

Planning Services



Welcome from Councillor Alan Oliver Chairman of the Planning Committee

On behalf of the members of the Planning Committee and the officers, I would like to welcome you to this evening meeting. I should be grateful if you would ensure that your mobile phones are switched off during the meeting.

To help you get a better understanding of the way the Planning Committee works, I have listed a few points below.

How the Committee makes a decision

The Planning Committee's decision on an application can be based only on planning issues. These issues include:

- Local, regional and national policies and Government guidance;
- The design, appearance and layout of a proposed development;
- Road safety and traffic;
- The effect on the local area and local properties;
- Loss of light and overlooking;
- Nuisance caused by noise, disturbance and smell; and
- Protecting buildings and trees

The agenda

You will find copies of the agenda in the on the Council's website.

At the front of agenda, the planning applications being discussed are listed in order of the application number.

Extra information sheets

There may be an additional information sheet attached to this welcome letter. You should read this with the agenda. These sheets detail any comments received after the report was written, updates, comments and a list of the public speakers under each item number.

Introducing the Committee

Below is a list of the 11 members of the Planning Committee in alphabetical order:

Councillor Simon Ambler
Councillor Brian Blewett
Councillor Graham Cockarill
Councillor Ange Delaney
Councillor John Kennett
Councillor Alan Oliver

Councillor Richard Quarterman
Councillor James Radley
Councillor Tim Southern
Councillor Sharyn Wheale
Councillor Jane Worlock

Committee Procedures

The Chairman will announce the application to be discussed, a Planning Officer will then give a short presentation followed by Public Speaking if applicable.

The rules for Public Speaking are detailed in the Council's leaflet 'Public Speaking at Planning Committees'. A copy of this leaflet is available by contacting 01252 774419.

The Committee will then discuss the application and make a decision. The member in whose ward the application is located will normally open the discussions.

The committee may decide to:

1. Approve the application
2. Refuse the application
3. Defer consideration e.g. for further information or amendments or
4. Defer consideration for a site visit by a panel of Councillors (the viewing panel).

Fire Evacuation Procedure

At the beginning of the meeting the fire evacuation procedures are both displayed on the screen and read out. Please listen carefully to the instructions and follow the advice of staff in the event of the alarm sounding.

If you have any more comments about the Planning Committee process, please telephone the Committee Officer, Gill Chapman on (01252) 774131

ADDENDUM SHEET

SUMMARY OF ADDITIONAL INFORMATION AND CHANGES TO RECOMMENDATION TO BE PRESENTED AT COMMITTEE

ADDENDUM FOR THE PLANNING COMMITTEE OF 13th January 2021

Item No:	101	Reference No:	20/01539/FUL
Retention of a replacement dwelling (retrospective)			
At			
28 Finns Business Park , Bowenhurst Lane, Crondall, Farnham, GU10 5HP			

Officer presenting: Mr Miguel Martinez

Update:

CORRECTIONS

Page 25 of Paper C (Committee Report)

The first two paragraphs of this page make reference to the development not meeting requirements of The National Described Space Standards, however the acronym of the document is not accurate and should read 'NDSS'.

Recommendation

The reasons for refusal listed in the committee report have been simplified with some of the issues identified re-organised. They are not new reasons for refusal.

The reasons for refusal therefore should read:

- 1 The retention of the dwelling, by reason of its unsustainable location outside any settlement at a significant distance from higher order facilities resulting in the site being only accessible by the private car for most journeys; would result in an unsustainable development with no justification provided to make any policy exception. As such the development is contrary to policy SS1 of the adopted Hart Local Plan (Strategy & Sites) 2016-2032, saved policy GEN1 of the Hart District Local Plan - Replacement (1996-2006), the National Planning Policy Framework (2019) and policy 1 of the draft Crondall Neighbourhood Plan 2017-2032.
- 2 The retention of a dwelling with a substandard internal floor area found in a light industrial/business location with unneighbourly commercial uses adjoining it and

overhead electricity lines over the building represents an area with a poor and unsuitable residential character and amenity for its occupiers, contrary to policies H6, NBE9 of the adopted Hart Local Plan (Strategy & Sites) 2016-2032, saved policy GEN1 of the Hart District Local Plan - Replacement (1996-2006), the National Planning Policy Framework (2019).

