

PLANNING COMMITTEE

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

Place: Council Chamber, Civic Offices, Fleet

COUNCILLORS

Cockarill (Chairman)

Ambler, Blewett, Forster, Gorys, Kennett (substitute Worlock), Oliver, Quarterman, Southern

Officers:

Emma Whittaker	Planning Manager
Miguel Martinez	Principal Planning Officer
Stephanie Baker	Senior Planning Officer
Emma Bethell	Shared Legal Services
Alison Cottrell	Committee Services Officer

56 MINUTES OF PREVIOUS MEETING

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

57 APOLOGIES FOR ABSENCE

Apologies had been received from Councillors Radley, Wheale and Worlock (substitute Kennett).

58 CHAIRMAN'S ANNOUNCEMENTS

None.

59 DECLARATIONS OF INTEREST

None declared.

60 DEVELOPMENT APPLICATIONS

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

The meeting closed at 9.03 pm

**HART DISTRICT COUNCIL
DEVELOPMENT APPLICATIONS**

Decisions/Recommendations 13 March 2019

Item No: 101 - 18/02268/FUL - White Hart Industrial Estate, Unit 4 London Road, Blackwater, Camberley, GU17 9AE

Erection of a commercial building and associated works.

Members considered the application.

- The size and height of the proposed building and whether or not this could be reduced.
- That the building may reduce noise from the railway line.
- Whether or not there is adequate parking.
- That the site currently comprises hardstanding and compacted earth.
- The flood risk and that this would be addressed by pre-conditions.
- That the proposed use of the building would be Class B8 – storage and distribution.
- Whether there is a condition that could be imposed to prevent ancillary retail sales and outside storage.
- Whether or not there could be noise/smell issues and how these could be prevented.
- Whether or not a condition could be imposed to ensure that the turning area remained a turning area.
- That the current operation is unfettered by an operating hour's condition.
- Whether or not hours of operation could be conditioned.
- The impact on residents in Kingsway.
- Whether or not there would be loss of light and the impact on gardens.
- The number of employees potentially working on the site.
- That other properties already have sheds at the bottom of their gardens.
- Whether or not a lighting condition could be imposed.
- With the addition of conditions in relation to operating hours, prevention of ancillary retail sales, lighting and outside storage, as discussed, members voted to:

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 approved shall be carried out in accordance with the details provided on the following plans:

MLP/01 Location Plan
MLP/02 Site Plan

MLP/03 Proposed floor plan and elevations

DWG No: ITBI2215-GA-004 Proposed Site Layout- Swept Path Analysis- Low Loader

MLP Ref: LR/15/188 Design and Access Statement

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those on the adjoining building.

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

- 4 No development shall commence of the proposed building until a surface water drainage scheme for this site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed:

The scheme shall also include:

i) Where infiltration is proposed, full infiltration tests in accordance to BRE 365 groundwater strikes.

ii) Detail drawings of the proposed drainage system including details as to where surface water is being discharged to.

iii) 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.

iv) 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.

v) Provision of a Maintenance plan setting out what maintenance will be needed on the drainage system and who will maintain this system going forward.

Reason: To prevent onsite and offsite flood risk from increasing from the proposed drainage system in line with paragraph 163 of the National Planning Policy Framework (NPPF) and complies with Policy GEN1 I.

- 5 No development shall commence of the proposed building until the following measures has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

i) Provide evidence that the existing finished floor levels are set no lower than 200mm surrounding ground levels

ii) Or if Finished Floor Levels are not above this level: Details of passive flood resistant measures to be provided up to 200mm above the surrounded ground levels.

iii) If flood resistant measures are used, a maintenance plan setting out all maintenance requirements for the proposed flood resistant measures, including details of who is responsible for their up keep.

Reason: To minimise the impact of surface water flooding on site users in line with paragraph 163 of the National Planning Policy Framework (NPPF) and complies with Policy GEN11.

