



NOTICE OF MEETING

Meeting:	Planning Committee
Date and Time:	Wednesday, 13 February 2019 at 7.00 pm
Place:	Council Chamber, Civic Offices, Fleet
Telephone Enquiries to:	Mrs Alison Cottrell, 01252 774131 committeeservices@hart.gov.uk
Members:	Ambler, Blewett, Cockarill (Chairman), Forster, Gorys, Oliver, Quarterman, Radley Southern, Wheale, Worlock

Joint Chief Executive

CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU51 4AE

AGENDA

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

- 1 At the start of the meeting, the Lead Officer will confirm the Fire Evacuation Procedure.**
- 2 The Chairman will announce that this meeting may be recorded and that anyone remaining at the meeting has provided their consent to any such recording – please see our protocol on [Attending and Reporting Meetings](#).**

I MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 9 January 2019 to be confirmed and signed as a correct record. **Paper A**

2 APOLOGIES FOR ABSENCE

3 CHAIRMAN'S ANNOUNCEMENTS

4 DECLARATIONS OF INTEREST

To declare disclosable pecuniary, and any other, interests.

5 PLANNING (ENFORCEMENT) SUB COMMITTEE

To note the minutes of the Planning (Enforcement) Sub Committee held on the 3 September 2018 and the 3 December 2018. **Papers B and C**

6 PLANNING (MAJOR SITES) SUB COMMITTEE

To note the minutes of the Planning (Major Sites) Sub Committee held on the 22 October 2018 and the 7 January 2019. **Papers D and E**

7 DEVELOPMENT APPLICATIONS

To accept updates via the Addendum and to consider the planning report/schedule from the Head of Regulatory Services as attached. **Paper F**

Date of Despatch: 5 February 2019

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 COMMITTEE

Date and Time: Wednesday, 9 January 2019 at 7pm

Place: Council Chamber, Civic Offices, Fleet

COUNCILLORS

Cockarill (Chairman)

Ambler, Blewett, Dickens (substitute Forster), Gorys, Oliver, Parker (substitute Wheale), Quarterman, Radley, Southern

Officers

Emma Whittaker	Planning Manager
Brian O'Donovan	Senior Planning Officer
Ann Greaves	Shared Legal Services
Alison Cottrell	Committee Services

44 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on Wednesday, 14 November 2018 were confirmed and signed as a correct record.

45 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Forster (substitute Dickens) and Wheale (substitute Parker).

46 CHAIRMAN'S ANNOUNCEMENTS

The Chairman advised:

- That the unusual layout of the Chamber was due to an Inquiry taking place during the day.
- That Members may have received briefing notes detailing interesting or useful appeal decisions within the District. He advised that these were for noting/educational purposes and that at some point in the future, an evening meeting of case studies may take place to ensure that Members better understand how Inspectors make their decisions, and to ensure that we can avoid falling foul of them.
- That both Items 102, Cypress Drive, Fleet and 103, Christchurch Drive, Blackwater, had been withdrawn by the applicants.

47 DECLARATIONS OF INTEREST

None.

48 DEVELOPMENT APPLICATIONS

The addendum was circulated and the updated information accepted. The applications set out in the accompanying schedule were considered and decisions made as shown.

The meeting closed at 8.25 pm.

HART DISTRICT COUNCIL DEVELOPMENT APPLICATIONS

Decisions/Recommendations 9 January 2019

Item No: 101 – 18/00765/FUL – Dairy Complex, White Lane, Greywell, Hook, RG29 ITL.

Partial demolition and conversion of existing agricultural buildings to provide a day health spa facility. Creation of secondary access road, provision of car parking, landscaping and planting.

Members considered a motion to defer the application to look further at traffic impact/obtain further information regarding highways issues. Following confirmation that Hampshire County Council were content with the traffic data and that their position would not change, members proceeded with the application.

Members discussed:

- The test for impact on the highway network as set out in the NPPF is whether or not the additional traffic would have a severe impact on the highway network.
- The number of vehicle movements on the road at any one time.
- That people will travel by car due to the remote location and that there is no public transport.
- Peak traffic levels and when this was likely to be.
- The speed of traffic travelling through the village and that there are already concerns within the village at the speed traffic travels at.
- The direction of travel for potential clients.
- Whether or not a comparison had been made to the traffic levels when the site was operating as a dairy farm.
- That there would be cycle parking.
- That Hampshire County Council were content with the traffic data and the information submitted by the applicant.
- That Hampshire County Council indicate that the worst case traffic scenario would not be severe.
- That it is proposed that the facility could open 365 days per year.
- That visitors to the spa would be restricted to 130 visitors per day; this was based on the traffic assessment and the number of trips anticipated per day from customers.
- That there are other restrictions in terms of numbers that can use the facilities eg for classes or a single person having a massage or their nails done.
- That the traffic contribution was to look into whether or not traffic calming would be possible rather than proposals already being in place.
- Whether or not local people would support heavy handed traffic calming more suited to an urban environment than a historic village.
- That positive pre-application advice had been received by the applicant and that the applicant had liaised with the Parish Council prior to submitting a full planning application.
- That evidence in relation to visits to the proposed site had been based on evidence

drawn from similar facilities in the area.

- How the number of visits to the spa could be monitored.
- That the car park accommodates approximately 45 cars.
- That it is irrelevant how many members the spa has, it is the number of people visiting the facility on a daily basis that is key.
- Whether a condition could be imposed to limit the number of cars parking in the car park, and to prevent cars parking on agricultural land/temporary hard standing areas if the car park was full.
- That the agricultural land was subject to agricultural permitted development.
- Whether or not a condition could be imposed to prevent permitted development.
- That suitable conditions are imposed regarding lighting standards in conjunction with ecology experts.
- That the wording on the recommendation incorporates 'in conjunction with Chairman and Ward Member' in relation to conditions.
- The financial contribution is only sought towards the improvement and maintenance of Byway Open to All Traffic (BOAT 9) and not towards off-site management and speed reduction measures in Greywell.

DECISION – Grant

The Head of Regulatory Services be authorised to GRANT planning permission subject to the prior completion of an appropriate legal agreement to secure financial contributions toward improvement and maintenance of Byway Open to All Traffic (BOAT) 9 subject to the imposition of the following conditions (Conditions to be first agreed with the Chairman and Planning Ward Councillor):

Conditions

1. The development shall begin no later than three years from the date of this decision.

REASON:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawings:

262 P100 Rev B (Existing Ordnance Survey Plan Showing Greywell); 262 P101 Rev B (Existing Ordnance Survey Site Plan); 262 P102 (Existing Site Plan); 262 P103 (Existing Site Plan); 262 P200 (Proposed Site Plan); 262 P201 (Proposed Plan); 262 P201 (Proposed Site Plan); 262 P203 (Proposed Roof Plan); 262 P301 (Proposed Elevation A and B); 262 P302 (Proposed Elevation C and D); 2017/3837/001 Rev D (Proposed Access Road); 2017/3837/005 Rev A (Existing & Proposed Access Arrangement)

Documents:

Planning Statement (Ref: 8487) (Bell Cornwell) – April 2018; Bat Activity Survey 17th to 18th April 2018 (Ref: BAS.TOD.WL.G.H.v1) (KJF Consultancy Ltd) - 26th April 2018; Exterior Lighting Design Principles to be Applied (Owl Lighting) – 13th March 2018; Planning Application document (Cross Harris Architects) – April 2018; Transport Statement (Ref: CRHR/17/3837/TS02) (Russell Giles Partnership Limited) – April 2018; Transport Statement Addendum (Ref: BELC/2017/3837/TN04) (Russell Giles Partnership Limited) – June 2018; Structural Report (JPA/GP/5965) (Alcock Lees

Partnership Ltd) – 18th August 2017; and Soakaway Testing and Soil Infiltration Rates (Ref: 18.1053) (Constructive Evaluation) – 4th September 2018.

REASON:

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

3. No development shall start on site until a construction traffic management plan has been submitted to and approved, in writing, by the Local Planning Authority. The plan shall include:

- (a) A programme of and phasing of demolition and construction work;
- (b) The provision of long term facilities for contractor parking;
- (c) The arrangements for deliveries, loading and unloading associated with all construction work;
- (d) Methods and phasing of construction work;
- (e) Access and egress for plant and machinery;
- (f) Protection of pedestrian routes during demolition/construction;
- (g) Location of temporary site buildings, compounds, construction material and plant storage areas;
- (h) The erection and maintenance of security hoardings, including decorative displays, where appropriate;
- (i) Wheel washing facilities;
- (j) Measures to control the emission of dust and dirt during demolition and construction;
- (k) A pre-condition survey should be included which shows the existing condition of the local road network.

Demolition and construction work shall only take place in accordance with the approved method statement.

REASON:

In order that the Local Planning Authority can properly consider the effect of the works on the amenity of the locality and in the interests of highway safety.

4. Prior to any commencement on site, details of the access works as shown on drawing number 2017-3837-001 Rev D, should be submitted to the Local Planning Authority for approval and to be implemented prior to commencement on site.

REASON:

In the interests of highway safety and to accord with policies GEN1 and T14 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

5. Prior to any commencement on site, details of the highway improvement work as shown on drawing number 2017-3837-005 Rev A, should be submitted to the Local Planning Authority for approval and implemented prior to commencement on site.

REASON:

In the interests of highway safety and to accord with policies GEN1 and T14 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

6. The development hereby approved shall not be brought into use 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 first used.

The scheme shall also include:

Where infiltration is proposed, full infiltration tests in accordance with BRE Digest 365 'Soakaway design' including groundwater strikes;

Detailed drawings of the proposed drainage system including details as to where surface water is being discharged to;

Calculations confirming that the proposed drainage system has been sized to contain the 1 in 30 storm event without flooding and any flooding in the 1 in 100 plus climate change storm event will be safely contained on site;

Calculations showing the existing runoff rates and discharge volumes for the 1 in 1, 1 in 30 and 1 in 100 storm events and calculations for the proposed runoff rates and discharged volumes for the 1 in 1, 1 in 30 and 1 in 100 storm events. To be acceptable proposed runoff rates and discharge volumes must be no greater than existing.

REASON:

To prevent onsite and offsite flood risk from increasing from the proposed drainage system.

7. Prior to the commencement of development an ecological management plan detailing enhancement measures and mitigation measures should be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved plan.

REASON:

In order to safeguard protected species and to deliver biodiversity gains, in accordance with policy CON5 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

8. Should any land contaminants or unexpected ground conditions be identified during the course of development then groundworks shall cease, and the Local Planning Authority shall be notified so that any required remediation can be approved in writing before implementation.

REASON:

To ensure satisfactory development and to accord with policy GEN9 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

9. Prior to the commencement of development a BS5837:2012 compliant tree survey, tree protection plan and arboricultural method statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

REASON:

To ensure existing trees on the site are protected and to accord with policy CON8 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

10. The development shall not be brought into use until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- i) A statement setting out the design objectives and how these will be delivered;
- ii) earthworks showing existing and proposed finished levels or contours;
- iii) means of enclosure and retaining structures;
- iv) other vehicle and pedestrian access and circulation areas;
- v) hard surfacing materials;
- vi) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.), and
- vi) water features.

Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant).

REASON:

To ensure a satisfactory development in the interests of visual amenity and to accord with policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

11 The landscaping works shall be carried out in accordance with the approved details no later than during the first planting season immediately following completion of the development.

REASON:

To ensure the provision of a high quality development and to accord with policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

12. No more than 130 visitors/users or members shall attend the premises or use any services within the development on any given day.

REASON:

The Highway Authority considers that the Traffic Assessment indicates a maximum capacity of 130 users plus staff can be accommodated at the site without impact on the highway safety and the free flow of traffic on the highway network.

13. No external lighting shall be installed on the site or building until a detailed lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme should be designed in accordance with the general design principles specified in the submitted 'Exterior Lighting Design Principles to be Applied' document prepared by Owl Lighting and should seek to limit the environmental impact of any lighting to be provided. Details shall also include hours of operation which are to be agreed. Once approved the development shall be carried out in accordance with the submitted details.

REASON:

In order to minimise the environmental impact of the development, in particular with regard to its impact on protected species and its visual impact in this rural location.

14. The facility hereby approved shall only be open to users between 08:30 to 20:30 hours.

REASON:

To restrict the potential generation of vehicle movements to an acceptable level, in the interests of highway safety and residential amenity, in accordance with policies GEN1 and T14 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

15. The development hereby approved shall be used as a day spa facility and for no other purpose, including any other use within Use Class D2 (Assembly and Leisure) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any order revoking, re-enacting or modifying that Order).

REASON:

To accord with the terms of the application and to maintain control over the use of this building in an open countryside location, in the interests of visual and neighbouring amenity.

16. Notwithstanding the provisions of Schedule 2, Part 4, Class D of the Town and Country Planning (General Permitted Development) (England) Order 2015 the use of the building shall not be changed to a flexible use falling within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1 (business).

REASON:

To accord with the terms of the application and to maintain control over the use of this building in an open countryside location, in the interests of visual and neighbouring amenity.

17. The approved parking facilities for vehicles shall be provided prior to the development hereby approved being opened to members/visitors/public and 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.

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 undertake a desk top study to evaluate any potential legacy of contamination from former agricultural uses. The applicant has primary responsibility to

ensure that land is suitable for the approved use. Further information may be sought from the Council's Environmental Health Department.

Recommendation B – Should the planning obligation not be completed within one month following the resolution to GRANT permission, that the application be refused for the following reason:

- I. The proposed development would give rise to traffic flows on the surrounding road network and in particular along Byway Open to All Traffic (BOAT) 9, which would have the potential to cause material detriment to the highway. As such, the proposal would be contrary to the requirements of policies GEN1 and T14 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

Notes:

Speaking for the Parish Council: Greywell Parish Council

Speaking against the application: Mrs Liz Muir

Speaking for the application: Mrs Jo Butler

Item No: I02 -I8/01967/HOU – 19 Cypress Drive, Fleet, Hampshire, GU51 3HF.

This application was withdrawn by the Applicant.

Item No: I03 –I8/01992/FUL – 72 Christchurch Drive, Blackwater, Camberley, Surrey, GU17 0HH

This application was withdrawn by the Applicant.

Item No: I04 –I8/02035/FUL – 45 Somerville Crescent, Yateley, Hampshire, GU46 6XF.

Erection of new dwelling with re-positioned existing vehicle access following demolition of existing garage.

Members considered:

- That the property will front onto Manor Park Drive.
- That the parking is double tandem parking on the applicant's site.

DECISION – Grant

Conditions

- I The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

Reason

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prioritise delivery of housing given the limited supply of Sites of Accessible Natural Greenspace (SANG) in the district.

- 2 The development hereby approved shall be carried out in accordance with the following plan nos. and documents:
- o Site Block Plan; drawing number 100 REV P5
 - o Site Location Plan; drawing number 101 REV P4
 - o Proposed Ground Floor Plan & GIA; drawing number 200 REV P6
 - o Proposed First, Second Floor & Roof Plan; drawing number 201 REV P5
 - o Proposed Elevations; drawing number 400 REV P5
 - o Existing & Proposed Vehicular Access & Parking; drawing number 901 REV P4
 - o Front Perspective View; drawing number 900 REV P4

Reason

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

- 3 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. Once approved the Statement shall be adhered to throughout the demolition and 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
 - v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for recycling/disposing of waste resulting from demolition & construction works
 - viii. hours of construction.

Reason

In the interests of highway safety and neighbouring amenity and to accord with saved policies GEN I and T 14 of the Hart District Local Plan.

- 4 No works or other development approved by this planning permission shall take place or be commenced unless and until the proposed revised vehicular access and parking arrangements as shown on plan 1066 901 Rev P4 has been implemented and completed. The revised access and parking arrangements shall be retained thereafter.

Reason: The access as proposed appears to be located on land which is not in the ownership of the applicant. The provision of a satisfactory means of access to the site is a fundamental requirement of saved policies GEN I and T14, accordingly, this condition is a true condition precedent which must be satisfied before any other development takes place to ensure that the dwelling would have vehicular access.

5 Prior to first occupation of the development hereby permitted the two windows in the first and second floor of the western side elevation of the house as per drawing numbers I066_201 and I066_400 shall:

- (a) be of purpose-made obscure glass,
- (b) be permanently fixed closed below a height of 1.7m above finished floor level, and shall thereafter be retained in that form.

Reason

In order to preserve the privacy of the neighbouring dwelling and to satisfy saved policies GEN I and URB I6 of the Hart District Local Plan.

6 The approved parking facilities shall be implemented prior to first occupation and thereafter used only for the purpose of parking of motorised vehicles, and access shall be maintained at all times for them to be used as such.

Reason

To ensure that the development is provided with adequate parking to prevent the likelihood of on-street parking of motorised vehicles and to satisfy saved policies GEN I and T 14 of the Hart District Local Plan.

7 Notwithstanding the provisions of the Town and Country Planning General Development (England) Order 2015 (as amended) (or any Order revoking or re-enacting this Order with or without modification) no enlargement of the existing or approved dwelling house, as permitted by Class A and E of Part I of the Second Schedule of the Order, shall be constructed without the prior written permission of the Local Planning Authority.

Reason

To ensure the retention of a satisfactory appearance to the development, to avoid overdevelopment of the site and to satisfy saved Policy GEN I of the Hart District Local Plan.

8 Excepting site clearance, no further development shall take place 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 occupied. The scheme shall include:

- Where infiltration is proposed, full infiltration tests in accordance to BRE 365 including groundwater strikes.
- Detail drawings of the proposed drainage system including details as to where surface water is being discharged to.
- Calculation confirming that the proposed drainage system has been sized to contain the 1 in 30 storm event without flooding and any flooding in the 1 in 100 plus climate change storm event will be safely contained on site.
- Calculations showing the existing runoff rates and discharged volumes for the 1 in 1, 1 in 30 and 1 in 100 storm events and calculations for the proposed runoff rates and discharged volumes for the 1 in 1, 1 in 30 and 1 in 100 plus climate change storm events. To be acceptable proposed runoff rates and discharge volumes must be no higher than existing.

Reason

In order to prevent any increase in onsite and offsite flood risk from the proposed drainage system, and to satisfy saved policy GEN 11 of the Hart District Local Plan.

- 9 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.

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 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.

PLANNING (ENFORCEMENT) SUB-COMMITTEE

Date and Time: 3 September 2018

Place: Council Chamber, Civic Offices, Fleet

Present:

COUNCILLORS

Blewett, Crampton (substitute Southern), Oliver and Worlock

Officers:

Nick Steevens	Head of Regulatory Services
Emma Whittaker	Planning Manager
Maxine Lewis	Enforcement Team Leader
Sharon Whittaker	Enforcement Officer
Sylvia O'Connor	Enforcement Officer
Wendi Batteson	Shared Legal Services
Alison Cottrell	Committee Services

1 ELECTION OF CHAIRMAN

Councillor Oliver was elected as Chairman.

2 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 5 December 2016 were confirmed and signed as a correct record.

3 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Southern (substitute Crampton).

4 CHAIRMAN'S ANNOUNCEMENTS

None.

5 DECLARATIONS OF INTEREST

None declared.

6 17/00256/XPLAN2 – 127 ALBERT STREET, FLEET, HAMPSHIRE

Members received a report from the officer in the case and considered the details of the current use and concerns raised by local residents arising from that use.

Members considered:

- That planning permission for B8 use of the site was granted in 2017, but that the site would appear to be operating as a sui generis use.
- That complaints had been received from local residents in relation to the parking of long wheel base vehicles overhanging the parking spaces and the pavement.
- That out of 100% of customers, 10% are retail sales.
- That selling to the public amounts for 21% of turnover.
- That the planning application indicated that suitable spaces would be provided for trade delivery and collection, but that they have not been provided.
- Whether or not it was the trade activity rather than the retail activity that was driving complaints from local residents.
- That Screwfix staff had been asking larger vehicles to park in the road rather than the car parking spaces to prevent vehicles blocking the pavement.
- Whether a breach of planning control has occurred, whether it is expedient to take enforcement action, and whether the enforcement action would solve the problems residents are currently experiencing.
- What preventative action could be taken to stop large vehicles parking in the car parking spaces and overhanging the pavement?
- Whether suitable signage could be erected advising larger vehicles that they are not permitted to park in the car parking spaces.
- Whether CCTV could be installed to enable staff members to see the car parking area, and then enable them to manage the parking more effectively.
- More pro-active monitoring of the car parking area by staff,
- Whether loading restrictions outside of Screwfix could be imposed.

DECISION

That this application be deferred for further consideration at the Planning (Enforcement) Sub Committee scheduled to take place on the 3 December 2018 allowing time for Screwfix to address the parking issues raised, by the addition of suitable signage, the monitoring of the parking area and pavement to ensure the pavement is kept clear, and the addition of CCTV to assist in the monitoring of the parking area.

Note - speaking against the recommendation – Miss Claire Day for Screwfix.

7 APPEAL DECISION IN RESPECT OF CHERRY TREE FARM, MATTINGLEY AND DORCHESTER WAY, GREYWELL

Members considered the report and heard from Officers who provided updates on two recent appeal decisions received in relation to land at Cherry Tree Farm, Mattingley and land at Dorchester Close, Greywell.

DECISION

Members noted the information provided.

The meeting closed at 10.40 am.

PLANNING (ENFORCEMENT) SUB-COMMITTEE

Date and Time: 3 December 2018 at 10 am

Place: Council Chamber, Civic Offices, Fleet

Present:

COUNCILLORS

Blewett, Kennett (substitute Southern), Oliver and Worlock

Officers:

Maxine Lewis	Enforcement Team Leader
Sharon Whittaker	Enforcement Officer
Sylvia O'Connor	Enforcement Officer
Wendi Batteson	Shared Legal Services
Alison Cottrell	Committee Services

In Attendance: Claire Day - Screwfix

8 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 3 September 2018 were confirmed and signed as a correct record.

9 APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Southern (substitute Kennett).

10 CHAIRMAN'S ANNOUNCEMENTS

None.

