENDATION that the Head of Regulatory Services is authorised to GRANT PERMISSION subject to:**

- (i) The following amendments to be sought and agreed by the Head of Regulatory Services in consultation with the Chairman of the Planning Committee and the Odiham Planning Committee Ward Member, following reference of the scheme, as amended, to the North Hampshire Design Review Panel for advice on acceptability and , if necessary, improvements:**

- a) **Plots 73 and 74 are reduced in height and scale to and that plots 67-70 are also reviewed to ensure that their relative heights reflect the topography of the site better by mirroring the slope of the ridge line;**
  - b) **To review the design of plots 75-81 and consider the possibility of building bungalows rather than chalet style bungalows;**
  - c) **To review the design of plots 60-65 to include consideration of the scale, bulk and roof design of these plots;**
  - d) **To review the amount of garages on the development; where appropriate replace garages with surface car parking spaces to ensure maximum use of parking spaces for the parking of cars;**
  - e) **To demonstrate on the plans that there are suitable locations for grit bins to be sited.**
- (ii) The Head of Regularly Services to write Condition 3 (foul drainage) in consultation with the Chairman of the Planning Committee and Odiham Planning Committee Ward Member so that it states that there shall be no development until a drainage strategy has been submitted and agreed in writing by the Local Planning Authority. References to surface water are to be deleted from this condition. Additionally, the planning condition should require an assessment of the existing sewage infrastructure from the site to the sewage works in Hartley Wintney.**

**It also needs to be established if Thames Water have a legal responsibility to enforce against 'misconnections' in the sewage network of if it is appropriate for the planning condition to prevent misconnections on the Hatchwood development.**

**Surface water issues to be dealt with separately in condition 6 below.**

- (iii) The completion of a Planning Obligation to secure:**
- a) **40% affordable housing,**
  - b) **Financial contributions toward Community Infrastructure projects:**
    - 1) **District and local leisure**
    - 2) **Transport**
    - 3) **Education**
  - c) **Provision of Open space and its associated long-term management/maintenance clarifying the extent of the open space land to be transferred.**

**Any management arrangements should make clear if the open space is to be transferred to the Parish Council and/or a Management Company. If the arrangements include transfer to the Parish Council then the details should first be discussed and agreed with the Parish Council.**

**The application is being referred to Full Council as the application represents a Departure to the Local Plan as the proposed development**

**does not accord with Policy RUR2 in that it represents development in the open countryside outside, but adjacent to a settlement. Full Council must consider whether the presumption in favour of sustainable development to deliver new housing to meet the needs of the District is a material considerations that outweighs the Local Plan policy designation.**

**Instruction to Officers:**

**The drainage details submitted pursuant to Condition 3 shall not be discharged until they have been subject to an independent review and the findings agreed in consultation with the Ward Councillor**

**The details submitted pursuant to Conditions 21, 23 and 24 shall be agreed in consultation with the Ward Member.**

**and subject to the following 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 No development shall take place until details and samples of all external surfaces 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 policy GEN1 of the Hart District Local Plan.
- 3 Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. The details submitted should demonstrate the capacity of the public system to accommodate the new development and any other planned development within the Odiham public sewer catchment from site to treatment. No discharge of foul water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed. *[DRAFT ONLY - DETAILED WORDING STILL TO BE AGREED BY CHAIRMAN OF PLANNING COMMITTEE AND ODIHAM WARD COUNCILLORS]*  
Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community and to satisfy Saved Policy GEN1 of the Hart District Local Plan.
- 4 Details of the width, alignment, gradient and type of construction proposed for the roads, footways and accesses, including all relevant horizontal cross sections and longitudinal sections showing the existing and proposed levels, together with details of street lighting and the method of disposing of surface water, and details of a programme for the making up of the roads and footways shall be submitted to and approved by the Local Planning Authority in writing before development in any phase commences. The details submitted shall show that the roads are to be built to an adoptable standard. The agreed details shall be fully implemented before any adjacent building or use hereby approved is occupied.

Reason: In order to ensure satisfactory access to the development and to comply with saved policy GEN I of the Hart Local Plan.

- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i. the parking of vehicles of site operatives and visitors
  - ii. loading and unloading of plant and materials
  - iii. storage of plant and materials used in constructing the development
  - iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - v. wheel washing facilities and the dispersal of waste water
  - vi. measures to control the emission of dust and dirt during construction
  - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
  - viii. details of the site office/compound
  - ix. measures to be taken to prevent pluvial flooding of adjoining properties and in particular nos. 5 and 6 Heronswood; details shall include the provision of a bund to the rear of Tamar and 5 and 6 Heronswood

NOTE: The details should provide sufficient parking within the site so as to avoid any off-site parking by contractors. The site enclosures should also be constructed so as to prevent pedestrian access by contractors from Waverley Close.