- 3 The retention of a dwelling among light industrial/business uses and adjoining unneighbourly commercial activities, in conjunction with other non-employment uses within Finns Business Park would contribute negatively to the long-term sustainable operation of this Locally Important Employment Site, contrary policy ED2 of the adopted Hart Local Plan (Strategy & Sites)2016-2032 and paragraph 80 of the National Planning Policy Framework (2019).

- 4 In the absence of any information to the contrary, the dwelling would be at risk of internal flooding from future flooding events as a result of its timber construction and recorded flooding levels of 300mm above the ground immediately surrounding it. As such the retention of the dwelling is contrary to policy NBE5 of the adopted Hart Local Plan and Sites 2016-2032, paragraph 155 of the National Planning Policy Framework (2019) and policy 6 of the draft Crondall Neighbourhood Plan 2017-2032.

- 5 The site is located within 5km of the 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 adopted policy NBE3 of the Hart Local Plan: Strategy and Sites 2016-2032, saved policy NRM6 of the South East Plan, and paragraph 176 and 177 of the National Planning Policy Framework (2019).

REPRESENTATIONS

Further comments from the Environmental Health Officer (EHO)

The EHO has advised there are a number of noise complaints logged in their system. It appears that the most relevant complaints come from the crane/ heavy haulage hire business located in the adjoining commercial land south of the application site (first number in the reference below is the year of complaint):

15/00389/NOCOM - Reference being woken by lorries from TN leaving at 4:30 hrs; Reference disturbance from lights.

17/0816/NOCOM - Reference metal on metal squeaks; dust emission and shouting. References TN noise from 03:00 hours.

18/00744/NCOM - Reference noise and diesel fumes emitted from TN. Noise references plant noise, reversing beepers in the early morning.

18/01120/NDOM - Reference multiple companies creating noise, dust and odour.

19/01837/NCOM - References noise from various companies including HIT Scaffolding and TN. References cranes leaving site around 6:30; crashing noise at 23:00 hours; reversing beepers; heavy engine noise; possibly air break noise; flashing lights; cement mixer noise.

The EHO has stated that given the above complaints and the noises reported, all indicate that the character of noise in this location is especially likely to disturb as they all occurred very early morning and late evening. The EHO has advised that if the typical activity is characterised by noise of open yard industrial type activity associated with intermittent, impulsive noise with tonal reversing beepers and heavy plant movements, consideration of the type of noise emission would be especially important in a case of this type. The use of the absolute BS8233 Table 4 criteria as the consultant has done here would be wholly inappropriate in his view; if the resident's allegations at these times correctly characterises the noise type.

Applicant's statement

A note from the applicant was received on 12.01.2021 addressed to Members of the Planning Committee in support of their proposal. The statement discusses matters contained in this Committee report, namely:

- The residential environment and the size of the dwelling
- Impacts on the Locally Important Employment Site
- Noise
- Flood risk
- SPA matters

The statement is also accompanied with two emails from neighbouring occupiers. One is making comments about their experience living in the Business Park and the other is from an adjoining business stating that they were operating during the lockdown last year.

Officer Comments:

It is noted that an extract from an email is included within the applicant's statement. This email appears to be from one of the residents of one of the other dwellings on the site. In that email it is indicated that the person is renting the dwelling from Hart District Council. Having liaised with our Housing Team it can be confirmed that Hart does not own any of these units and has not rented the property to the person in question. We are aware that there are two families living in two of the units who have made use of our Rent Bond Agreement Scheme. Whilst the Housing Team would have assessed that the dwelling was "safe" in that it was wind/water tight, they would not have assessed the size of the accommodation.

Speaker Details

***Speaking For the Application;**

Mr Ben Finn

Unit 28, Finns Business Park, Bowenhurst Lane, Farnham, GU10 5HP,