11 DECLARATIONS OF INTEREST

None declared.

12 ENFORCEMENT CASES

ITEM 101 - 17/00256/XPLAN2 – 127 ALBERT STREET, FLEET, HAMPSHIRE, GU51 3SN

Members received a report from the case officer who confirmed that the proposals within application 18/02589/FUL, seek to overcome the parking issues at the site that were raised at the Planning (Enforcement) Sub Committee held on the 3 September 2018.

Members considered:

- The comments raised from a complainant in relation to the parking and manoeuvring of vehicles using the parking space for long wheel based vehicles.
- That the planning application is due for determination in the middle of January 2019.
- That Screwfix staff are being asked to park in appropriate local car parks and not on the Screwfix site.

DECISION

That no further action is taken at this time pending determination of the current planning application (18/02589/FUL refers).

ITEM 102 – 18/00208/OPERT3 – EBORACUM, CRONDALL ROAD, CROOKHAM VILLAGE, FLEET, HAMPSHIRE, GU51 5SY

Members received a report from the case officer and were presented with photographs. Members considered the report concerning a wall with cast iron railings erected around the front of the property, which exceed the height for permitted development, together with its visual appearance, which had been the subject of complaints. They noted the boundary does constitute a breach of planning control and which does not have the benefit of the necessary planning permission.

Members discussed:

- The height of the wall and fence.
- That there is no soft planting inside or outside the wall.
- That the property is outside the Article 4 area but inside the Conservation Area.
- That the property is a modern looking house.
- Whether or not it would be in the public interest to take formal action.
- That any future breach cases would similarly be considered on their merits on each occasion.
- That the issue is raised with the relevant Planning Committee/Planning Committee Working Party to ensure that when property is developed inside a Conservation Area/Article 4 area, that boundary treatment should be considered during determination and accordingly should be restricted/conditioned.
- That the Chairman will write to the Chairman of the Planning Committee in relation to making an appropriate recommendation to the Planning Committee.

DECISION

That no further action be taken in this case.

The meeting closed at 10.23 am.

PLANNING (MAJOR SITES) SUB COMMITTEE

Date and Time: Monday, 22 October 2018 at 10am

Place: Council Chamber, Civic Offices, Fleet

COUNCILLORS

Ambler (substitute for Radley), Cockarill, Forster, Wheale

Officers:

Nick Steevens	Head of Regulatory Services
Emma Whittaker	Planning Manager
Peter Lee	Team Leader
Miguel Martinez	Principal Planner
Wendy Batteson	Shared Legal Services
Gill Chapman	Committee Services

1 ELECTION OF CHAIRMAN

Councillor Cockarill was elected as Chairman.

2 ELECTION OF VICE CHAIRMAN

Councillor Forster was elected as Vice Chairman.

3 MINUTES OF PREVIOUS MEETINGS

The Minutes of the meetings held on 31 October 2017 and 8 November 2017 were confirmed and signed as a correct record.

Councillor Wheale entered the meeting during this item.

4 APOLOGIES FOR ABSENCE

Apologies had been received from Councillor Radley, Councillor Ambler substituted.

5 CHAIRMAN'S ANNOUNCEMENTS

None.

6 DECLARATIONS OF INTEREST

None declared.

7 APPLICATION NO. 18/00242/REM – LAND AT ODIHAM ROAD, RISELEY

The addendum was circulated and the updated information accepted.

This reserved matters application was presented to members of the Planning Committee on 8 August 2018 seeking approval for Appearance, Landscaping, Layout and Scale. The Planning Committee accepted that the Landscaping, Layout and Scale of the proposed residential development was acceptable. However, the Committee agreed the design and appearance of the proposed dwellings was unimaginative and did not appropriately reflect the rural character of the locality as there was no variations in the design of the houses.

The Committee agreed that amendments should be sought to address the issues of design/appearance and that the application be deferred to the Planning (Major Sites) Sub-Committee for determination.

The application was presented to the Planning (Major Sites) Sub-Committee following the receipt of revised elevational designs for the dwellings. Details of appearance and design were considered. It was confirmed that the layout and plot sizes had not changed.

Members discussed:

- The single access point and traffic in surrounding highways – It was agreed that highway matters were previously assessed by County and the decision on this had already been made at outline stage.
- The Affordable units and mix – 33 of which 22 social rent, 11 shared ownership
- Position of flats and communal gardens for the flats
- Letterbox positioning
- Hipped roofs
- Permitted development control (Condition 6)
- Sustainability
- Parking, and the discouragement of pavement and unsafe parking.

Members felt the proposals were an enhancement on the original elevations. They asked for conditions to reflect the discussions on letterbox placing and safe parking.

RECOMMENDATION: GRANT subject to appropriate conditions.

CONDITIONS

- 1 The development hereby permitted shall be begun before 21.10.2020.
- 2 The development shall be completed in accordance with the following plans and documents:

2640-A-1001 Rev. A (site location plan), 2640-A-1005 Rev. R (site layout), 2640-C-1005 Rev. Q (coloured site layout), 2640-C-1200 Rev. B (street scenes), 2640-C-1201 Rev. B (street scenes), 2640-A-1700 Rev. C (refuse storage/collection), 2640-A-1701 Rev. D (Parking and Cycle Storage), 2640-A-1709 Rev. C (site management plan), 2640-A-1710 Rev. C (materials distribution), 2640-A-3000 Rev. F (plot 1), 2640-A-3001 Rev. G (plot 5), 2640-A-3002 Rev. G (plot 6, 10, 11, 14), 2640-A-3040 Rev. F (plot 12), 2640-A-3041 Rev. F (plot 20, 21), 2640-A-3042 Rev. F (plot 82), 2640-A-3050 Rev. F (plot 13), 2640-A-3051 Rev. F (plot 16), 2640-A-3052 Rev. F (plot 73), 2640-A-3053 Rev. F (plot 83), 2640-A-3060 Rev. F (plot 17, 18), 2640-A-3061 Rev. F (plot 72), 2640-A-3062 Rev. F (plot 74), 2640-A-3100 Rev. F (plot 25-29), 2640-A-3105 Rev. F (plot 30-34), 2640-A-3110 Rev. H (plot 43-45), 2640-A-3120 Rev. G (plot 58-61), 2640-A-3130 Rev. F (plot 62-65), 2640-A-3200 Rev. E (plot 46-57), 2640-A-3205 Rev. F (plot 46-57), 2640-A-3300 Rev. D (Garages), 2640-A-3301 Rev. B (Outbuildings), 2640-A-3400 Rev. B (plot 23), 2640-A-3401 Rev. B (plot 35-37), 2640-A-3402 Rev. B (plot 24), 2640-A-3403 Rev. B (plot 40-42), 2640-A-3410 Rev. B (plot 67-68), 2640-A-3411 Rev. B (plot 2, 38, 66, 79), 2640-A-3412 Rev. B (plot 39,78), 2640-A-3420 Rev. B (plot 8, 71, 81), 2640-A-3421 Rev. B (plot 69, 80), 2640-A-3430 Rev. B (plot 3, 4, 7, 9, 70, 75, 76, 77), 2640-A-3431 Rev. B (plot 15, 19, 22), A17574-001 Rev. T1 (Drainage Layout Sheet 1 of 5), A17574-002 Rev. T1 (Drainage Layout Sheet 2 of 5), A17574-003 Rev. T1 (Drainage Layout Sheet 3 of 5), A17574-004 Rev. T1 (Drainage Layout Sheet 4 of 5), A17574-005 Rev. T4 (spots levels 1), A17574-006 Rev. T3 (spots levels 2), A17574-007 Rev. T1 (Longitudinal Sections), A17574-009 Rev. P2 (S278 / S37 Adoption Plan), A17574-010 Rev. P6 (Road Geometry Plan), A17574-011 Rev. P2 (7.5t Panel Van swept path plan), A17574-013 Rev. T1 (Drainage Layout Sheet 5 of 5), A17574-014 Rev. P3 (Fire Tender Swept Paths), A17574-015 Rev. P2 (Large Car swept paths), A17574-016 Rev. P2 (refuse vehicle swept path), CALA21541- 03 Rev. A (tree protection), CALA21541 – 10 (landscape masterplan), CALA21541 – 11 Rev. B Sheet 1-5 (soft landscape), CALA21541 – 12 Rev. C Sheet 1-5 (soft landscape), CALA21541 – 21 Rev. B (play area), RI-1300-01 (street lighting layout), D33047/JFT/A (lighting spillage); and

Design and Access Statement (January 2018) prepared by Omega, Planning Statement (January 2018) prepared by Boyer, Heritage Statement (October 2016) prepared by Turley, Soft Landscaping Management and Maintenance Plan (January 2018) prepared by ACD Environmental, Energy & Sustainability Statement (January 2018) prepared by Briary Energy, Affordable Housing Letter (February 2018) prepared by Home Group, Design and Access Statement Addendum (April 2018) prepared by Omega, Road Safety Audit Stage 1 (March 2018) produced by Lawrence Shaw Associates, Highways Response Letter (June 2018) prepared by Stilwell Partnership, Summary of Accommodation (June 2018) prepared by Omega, Schedule of Accommodation (June 2018) prepared by Omega.

REASON: To ensure that the development is carried out in accordance with the approved details and in the interest of proper planning.

- 3 No dwelling in the development hereby approved shall be occupied until the approved vehicular access, roads within the site, turning areas, parking facilities

for vehicles (garages, driveways and on street parking) serving the dwelling, as shown on approved plans listed in condition no. 2 above, are fully completed. The parking facilities 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 retains adequate parking facilities in the interest of residential amenity and highway safety to satisfy saved policy GEN1 and T14 of the Hart District Local Plan (Replacement) 1996-2006, the National Planning Policy Framework (2018) and policy I3 of the emerging Hart Local Plan - Strategy and Sites 2016-2032

- 4 The visibility splays shown in approved drawing A17574-010 Rev. P7 (road geometry) within condition no.2 shall be fully implemented and maintained for the lifetime of the development.

REASON: In the interest of safety of highway users in accordance to saved policy GEN1 and T14 of the Hart District Local Plan (Replacement) 1996-2006, the National Planning Policy Framework (2018) and policy I3 of the emerging Hart Local Plan - Strategy and Sites 2016-2032.

- 5 The vehicular access approved on the western boundary of the site fronting onto Basingstoke Road (B3349) shall not be used by motor vehicles other than emergency vehicles.

REASON: In the interest of safety of highway users in accordance to saved policy GEN1 and T14 of the Hart District Local Plan (Replacement) 1996-2006, the National Planning Policy Framework (2018) and policy I3 of the emerging Hart Local Plan - Strategy and Sites 2016-2032.

- 6 Notwithstanding the provisions of Classes A, B, C, D E and F - Part 1 and Class A -Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent order revoking and re-enacting that Order with or without modifications), no enlargement, improvement or other alteration to the dwellinghouses hereby approved under these classes shall be carried out without the prior permission of the Local Planning Authority, obtained through the submission of a planning application.