- 6 Development shall not commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- Calculations demonstrating the discharge runoff rates and volumes will not be increasing from the development up to the 1 in 100 plus climate change storm event compared to the existing site.
- That pipes are appropriately sized to contain up to the 1 in 30 storm without flooding and that any flooding from the 1 in 100 plus climate change storm event will be safely contained on site.
- Detailed drawings and plans relating any calculations to the pipe number on the drawings.
- Details of how any potential flooding can be safely contained at pipe 44.
- If applicable, infiltration test results in accordance to BRE 365.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity. This condition will ensure compliance with saved policy GEN II of the Hart District Local Plan 2002. This condition also ensures compliance with paragraph 103 of the National Planning Policy Framework.

- 7 A detailed ecological management plan outlining all ecological enhancements should be prepared and agreed with the Local Authority prior to any construction beginning on the site.

Reason: To ensure appropriate ecological enhancement and to satisfy Saved Policy GEN1 of the Hart District Local Plan

- 8 That no development shall take place until the applicant has secured the implementation of a programme of archaeological mitigation of impact in accordance with a Written Scheme of Investigation that has been submitted to and approved by the Planning Authority.

Reason: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations.

Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.

Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.

- 9 No work shall take place until details of the means of protection, including method statements where appropriate, for all trees, hedges, hedgerows and shrubs on site, unless indicated as being removed, have been submitted to and approved in writing by the Local Planning Authority. The trees, hedges, hedgerows and shrubs shall be retained and protected in accordance with the approved details for the duration of works on the site and for at least five years following occupation of the approved development, unless otherwise agreed by the Local Planning Authority. Any such vegetation immediately adjoining the site shall be protected on the site in a similar manner for the duration of works on the site.

Any such vegetation removed without the Local Planning Authority's consent, or which die or become, in the Authority's opinion, seriously damaged or otherwise defective during such period 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, 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 policy GEN1 of the Hart District Local Plan.

- 10 No development shall take place until full details of both hard and soft landscape have been submitted to and approved in writing by the Local Planning Authority.

Hard details shall include, as appropriate, proposed finished levels and/or contours, means of enclosure of unbuilt open areas, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and artefacts and structures (e.g. furniture, refuse or other storage units, signage, lighting, external services, manholes, etc.).

Soft landscape details shall include planting plans, written specifications (including cultivation and other operations associated with plant establishment), schedules of plants, noting species, planting sizes and proposed densities where appropriate.

Details shall further include a proposed timetable for planting and laying out of hard surfaces and roads.

Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 11 No work shall take place until a landscape management plan, including a maintenance schedule and a written undertaking including proposals for the long term management of landscape areas, other than for small, privately occupied, domestic garden areas, has been submitted to and approved in writing by the Local Planning Authority. The subsequent maintenance shall be implemented in accordance with the approved details.

Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 12 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared and submitted for the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that the land is properly decontaminated where appropriate and to satisfy Saved Policies GEN1 and GEN9 of the Hart District Local Plan

- 13 Hard and soft landscaping works shall be fully carried out in accordance with the approved details, including the approved timetable, and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice. The Council shall be notified in writing of the completion of the scheme or any agreed phase of such scheme.

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, unless the Council gives its written consent to any variation.

Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 14 The approved parking facilities including all garages for vehicles shall not be used for any purpose other than the parking of motorised vehicles 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 parking to prevent the likelihood of on-street car parking and to satisfy saved policy GEN1 in the Hart District Local Plan.

- 15 The approved cycle storage facilities shall not be used for any purpose other than the storage of cycles.  
Reason: To ensure that the development is provided with adequate cycle storage and to satisfy saved policy GENI in the Hart District Local Plan.
- 16 A further walk-over inspection of the site should be conducted immediately prior to any clearance works to ensure that no protected species (i.e. badgers, nesting birds) are likely to be affected.  
Reason: to prevent harm to protected species and to satisfy Saved Policies GENI and CON5 of the Hart District Local Plan
- 17 In order to ensure that the small population of grass snakes are protected during construction, the recommendations made in the reptile report dated May 2013 (reference HDA ref. 604.1) should be followed.  
Reason: to ensure no reptiles are killed or injured during construction and to satisfy Saved Policy GENI of the Hart District Local Plan
- 18 All hedges or hedgerows on the site, unless indicated as being removed, shall be retained and protected on land to which the reserved matters relate in accordance with details submitted to and approved in writing by the Local Planning Authority for the duration of works on land to which the reserved matters relate unless otherwise agreed in writing by the Local Planning Authority. In the event that hedges or hedgerows become damaged or otherwise defective during such period the Local Planning Authority shall be notified in writing as soon as reasonably practicable. Within one month a scheme of remedial action, including timetable for implementation shall be submitted to the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved timetable. Any trees or plants which, within a period of two years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.  
Reason: To ensure the continuity of amenity afforded by existing hedges or hedgerows and to comply with policy CON8 of the Hart District Local Plan.
- 19 No development or demolition work or delivery of materials shall take place at the site except between 07:30 hours to 18:00 hours weekdays or 08:00 to 13:00 hours Saturdays. No development or demolition work or deliveries of materials shall take place on Sundays or Public Holidays.  
Reason: To protect the amenity of nearby residential occupiers and to satisfy saved policy GENI of the Hart District Local Plan.
- 20 Following completion of archaeological fieldwork a report will be produced in accordance with an approved programme including where appropriate post-excavation assessment, specialist analysis and reports, publication and public engagement.  
Reason: To contribute to our knowledge and understanding of our past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available.
- 21 No development shall take place until details of any external lighting, including hours of operation, have been submitted to and approved in writing by the Local Planning

Authority. The equipment shall only be installed, operated and maintained in accordance with the approved scheme.