REASON: To prevent the overdevelopment of their curtilage to safeguard the living conditions of adjoining properties and visual appearance of the development and the area as a whole, in accordance with local policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006, the National Planning Policy Framework (2018) and policy NBE10 of the emerging Hart Local Plan - Strategy and Sites 2016-2032

- 7 Notwithstanding the provisions of Class C of Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent order revoking and re-enacting that Order with or without modifications), no telecommunication equipment (e.g. antennas, satellite dishes) to the block of flats hereby approved shall be installed without the prior permission of the Local Planning Authority, obtained through the submission of

a planning application.

REASON: To prevent visual clutter and maintain the satisfactory visual appearance of the development and the area as a whole, in accordance with local policy GEN1 and GEN4 of the Hart District Local Plan (Replacement) 1996-2006, the National Planning Policy Framework (2018) and policy NBE10 of the emerging Hart Local Plan - Strategy and Sites 2016-2032.

- 8 No construction 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 (Replacement) 1996-2006, the National Planning Policy Framework (2018) and policy NBE10 of the emerging Hart Local Plan - Strategy and Sites 2016-2032

INFORMATIVES

- 1 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance the applicants submitted additional information that had previously been assessed as acceptable and also revised plans. The objection comments received have been carefully considered within the committee report. They were also advised in connection with the need to complete obligations in respect of the impact of the development on European Sites
- 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 as arranged on site.
- 3 The applicant is reminded that any work altering the existing conditions of the public right of way running east-west through the development (PRoW 501) should obtain consent/highway agreement from Hampshire County Council.

Notes:

In the absence of a representative from Heckfield Parish Council, Councillor David Bell sent a statement which was read out.

Mr Henry Bennet spoke against the Application

Mr Craig Burden spoke for the Application

The meeting closed at 11.00 am

ADDITIONAL CONDITIONS (DRAFT):

Draft conditions to address Members discussions on letterboxes and unsafe parking:

Additional Condition (letterboxes):

The aperture of letter boxes for the residential development hereby approved shall be positioned, between 0.60m and 1.8m above finished floor level where they are installed, with the exception of accessible letter boxes which shall be positioned between 0.80m and 1.2m above finished floor level.

Reason: In the interest of achieving an inclusive/accessible development to satisfy saved policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and the NPPF (2018)

Informative (unsafe parking):

The applicant is strongly advised to contact Hampshire County Council (Highways) to discuss and implement physical measures/ street furniture to prevent illegal and/or unsafe on-street car parking in the internal roads of the development hereby approved.

PLANNING (MAJOR SITES) SUB COMMITTEE

Date and Time: Monday, 7 January 2019 at 10am

Place; Council Chamber, civic Offices, Fleet

COUNCILLORS

Ambler (substitute for Radley), Cockarill (Chairman), Wheale, Worlock (substitute for Forster)

In Attendance: Blewett

Officers:

Nick Steevens	Head of Regulatory Services
Emma Whittaker	Planning Manager
Brian O'Donovan	Senior Planning Officer
Debbie Berry	Shared Legal Services
Alison Cottrell	Committee Services

The meeting commenced at 10.03 am.

8 MINUTES OF PREVIOUS MEETING

The Minutes of the meeting held on 22 October 2018 were confirmed and signed as a correct record.

9 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Forster (substituted by Councillor Worlock) and Radley (substituted by Councillor Ambler).

10 CHAIRMAN'S ANNOUNCEMENTS

None.

11 DECLARATIONS OF INTEREST

None declared.

12 APPLICATIONS NO. 18/00334/FUL - HAWLEY PARK FARM, HAWLEY ROAD, BLACKWATER

Members accepted the updates via the Addendum and considered the planning report regarding Hawley Park Farm.

The full planning application was presented to members of the Planning Committee on 10 October 2018 seeking approval for full planning application for the erection of 158 dwellings, vehicular access from Hawley Road and the provision of SANG, public open space, landscaping and associated works. The Planning Committee accepted that the principle of development was acceptable. However, the Planning Committee

requested that the application be referred to the Major Sites Sub-Committee for six points to be addressed.

The Planning Committee agreed that amendments and further clarifications should be sought to address the issues and that the application be deferred to the Planning (Major Sites) Sub-Committee for a recommendation prior to being brought back to Planning Committee for determination.

The application was presented to the Planning (Major Sites) Sub-Committee following the receipt of revised drawings.

Members considered the following six points:

- 1) Review of pedestrian and cycle access from the site especially onto Hawley Lane.
- 2) Review of the car parking to ensure that the sizes of the spaces meet the necessarily standards.
- 3) Relocate the play equipment into the housing development (out of the SANG) and to review the quantum and type of provision to ensure that there is sufficient play equipment for 0-4 year olds.
- 4) Remove the flats adjacent to Fernhill Lane.
- 5) Review of the affordable housing distribution.
- 6) Consider if there are any other community facilities such as providing electric car charging points.

Members further considered:

- That Natural England had indicated that the play equipment detailed in the play equipment details document was suitable to be included within the SANG area subject to the final specification being dealt with by planning condition.
- That the third floor in each of the two blocks of flats was located in the roof space.
- The difference in height between an ordinary house and the proposed flats. Members also discussed the difference between the previously consented scheme and the current proposals.
- The differences between parking standards at Hart District Council and Rushmoor Borough Council.
- That the Committee were only considering the size of the car parking spaces and not the quantum.
- That all of the parking spaces were large enough and met Hart car parking standards with parking spaces being 4.8 metres in length and garages 6 metres in length to allow for storage at the end of the garage.
- Hart includes garages as parking spaces and that some of the parking was located in garages.
- Whether or not the use of the garages for the parking of motor vehicles could be conditioned.

- The parking details were 253 allocated visible spaces, 89 garage parking spaces and 39 visitor parking spaces.
- That some of the car parking spaces were located within the undercroft of some of the homes.
- The sunken lane (Fernhill Lane) and whether or not the proposed development sited homes too close to the lane and threatening the stability of the bank.
- That under this current proposal, there is no access to Fernhill Lane, but that there had been pedestrian access in the first scheme.
- That Fernhill Lane is too narrow adjacent to the site to accommodate a footpath/cycleway.
- Whether or not children would be at risk in using the play area away from the site in the SANG.
- Whether or not it would be safer to have the play equipment spread out and located along a walk within the SANG rather than together in one area.
- That the play equipment could be removed from the SANG as play equipment was now also located within the site.
- That the play equipment within the site was toddler play equipment, and located in areas that were overlooked, but that the proposed play equipment within the SANG was equipment for older children (5+ years).
- Whether or not it was possible to have a CCTV camera near to the play area in the SANG.
- The distribution of affordable housing.
- The positioning, size and mass of the flats adjacent to Fernhill Lane.
- The relationship of the flats in terms of street scene and their relationship to other properties.
- The distances between the flats and other properties in terms of overlooking, especially in relation to the gardens of other properties.
- The distances applied as a rule of thumb when considering overlooking.
- Whether or not the flats could be moved to be in a central point to the rest of the development.
- That the flats should not be moved outside of the present footprint.
- Whether or not the boundary is screened.
- That the trees along the boundary with Fernhill Lane are deciduous so that the impact of the flats to the houses on the opposite side of Fernhill Lane will be more apparent in the summer.
- The design of the flats.
- That the main road through the site should be adopted and that Hart Council, or whoever has control of the road, would be able to look at a road traffic order to ensure vehicles were parking in appropriate spaces or garages.
- That a traffic order was a separate process outside of the planning process, but that this would be addressed.
- Cycles and pedestrian access – that what was proposed was acceptable as Fernhill Lane does not lend itself to a footpath.
- That the car parking charging points were acceptable.

Decision – the Planning (Major Sites) Sub-Committee recommends to the Planning Committee that:

The application be **Refused** for the following reasons:

- 1) Plots 85-89 and 108-113 of the proposed development would by virtue of their size, bulk and massing have an unacceptable relationship with the adjoining properties and in particular No. 6 Fernhill Lane causing overlooking and being overbearing. As such the application is contrary to Saved Policy GEN1 of the Hart District Council Development Plan (1996-2006) and the requirements of the National Planning Policy Framework.
- 2) The proposed flats (plots 85-89 and 108-113) of the proposed development would by virtue of their size, bulk, design and massing be overbearing and overly dominant when viewed from Fernhill Lane and as such would be harmful to the character and appearance of the street scene. The application is therefore contrary to saved policy GEN1 of the Hart District Council Development Plan (1996-2006) and the requirements of the National Planning Policy Framework.
- 3) The site is located within 5km of a Site of Special Scientific Interest (SSSI) which forms part of the Thames Basin Heaths Special Protection Area (SPA). In the absence of any evidence that the test of no alternatives under the Conservation of Habitats and Species Regulations 2017 can be satisfied, or evidence that there are grounds of overriding public interest, the proposed development, either alone or in combination with other plans or projects, would be likely to have a significant adverse effect on the SPA. As such the proposal is contrary to saved policies CON1 and CON2 in Hart District Local Plan, and policy NRM6 in the South East Plan.
- 4) In the absence of any legally binding obligation to secure the provision of a financial contribution toward the provision of off-site highways improvements reasonably necessary to make the development acceptable, the proposed development would conflict with the requirements of saved policies GEN1 and T14 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.
- 5) The proposed development would not make appropriate provision to mitigate the impact of the development on the provision of leisure facilities. As such, the proposal would be contrary to paragraph 4.6.1 of the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.
- 6) The proposed development does not make adequate provision for the provision of affordable housing. As such the proposal is contrary 'saved' policy ALTGEN13 in the Hart District Local Plan (Replacement) 1996-2006 and First Alterations to the Hart District Local Plan (Replacement) 1996-2006.

NOTES:

Speaking on behalf of Blackwater and Hawley Town Council: Dr Rachel Mogg

Speaking against the application: Mr Paul Brett

Speaking for the application: Mr Alistair Pott of Crest Nicholson South

The meeting closed at 11.35 am



HEAD OF REGULATORY SERVICES
REPORT TO THE PLANNING COMMITTEE OF
13th February 2019

1. INTRODUCTION

This agenda considers planning applications submitted to the Council, as the Local Planning Authority, for determination

2. STATUS OF OFFICER'S RECOMMENDATIONS AND COMMITTEE'S DECISIONS

All information, advice, and recommendations contained in this agenda are understood to be correct at the time of preparation, which is approximately two weeks in advance of the Committee meeting. Because of the time constraints, some reports may have been prepared before the final date for consultee responses or neighbour comment. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting or where additional information has been received, a separate "Planning Addendum" paper will be circulated at the meeting to assist Councillors. This paper will be available to members of the public.

3. THE DEBATE AT THE MEETING

The Chairman of the Committee will introduce the item to be discussed. A Planning Officer will then give a short presentation and, if applicable, public speaking will take place (see below). The Committee will then debate the application with the starting point being the officer recommendation.

4. SITE VISITS

A Panel of Members visits some sites on the day before the Committee meeting. This can be useful to assess the effect of the proposal on matters that are not clear from the plans or from the report. The Panel does not discuss the application or receive representations although applicants and Town/Parish Councils are advised of the arrangements. These are not public meetings. A summary of what was viewed is given on the Planning Addendum.

5. THE COUNCIL'S APPROACH TO THE DETERMINATION OF PLANNING APPLICATIONS

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF).

It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. This means that any discussions with applicants and developers at both pre-application and application stage will be positively framed as both parties work together to find solutions to problems. This does not necessarily mean that development that is unacceptable in principle or which causes harm to an interest of acknowledged importance, will be allowed.

The development plan is the starting point for decision making. Proposals that accord with the development plan will be approved without delay. Development that conflicts with the development plan will be refused unless other material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date the Council will seek to grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the

- benefits, when assessed against the policies in the Local Plan taken as a whole; or
- Specific policies in the development plan indicate that development should be restricted.

Unsatisfactory applications will however, be refused without discussion where:

- The proposal is unacceptable in principle and there are no clear material considerations that indicate otherwise; or
- A completely new design would be needed to overcome objections; or
- Clear pre-application advice has been given, but the applicant has not followed that advice; or
- No pre-application advice has been sought.

6. PLANNING POLICY

The relevant development plans are, the Hart District Local Plan including first alterations, retained Policy NRM6 of the South East Plan the Hampshire, the Odiham Neighbourhood Plan, the Rotherwick Neighbourhood Plan, the Winchfield Neighbourhood Plan, the Portsmouth, Southampton, New Forest National Park Minerals and Waste Core Strategy, and the saved policies of the Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan.

Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item.

7. THE NATIONAL PLANNING POLICY FRAMEWORK AND PLANNING PRACTICE GUIDANCE

Government statements of planning policy are material considerations that must be taken into account in deciding planning applications. Where such statements indicate the weight that should be given to relevant considerations, decision-makers must have proper regard to them.

The Government has also published the Planning Practice Guidance which provides information on a number of topic areas. Again these comments, where applicable, are a material consideration which need to be given due weight.

8. OTHER MATERIAL CONSIDERATIONS

Material planning considerations must be genuine planning considerations, i.e. they must be related to the purpose of planning legislation, which is to regulate the development and use of land in the public interest. Relevant considerations will vary from circumstance to circumstance and from application to application.

Within or in the settings of Conservation Areas or where development affects a listed building or its setting there are a number of statutory tests that must be given great weight in the decision making process. In no case does this prevent development rather than particular emphasis should be given to the significance of the heritage asset.

The Council will base its decisions on planning applications on planning grounds alone. It will not use its planning powers to secure objectives achievable under non-planning legislation, such as the Building Regulations or the Water Industries Act . The grant of planning permission does not remove the need for any other consents, nor does it imply that such consents will necessarily be forthcoming.

Matters that should not be taken into account are:

- | | |
|--|---|
| • loss of property value | • loss of view |
| • land and boundary disputes | • matters covered by leases or covenants |
| • the impact of construction work | • property maintenance issues |
| • need for development (save in certain defined circumstances) | • the identity or personal characteristics of the applicant |

- ownership of land or rights of way
- change to previous scheme
- or matters that are dealt with by other legislation, such as the Building Regulations (e.g. structural safety, fire risks, means of escape in the event of fire etc.). - The fact that a development may conflict with other legislation is not a reason to refuse planning permission or defer a decision. It is the applicant's responsibility to ensure compliance with all relevant legislation.
- moral objections to development like public houses or betting shops
- competition between firms,

The Council will base its decisions on planning applications on planning grounds alone. It will not use its planning powers to secure objectives achievable under non-planning legislation, such as the Building Regulations or the Water Industries Act. The grant of planning permission does not remove the need for any other consents, nor does it imply that such consents will necessarily be forthcoming.

9. PLANNING CONDITIONS AND OBLIGATIONS

When used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development. Planning conditions should only be imposed where they are:

- necessary;
- relevant to planning and;
- to the development to be permitted;
- enforceable;
- precise and;
- reasonable in all other respects.”

It may be possible to overcome a planning objection to a development proposal equally well by imposing a condition on the planning permission or by entering into a planning obligation under. In such cases the Council will use a condition rather than seeking to deal with the matter by means of a planning obligation.

Planning obligations mitigate the impact of unacceptable development to make it acceptable in planning terms. Obligations should meet the tests that they are

- necessary to make the development acceptable in planning terms,
- directly related to the development, and
- fairly and reasonably related in scale and kind.

These tests are set out as statutory tests in the Community Infrastructure Levy Regulations 2010. There are also legal restrictions as to the number of planning obligations that can provide funds towards a particular item of infrastructure.

10. PLANNING APPEALS

If an application for planning permission is refused by the Council, or if it is granted with conditions, an appeal can be made to the Secretary of State against the decision, or the conditions. Reasons for refusal must be

- Complete,
- Precise,
- Specific
- Relevant to the application, and
- Supported by substantiated evidence.

The Council is at risk of an award of costs against it if it behaves “unreasonably” with respect to the substance of the matter under appeal, for example, by unreasonably refusing or failing to determine planning applications, or by unreasonably defending appeals. Examples of this include:

- Preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations.
- Failure to produce evidence to substantiate each reason for refusal on appeal
- Vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis.
- Refusing planning permission on a planning ground capable of being dealt with by conditions risks an award of costs, where it is concluded that suitable conditions would enable the proposed development to go ahead
- Acting contrary to, or not following, well-established case law
- Persisting in objections to a scheme or elements of a scheme which the Secretary of State or an Inspector has previously indicated to be acceptable
- Not determining similar cases in a consistent manner
- Failing to grant a further planning permission for a scheme that is the subject of an extant or recently expired permission where there has been no material change in circumstances
- Refusing to approve reserved matters when the objections relate to issues that should already have been considered at the outline stage
- Imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the NPPF on planning conditions and obligations
- Requiring that the appellant enter into a planning obligation which does not accord with the law or relevant national policy in the NPPF, on planning conditions and obligations
- Refusing to enter into pre-application discussions, or to provide reasonably requested information, when a more helpful approach would probably have resulted in either the appeal being avoided altogether, or the issues to be considered being narrowed, thus reducing the expense associated with the appeal
- Not reviewing their case promptly following the lodging of an appeal against refusal of planning permission (or non-determination), or an application to remove or vary one or more conditions, as part of sensible on-going case management.
- If the local planning authority grants planning permission on an identical application where the evidence base is unchanged and the scheme has not been amended in any way, they run the risk of a full award of costs for an abortive appeal which is subsequently withdrawn

Statutory consultees (and this includes Parish Council's) play an important role in the planning system: local authorities often give significant weight to the technical advice of the key statutory consultees. Where the Council has relied on the advice of the statutory consultee in refusing an application, there is a clear expectation that the consultee in question will substantiate its advice at any appeal. Where the statutory consultee is a party to the appeal, they may be liable to an award of costs to or against them.

11. PROPRIETY

Members of the Planning Committee are obliged to represent the interests of the **whole** community in planning matters and not simply their individual Wards. When determining planning applications they must take into account planning considerations only. This can include views expressed on relevant planning matters. Local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission, unless it is founded upon valid planning reasons.

12. PRIVATE INTERESTS

The planning system does not exist to protect the private interests of one person against the activities of another, although private interests may coincide with the public interest in some cases. It can be difficult to distinguish between public and private interests, but this may be necessary on occasion. The basic question is not whether owners and occupiers of neighbouring properties would experience financial or other loss from a particular development, but whether the proposal would unacceptably affect amenities and the existing use of land and buildings that ought to be protected in the public interest. Covenants or the maintenance/ protection of private property are therefore not material planning consideration.

13. OTHER LEGISLATION

Non-planning legislation may place statutory requirements on planning authorities, or may set out controls that need to be taken into account (for example, environmental legislation, or water resources legislation). The Council, in exercising its functions, also must have regard to the general requirements of other legislation, in particular:

- The Human Rights Act 1998,
- The Equality Act 2010.

14. PUBLIC SPEAKING

The Council has a public speaking scheme, which allows a representative of the relevant Parish Council, objectors and applicants to address the Planning Committee. Full details of the scheme are on the Council's website and are sent to all applicants and objectors where the scheme applies. Speaking is only available to those who have made representations within the relevant period or the applicant. It is not possible to arrange to speak to the Committee at the Committee meeting itself.

Speakers are limited to a total of three minutes each per item for the Parish Council, those speaking against the application and for the applicant/agent. Speakers are not permitted to ask questions of others or to join in the debate, although the Committee may ask questions of the speaker to clarify representations made or facts after they have spoken. For probity reasons associated with advance disclosure of information under the Access to Information Act, nobody will be allowed to circulate, show or display further material at, or just before, the Committee meeting.

15. LATE REPRESENTATIONS

To make sure that all documentation is placed in the public domain and to ensure that the Planning Committee, applicants, objectors, and any other party has had a proper opportunity to consider further or new representations no new additional information will be allowed to be submitted less than 48 hours before the Committee meeting, except where to correct an error of fact in the report. Copies of individual representations will not be circulated to Members.

16. INSPECTION OF DRAWINGS

All drawings are available for inspection on the internet at www.hart.gov.uk

Item No: 101

18/02683/HOU

**Page: 7 – 13
Grant**

10 Connaught Road Fleet Hampshire GU51 3RA

Proposed first storey rear extension and new side window.

Item No: 102

19/00004/TPO

**Page: 14 – 17
Grant**

General Goose Green Hook RG27 9QY

Ash (T4) - Crown clean (removal of dead, damaged, diseased branches)

Ash (T6) - Coppice

Ash (T7) - Coppice

Alder (T8) - Crown clean

Poplar (T9) - Fell due to basal bark inclusion and lean to property

Oak (T10) - Crown clean

In vicinity of oak (T11) - Clear windblown poplar x 3

Alder (T12) - Coppice

Ash (T13) - Coppice

Hazel (T14) - Coppice

Oak (T15) - Crown clean

Goat willow (T16) - Reduce to 1.2m above ground level

Alder (T17) - Fell due to significant lean towards property

Goat willow (G5) - Coppice as encroaching into highway and obscuring streetlight.

Reason for works: Remedial tree surgery required in response to routine tree safety surveys.