Reason: To protect the amenities of the area and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 22 No development shall take place until details of the construction of all driveways, patios and pathways have been submitted to and approved in writing by the Local Planning Authority. The driveways, patios and pathways shall be of permeable construction. The driveways, patios and pathways shall be constructed in accordance with the approved details.

Reason: To prevent an increased risk of flood risk and to comply with saved policy GEN1 I of the Hart District Local Plan.

- 23 Unless otherwise agreed in writing, no development shall take place until a scheme of resurfacing of the Galleon Marine track linking the site to London Road has been submitted to and approved in writing with the Local Planning Authority. The details shall include a timetable for implementation of the agreed resurfacing and the opening up of this access for public use.

Reason: In the interests of public safety and to enable adequate and safe pedestrian/cycle permeability between the site and the surrounding housing and to satisfy saved policy GEN1 of the Hart District Local Plan.

NOTE: For the avoidance of doubt, the 'Galleon Marine' track is the track that runs alongside Heronswood that currently provides access from London Road to the Galleon Marine site.

- 24 Unless otherwise agreed in writing, no development shall take place until a scheme of resurfacing of the public footpath (footpath 504) linking the site to Waverley Close has been submitted to and approved in writing with the Local Planning Authority. The details shall include a timetable for implementation of the agreed resurfacing and the opening up of this access for public use.

Reason: In the interests of public safety and to enable adequate and safe pedestrian/cycle permeability between the site and the surrounding housing and to satisfy saved policy GEN1 of the Hart District Local Plan.

## **INFORMATIVES**

- 1 There is a charge for requests for compliance of conditions. The fee, where written confirmation is required that one or more conditions imposed on the same permission have been complied with, is £28 per request for a householder development and £97 for all other development. The fee must be paid when the request is made and should be made payable to Hart District Council. The Council aims to respond within eight weeks from the date when the request and fee are received, to confirm whether the details are acceptable. Please quote the planning application reference number when submitting any details.
- 2 You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 774422.

- 3 The watercourse on site is classified as an 'ordinary watercourse'. As such, under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority (Hampshire County Council) is required for any proposed works or structures, in the watercourse.
  - 4 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 issues relating to design, highways, affordable house and levels during the processing of the application and submitted amended plans to address these concerns. Consequently the application was considered acceptable.
    - The applicant was advised of the issues relating to community infrastructure/impact on a European site as part of the processing of the application and was assisted to complete a Section 106 Planning Obligation to address these concerns. Consequently planning permission could be granted.
  - 5 The applicant should explore with Hampshire County Council, as Highways Authority, the possibility of moving the start of the 30mph speed restriction on Farnham Road closer to the roundabout with Farnham Road and the A287
- B. In the event that all the requirements as set out in Recommendation A above are not progressed by 30 April 2014 to the satisfaction of the Chair of the Planning Committee, the Ward Member and the Head of Regulatory Services, the application be brought back to Planning (Major Sites) Sub-Committee for further consideration.**
- C. The Head of Regulatory Services to write to Hampshire County Council as Highways Authority to ask them to review the position of the 30mph speed restriction zone along Farnham Road (specifically for the start of the 30mph restriction to start closer to the roundabout with Farnham Road and the A287)**

**NOTES:**

1. Condition 4 (roads) has been amended in line with the Planning Committee resolution. Conditions 21 (lighting details), 22 (permeable surfaces), 23 (resurfacing of Galleon Marine Track) and 24 (resurfacing of Waverley Close footpath) have been added in line with the Planning Committee resolution. Informative 5 (30mph speed restriction) has been added in line with the Planning Committee resolution. Condition 3 (foul drainage) still requires amending in line with point (ii) above.
2. When details are submitted for consideration pursuant to condition 2 (materials) are to be determined by the Head of Regulatory Services in conjunction with the Chairman of the Planning Committee and the Ward Member.

Members had visited the site.

Councillor Helen Fleming, Odiham Parish Council, and Simon Jenkins, on behalf of residents, spoke **AGAINST** the application.

**10 APOLOGIES FOR ABSENCE**

No apologies had been received

**11 CHAIRMAN'S ANNOUNCEMENTS**

None.

**12 DECLARATIONS OF INTEREST**

No declarations were made.

The meeting closed at 5.05pm