Item No: 103

18/02823/CA

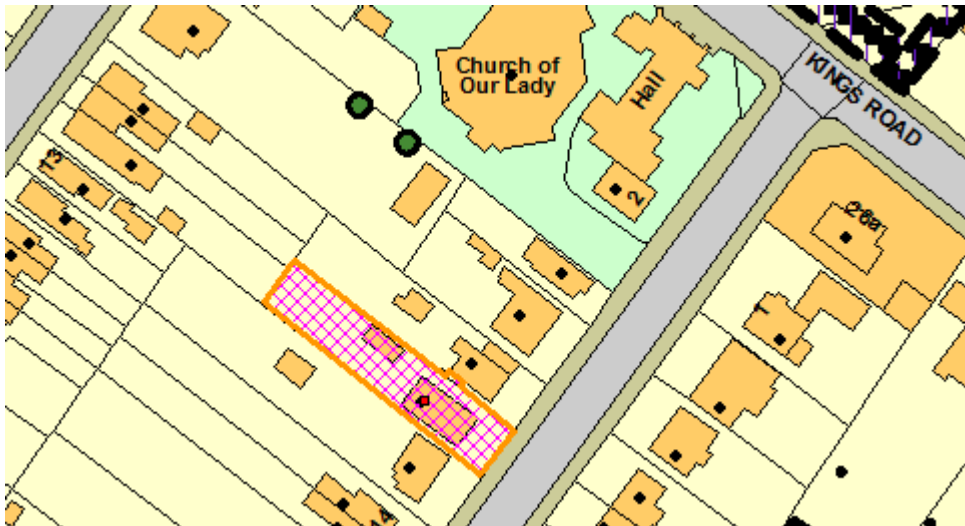
**Page: 18 – 21
No Objection**

St Peter Church Yard Stilwell Close Yateley GU46 7LR

Treeworks as per supplied schedule of work

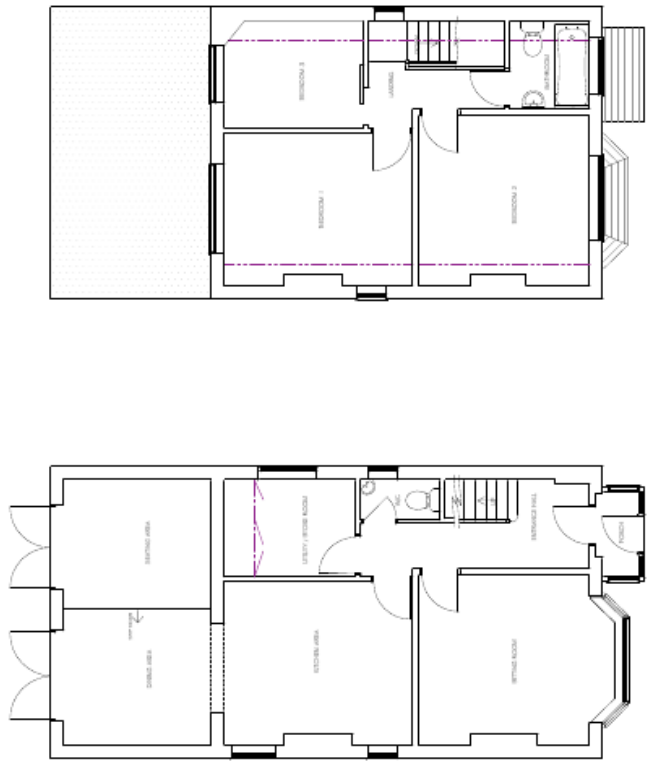
**COMMITTEE REPORT
ITEM NUMBER: 101**

APPLICATION NO.	18/02683/HOU
LOCATION	10 Connaught Road Fleet Hampshire GU51 3RA
PROPOSAL	Proposed first storey rear extension and new side window.
APPLICANT	Mr & Mrs Dumbelton
CONSULTATIONS EXPIRY	31 December 2018
APPLICATION EXPIRY	28 January 2019
WARD	Fleet Central
RECOMMENDATION	Grant



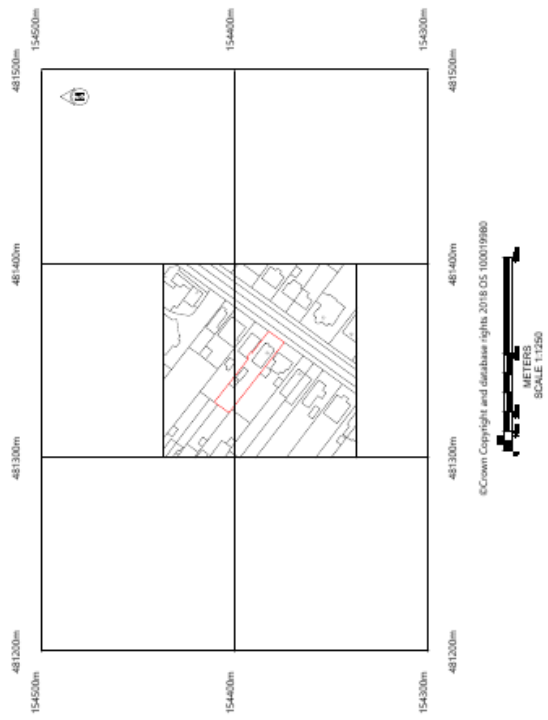
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Existing Plans



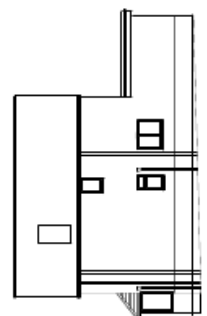
EXISTING GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

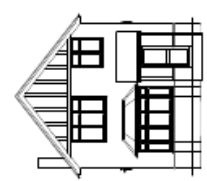


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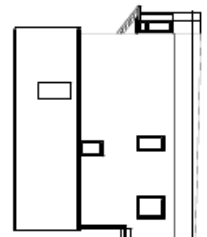
<p>PROJECT NEW DOUBLE AND DOUBLE STOREY SIDE AND REAR EXTENSION TO 150 CONNAUGHT ROAD DUBLIN 15, IRELAND (OS 1:300)</p>	<p>TITLE EXISTING FLOOR PLANS, ELEVATIONS + LOCAL PLAN</p>
<p>Cratford Design Ltd Architectural Services, CAD Design & Drafting</p>	



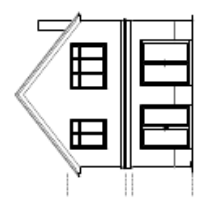
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION
 WITH GARDEN, WALKWAY AND DRIVE TO GARAGE



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION
 WITH GARDEN, WALKWAY AND DRIVE TO GARAGE

Background

This application has been brought before the Planning Committee as a Member of Staff lives in an adjacent property.

The Site

The application site comprises of a detached two-storey property with a concrete tiled pitched roof white render walls. The windows and doors to the property are upvc coated. The property is approximately 6m in length x 7.2m in height from the pitched roof. The width of property is approximately 11m.

The Proposal

The proposal is for the erection of a rear first floor extension. The proposed extension will sit above an existing rear extension which is 2.4m high. The proposed extension would have a ridge height to match that of the existing pitched roof. The width of the extension would be the same as the existing property and it would measure approximately 3.3m in depth (identical to the existing single storey protection). The proposal will see the existing porch removed and re-instated with the original arch feature.

Consultee Responses

Fleet Town Council

No objection

However the Juliet balconies with 'French Windows' are out of keeping with the local character.

Officers note this has been addressed in the report.

Ecology Consult (Internal)

No objection

The property is located in a suburban setting and I have no records of protected species relevant to this application.

The proposals are unlikely to impact on bats and on this basis I have no objection to this application. If permission is granted and a bat is subsequently discovered, works should stop immediately and Natural England should be contacted.

Neighbour Comments

No letters of representation have been received.

Policy and Determining Issues

Hart District Council Local Plan (Replacement) 1996 – 2006

- | | | |
|------|---|----------------------------------|
| GEN1 | - | General policy for development |
| GEN4 | - | General Design Policy |
| T14 | - | Transport and Development |
| CON5 | - | Nature conserv Species Protected |

- URBI - Definition of Areas
- URBI6 - Extensions

Considerations

Principle of Development

The site is located within the Urban Settlement boundary of Fleet where the principle of extensions to residential properties is acceptable, subject to full consideration of all relevant Development Plan policies and unless other material considerations indicate otherwise.

Design and Impact on Street Scene

The provisions set out in Saved Policies GEN1 and GEN4 seek to ensure that development will be permitted where they are in keeping with the local character by virtue of their design.

The proposal is for a first floor rear extension to sit above the existing ground rear extension. It is proposed that the extension would have a concrete tiled pitched roof to match the existing. The walls would be rendered white to match the host dwelling. Doors and windows are also proposed to match the existing.

On the rear elevation two Juliet balcony windows to the first floor are proposed along with alterations to the existing rear door on the ground floor creating one sliding door. Two side windows are proposed to the first floor, one to either side of the property. One would be glazed and allocated to the bathroom on the northern elevation, and the second proposed to an existing bedroom on the western elevation.

As stated above, the proposed materials and design would match the host dwelling and in that regard are acceptable. It is noted that the Town Council note that Juliette balconies are out of keeping with the character of the area. However as they would not be visible from the street there would be no harm from their insertion in the rear elevation.

The proposed extension would therefore have no adverse impact to the street scene, furthermore the design is in keeping with the appearance of the main property; the design of the extension is therefore acceptable.

Neighbour Amenity

The provisions set out in Saved Policies GEN1 and GEN4 seek to ensure that development will be permitted where they are in keeping with the local character by virtue of their design.

The property is a detached two storey house along Connaught Road, the application site is located in a dense residential area. North of the application site is the neighbouring property approximately 3.1m from the shared boundary and in keeping with the scale of the rear elevation. Both properties are symmetrical in dimensions. The proposed Juliet balconies about 0.12m from the rear elevation, with a double set of glazed doors per balcony. The balconies are restrictive in scale, and prevent opportunity for overlooking, concerns to privacy and amenity. East and south of the application site are properties along Connaught Road. The proposed extension will be approximately 1.3m from the shared boundary. West of the application site are residential rear gardens, the proposed extension is approximately 14m from the shared boundary, this is a significant distance to cause no impact to residential amenity. Furthermore the shared boundary is well screened with dense vegetation. The proposed side window on the rear extension will be glazed.

Given the above and the relationship of the extension to the neighbouring properties, the proposed extension would not have an adverse impact to residential amenity and in that regard complies with the relevant Development Policies.

Parking

Saved Policies GEN1 (vii) and T14 requires that developments have adequate arrangements for the parking and servicing of vehicles.

The Council's parking standards require that 3.25 spaces should be provided for a three bedroom house in Zone 2. The 0.25 space is for visitor parking and can be provided off site if considered appropriate.

There will be no increase in the number of bedrooms or demand for parking. The site as existing has two parking spaces on a driveway. The proposal will see a first-storey rear extension. Connaught Road has on-street controlled parking for residents. Owing to the proposal seeing no change to the existing parking layout or demand, it is considered that there would be adequate parking on site and the scheme complies with saved policies GEN1 and T14.

Biodiversity

The provisions set out in Saved Policy CON5 seek to ensure planning permission will not be granted for development that would have a significant adverse effect on plant or animal species or their habitats protected by law.

A letter has been submitted confirming the carrying out of a full survey of the roof space associated with the proposed extension, no evidence of bats or other wildlife entering or living in the roof space was found. Furthermore the roof is found to be in good condition with no broken tiles or gaps in the eaves.

Conclusion

It is considered that the design and appearance of the proposal would be acceptable and that there would be no material loss of amenity to the neighbouring properties. Concerning provision of parking the property fortunately has sufficient parking spaces with no amendments proposed. Furthermore a Biodiversity Checklist has been submitted and sets out that no species have been identified. It is therefore considered that the proposal would comply with the relevant saved policies of the Local Plan. The application is therefore recommended for approval.

RECOMMENDATION - GRANT

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 and documentation:

- Application Form
- Bat Letter
- DWG No: D2006-01 Rev A Existing Floor Plans, Elevations & Local Plan
- DWG No: D2006-02 Rev B Proposed Floor Plans & Elevations

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour, texture and bond, those on the existing building, unless otherwise agreed in writing by the Local Planning Authority.

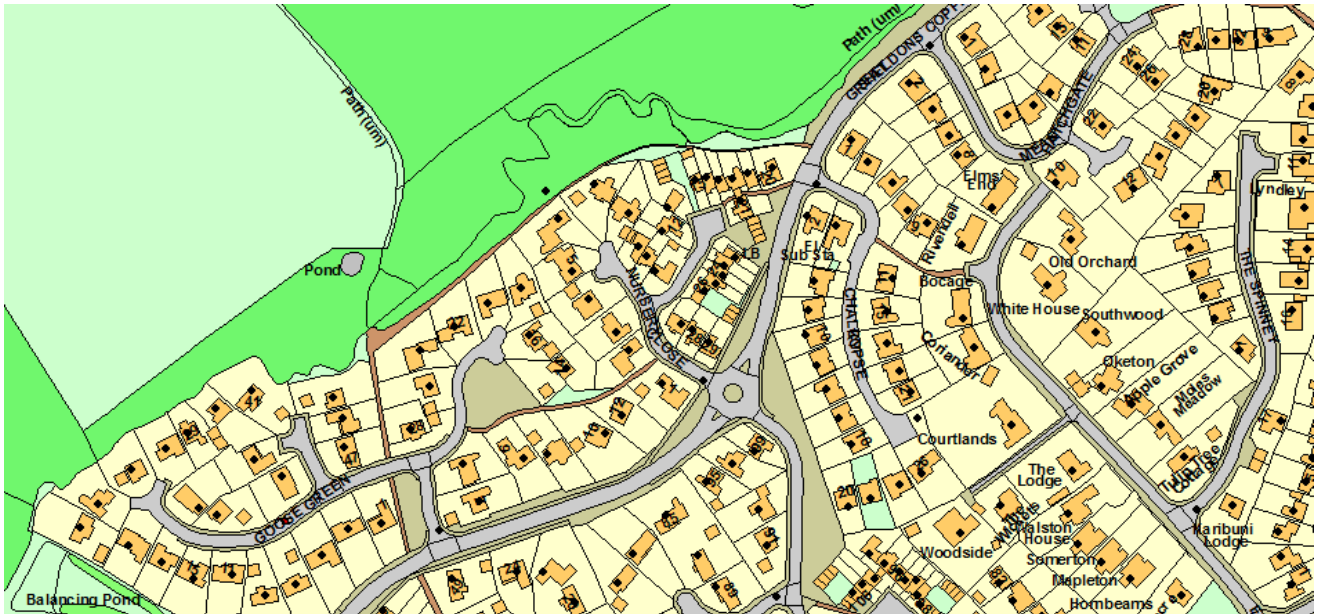
Reason: To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy saved policy GEN1 of the Hart District Local Plan.

Informatives

- 1 The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, bats are a protected species and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must be informed and a licence for development obtained from them prior to works continuing. For further information go to www.naturalengland.org.uk or contact Natural England (S.E. regional office) on 0238 028 6410.
- 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.

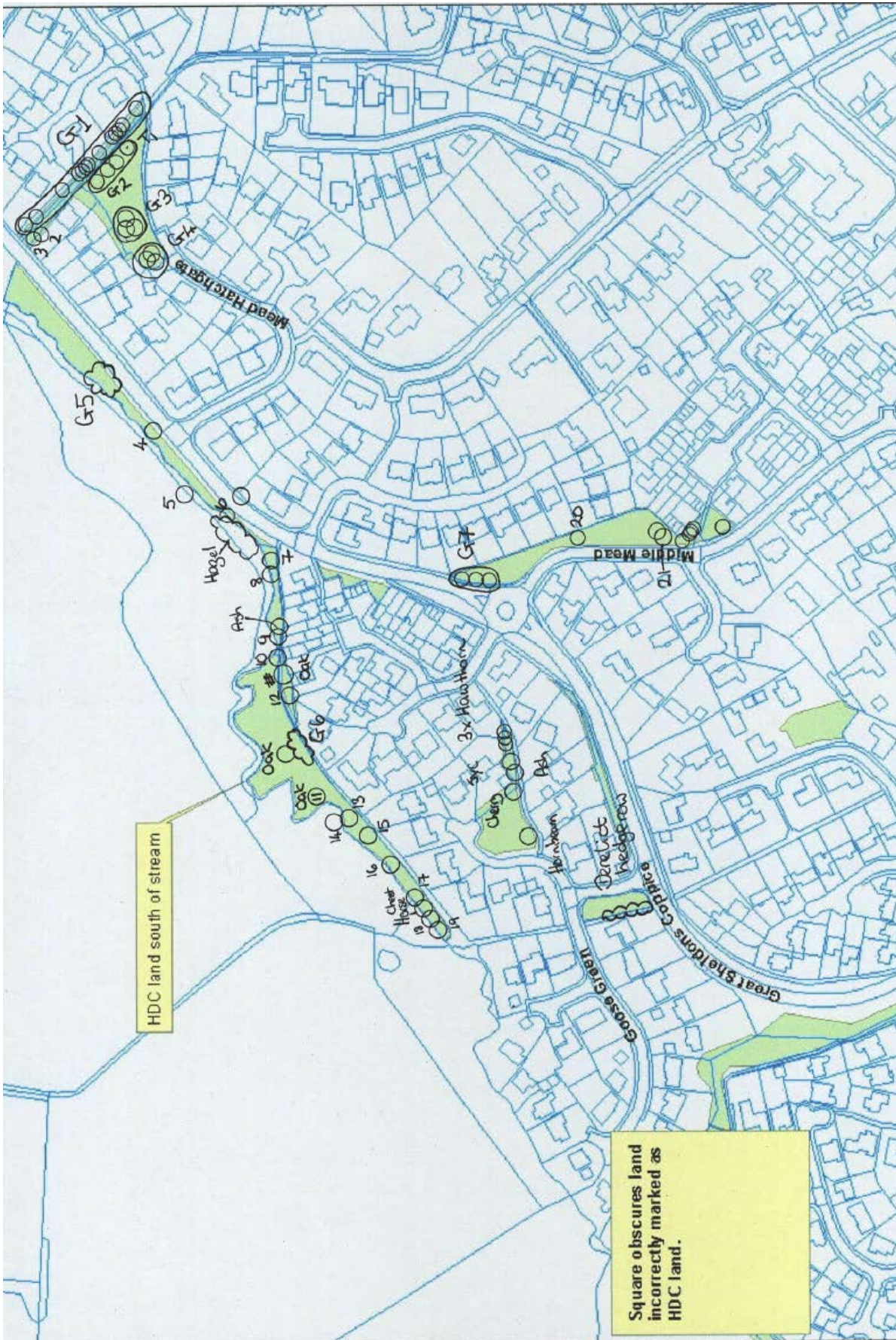
**COMMITTEE REPORT
ITEM NUMBER: 102**

APPLICATION NO.	19/00004/TPO
LOCATION	General Goose Green Hook RG27 9QY
PROPOSAL	Ash (T4) - Crown clean (removal of dead, damaged, diseased branches) Ash (T6) – Coppice Ash (T7) - Coppice Alder (T8) - Crown clean Poplar (T9) - Fell due to basal bark inclusion and lean to property Oak (T10) - Crown clean In vicinity of oak (T11) - Clear windblown poplar x 3 Alder (T12) – Coppice Ash (T13) – Coppice Hazel (T14) – Coppice Oak (T15) - Crown clean Goat willow (T16) - Reduce to 1.2m above ground level Alder (T17) - Fell due to significant lean towards property Goat willow (G5) - Coppice as encroaching into highway and obscuring streetlight.
	Reason for works: Remedial tree surgery required in response to routine tree safety surveys.
APPLICANT	Hart District Council
CONSULTATIONS EXPIRY	
APPLICATION EXPIRY	27 February 2019
WARD	Hook
RECOMMENDATION	Grant



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Site Plan



Background

This application has been brought to Planning Committee because the Council is the owner of the trees and is also the applicant. As such, Officers do not have delegated authority to decide this application.

The trees in this application are protected within a woodland TPO ref: 90/00403/HDC, confirmed 27th February 1991. The woodland is noted as ancient semi-natural woodland (ASNW) and is classified as a Site of Interest for Nature Conservation (SINC). It forms an important, wooded backdrop to the Goose Green and Great Sheldons Coppice area. There are several public rights of way around the perimeter although there is no formal access into the centre of the woodland.

Hart District Council is responsible only for a small section of the woodland, immediately behind the Goose Green properties, to the south of a stream. The land to the north of the stream is owned by a private organisation. The work schedule has been prepared by qualified, competent Arboriculturist working on behalf of the Council.

Neighbour Comments

None.

Considerations

The application has been made to address safety issues posed by Hart District Council trees to residents who back onto the woodland and users of a metalled footpath. The following works do not require formal TPO application however have been noted for information purposes only:

Ash (T4) - Crown clean (removal of dead, damaged, diseased branches)

Alder (T8) - Crown clean

Oak (T10) - Crown clean

In vicinity of oak (T11) - Clear windblown poplar x 3

Oak (T15) - Crown clean.

Ash T6 is a small, suppressed tree leaning out towards a rear garden. This is not a long term tree and it will soon outgrow its position.

The coppicing of the ash (T7) is justified on the basis that there is deadwood and numerous damaged branches in the crown. Although these could be removed, the remaining branches would also likely be prone to failure, more so once more exposed to the prevailing wind.

The felling/coppicing of the poplar (T9) and alder (T17) has been proposed as both trees have now outgrown their positions and are relatively short-lived trees. The poplar also has a bark included union at the base. This is an inherently weak structure which has a higher probability of failure than a normal branch junction. Although both trees are substantial, their loss would not be significant due to the large width and depth of remaining tree cover.

The ash (T7) and alder (T12) are small, slender trees which are becoming smothered with ivy. The trees will regenerate from the stumps in due course.

The hazel (T14) encroaches across the footpath. The cyclical coppicing (cutting back to ground level) is a normal part of managing this species and it will certainly regrow from the stump.

The goat willow (T16) encroaches across the footpath. There is deadwood within the canopy. The tree is intended to be reduced to 1.2m height. The tree will readily tolerate this degree of pruning and will respond with rapid regrowth.

The coppicing of the goat willow (G5) is necessary as this group of trees is interfering with the highway and obscuring a streetlight. This species is quick growing and will soon grow back from the stumps.

Conclusion

The proposed works are the minimum necessary to ensure the safety of our neighbours. Where trees have been proposed to fell or coppice, it is unnecessary to require replacement planting by condition. This is due to the naturally regenerating nature of the woodland. It is recommended to grant permission, subject only to BS3998 condition will is intended to regulate the standard of work, thereby ensuring that no damage is caused to neighbouring, retained trees.

RECOMMENDATION - GRANT

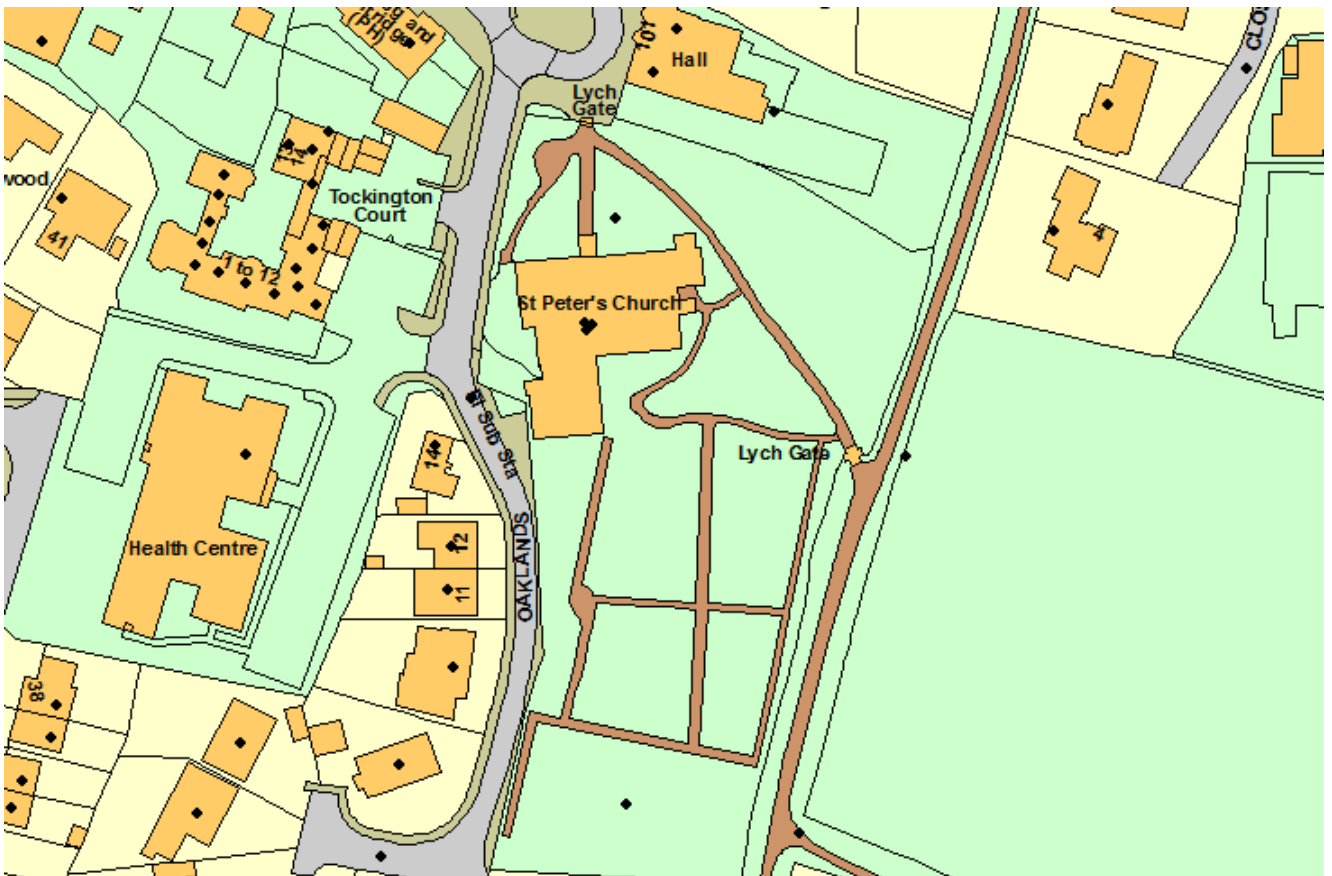
Conditions

- I The work(s) shall be carried out in accordance with BS3998:2010 Tree Work - Recommendations

Reason: In order to ensure the works are carried out to an appropriate standard; in the interests of the health and appearance of the trees.

**COMMITTEE REPORT
ITEM NUMBER: 103**

APPLICATION NO. 18/02823/CA
LOCATION **St Peter Church Yard Stilwell Close Yateley GU46 7LR**
PROPOSAL Treeworks as per supplied schedule of work
APPLICANT C/O Mr John Elson, Hart District Council
CONSULTATIONS EXPIRY
APPLICATION EXPIRY 29 January 2019
WARD East Yateley
RECOMMENDATION **No Objection**



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Site Plan



Background

The proposal affects trees in the yard of St Peters Church, Yateley. This site is within the Yateley Green Conservation Area, as such, all trees of a certain size are protected. This Conservation Area notice has been brought to Planning Committee as the Council has responsibility for the maintenance of trees at this site and Officer's do not have delegated authority to determine it.

Conservation Notices should be determined either by raising no objection and allowing the works to take place, or preventing them by serving a Tree Preservation Order. The Council cannot grant or refuse permission, or impose conditions.

Neighbour Comments

None.

Considerations

G1 - Lawson cypress: Several branches are interfering with the BT phonenumber and are encroaching into the highway. The proposed works address these issues without detriment to public views.

T3 - Sycamore: This is a mature tree located on the northern boundary. The tree is clearly visible from Reading Road as a component of a wider, irregular belt of trees. Having stripped ivy from a bark-included union at 2.5m, it was apparent that there was decay within the fork. Given the presence of the weak union, in combination with decay, it is necessary to carry out remedial works to prevent failure. The tree is visually in poor physiological health and would not be likely to respond well to crown reduction. It not of sufficient value to public amenity that it would justify bracing. As such, the felling of the tree has been proposed as a reasonable means of reducing risk.

T4 - Sycamore: This tree forms a mutual canopy with T3. It has a heavily asymmetric crown which is showing signs of stress by way of reduced bud density, at least in the upper crown. The felling of T3 would leave this tree exposed and potentially at a greater likelihood of failure.

T5 - Oak: Stripping the ivy from around the base of the tree does not require a Conservation Area notice and has been mentioned for information purposes only.

T6 - Laurel: This is a large, unremarkable shrub which has no structural defects to speak of. It occupies a space which could be better used for new tree planting to mitigate the loss of T3 and T4. There is no legal duty to replant however the Council will commit to planting a new tree here in winter 2019/20. The species will be discussed with the Church in due course.

T7 - Indian bean tree: this has evidence of multiple hazard beam failures (where a curved branch has bent back against the direction of curvature and split along its length). Wooden props (not requiring Conservation Area notice) are intended to be installed to reduce the likelihood of further failure, without requiring that the tree is pruned.

T8 and T15 - Cherries: Pruning back from the building will be inconsequential in terms of public amenity.

G2 - Hornbeams: This group screens an electricity substation but is growing into the building and encroaching on the highway. Minor works are proposed to address these issues.

T13 - Oak: The removal of deadwood does not require a Conservation Area notice and has been mentioned for information purposes only.

T16 - Beech: Pruning back from the building only will entail the cutting of only small diameter branches which the tree will readily tolerate.

Conclusion

The works are necessary for the purposes of ensuring public safety and preventing damage to the Church building. As such, they do not justify the making of a new Tree Preservation Order.

RECOMMENDATION - NO OBJECTION

PLANNING COMMITTEE

Date and Time: Wednesday, 13 February 2019 at 7pm

Place: Council Chamber, Civic Offices, Fleet

COUNCILLORS

Cockarill (Chairman)

Ambler, Blewett, Forster, Makepeace-Browne (substitute Oliver), Quarterman, Southern, Worlock

Officers:

Emma Whittaker	Planning Manager
Debbie Berry	Shared Legal Services
Gill Chapman	Committee Services Officer

49 MINUTES OF PREVIOUS MEETING

Councillor Worlock confirmed that she had attended the meeting. With this amendment the Minutes of the meeting held on 9 January 2019 were confirmed and signed as a correct record.

50 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Wheale, Gorys, Radley, and Oliver, substituted by Councillor Makepeace-Browne.

51 CHAIRMAN'S ANNOUNCEMENTS

The Chairman invited the Planning Manager to update Members on the Planning Appeal that had taken place regarding the Bramshill (Police College) applications.

52 DECLARATIONS OF INTEREST

None declared.

53 PLANNING (ENFORCEMENT) SUB COMMITTEE

The minutes of the Planning (Enforcement) Sub Committee held on the 3 September 2018 and the 3 December 2018 were noted.

54 PLANNING (MAJOR SITES) SUB COMMITTEE

The minutes of the Planning (Major Sites) Sub Committee held on the 22 October 2018 and the 7 January 2019 were noted.

55 DEVELOPMENT APPLICATIONS

There being no addendum, applications set out in the accompanying schedule were considered and decisions made as shown.

The meeting closed at 7.26 pm

**HART DISTRICT COUNCIL
DEVELOPMENT APPLICATIONS**

Decisions/Recommendations 13 February 2019

Item No: 101 - 18/02683/HOU - 10 Connaught Road, Fleet, GU51 3RA

Proposed first storey rear extension and new side window. This application had been brought before the Planning Committee as a member of staff lives in an adjacent property.

The application site comprised of a detached two-storey property with a concrete tiled pitched roof white render walls. The proposal was for the erection of a rear first floor extension. The proposed extension would sit above an existing rear extension which is 2.4m high.

Members considered the application.

DECISION - GRANT

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 and documentation:

- Application Form
- Bat Letter
- DWG No: D2006-01 Rev A Existing Floor Plans, Elevations & Local Plan
- DWG No: D2006-02 Rev B Proposed Floor Plans & Elevations

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour, texture and bond, those on the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory visual relationship of the new development with the existing building and to satisfy saved policy GEN1 of the Hart District Local Plan.

Informatives

- 1 The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017, bats are a protected species

and it is illegal to intentionally or recklessly damage, disturb or destroy a bat or its habitat. If any evidence of bats is found on site, Natural England must be informed and a licence for development obtained from them prior to works continuing. For further information go to www.naturalengland.org.uk or contact Natural England (S.E. regional office) on 0238 028 6410.

- 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.

Item No: I02 - I9/00004/TPO – General Goose Green Hook RG27 9QY

Remedial tree surgery required in response to routine tree safety surveys.

This application had been brought to Planning Committee because the Council was the owner of the trees and was also the applicant. As such, Officers did not have delegated authority to decide this application.

Members discussed the following:

- Trees outgrowing a site
- Good tree management
- Replacement of trees - as it was a woodland it would naturally regenerate

DECISION - GRANT

Conditions

- I The work(s) shall be carried out in accordance with BS3998:2010 Tree Work - Recommendations

Reason: In order to ensure the works are carried out to an appropriate standard; in the interests of the health and appearance of the trees.

**Item No: I03 - I8/02823/CA - St Peter Church Yard, Stilwell Close, Yateley
GU46 7LR**

Treeworks as per supplied schedule of work.

The proposal affected trees in the yard of St Peters Church, Yateley. The site was within the Yateley Green Conservation Area, as such, all trees of a certain size were protected. This Conservation Area notice was brought to Planning Committee as the Council had responsibility for the maintenance of trees at this site and Officers did not have delegated authority to determine it.

Members considered replacement. Officers reported that there was no requirement to replace, and discussions would be undertaken with the Church on an appropriate replacement.

DECISION - NO OBJECTION