6 No development shall commence of the proposed building until a scheme for the management of surface water overland flows crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

i) Provision of topographical survey and an assessment of the site's existing surface water drainage system to establish the existing route of surface water overland flows across the site up to a 1 in 100 plus climate change storm event. The assessment will determine the whether there is any mechanism by which surface water flows crossing the site could impact upon the adjacent residential site at Kingsway.

ii) Identify any impacts that the development could have on the existing overland flow route.

iii) Provision of suitable mitigation, if needed, up to the 1 in 100 plus climate change storm event to ensure that there is no increase in surface water overland flows leaving the site from any mechanism compared to the existing scenario (especially towards Kingsway).

Reason: To ensure that offsite flood risk is not increased by the development in line with paragraph 163 of the National Planning Policy Framework (NPPF) and complies with Policy GEN11.

7 Details of any external lighting including floodlighting to be installed shall be submitted to, and approved in writing by, the Local Planning Authority before any such installation is carried out. Details should be submitted including the specification of lighting, location, hours of illumination and levels of illuminance. The equipment shall only be installed, operated and maintained in accordance with the approved scheme.

Reason

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

8 The proposed commercial building shall be used for Class B8 only and for no other purpose including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order.

Reason: In order to limit the use and occupation of the building in accordance with the terms of the application and to satisfy saved local plan policy GEN1.

9. The building hereby approved shall be used between 07:30 hours and 17:30 hours Monday to Friday, 07:30 hours and 12:30 hours Saturday and not on Sunday or Bank Holidays.

Reason

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

10. The approved parking and turning facilities for vehicles shall be provided prior to first occupation of the building hereby approved and shall not be used for any purpose other than the parking and turning 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.

11. Nothing shall be manufactured, assembled, altered, repaired or stored outside the building hereby approved.

Reason

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

12. No external plant shall be installed without prior approval from the Local Planning Authority.

Reason

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

13. There shall be no retail sales of any goods from within the building hereby approved.

Reason

To protect the amenities of the area, to ensure adequate car parking provision on site and to satisfy saved policy GEN1 in 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.

Notes:

A site visit took place on 12 March 2019 and was attended by Councillors Blewett, Cockarill and Quarterman.

Speaking for Hawley Town Council – Margaret Cook
Speaking against the application – Mr RC Hardey
Speaking for the application – Mark Leedale of Mark Leedale Planning

Councillor Southern left the meeting at the conclusion of Item 101, returning at the commencement of Item 102.

Item No: 102 - 18/02150/FUL – Edenbrook, Hitches Lane, Fleet, Hampshire.

Erection of 41 apartments, 16 one bedroom and 25 two bedroom, plus associated access, parking, landscape, and other associated works.

Members discussed the following:

- The size and bulk of the proposed buildings and whether or not they are in keeping with the remainder of the site.
- Whether the building materials used are similar to the remainder of the Edenbrook site.
- The number of parking spaces and whether or not it meets Hart District Council parking standards.
- That car parking is unallocated, but that the parking management plan secures the layout and controls.
- That the parking management plan does allow allocated parking and that this could be conditioned with a plan to be submitted in writing to Hart District Council for consideration.
- Whether condition 5 could be changed to ensure that the parking management plan could be include allocated parking.
- Parking provision on the remainder of the Edenbrook development.
- The provision of electric vehicle parking/charging.
- How residents only parking might be enforced.
- The location of cycle storage, the cycle storage area and the cycle path.
- That Block B has no cycle storage and whether a condition could be imposed to ensure the provision of secure cycle storage for this block.
- That some outside cycle storage on the Edenbrook development have been burgled.
- Whether there are lifts in the buildings.

Members voted on the recommendation as set out in the Committee Papers (with the amendment to condition 5); that motion failed.

Councillor Forster proposed a refusal of the application on the grounds of insufficient parking that does not meeting Hart District Councils current car parking standards and the lack of secure cycle parking for each block of apartments. This was seconded by Councillor Gorys. This was then carried.

DECISION

A. COMMITTEE MINDED TO REFUSE

The development would fail to provide sufficient vehicular parking to meet the demands of the development in line with the adopted parking standards which would be likely to displace vehicular parking outside of the site such to cause obstruction and undue interference with the safety and convenience of users of the surrounding roads. The development also fails to provide adequate internal cycle storage provision within each apartment building such to hinder the convenient and safe storage of cycles for future occupiers. As such the proposed development is contrary to Saved Policies GEN1 and T14 of Hart District Local Plan 1996-2006, the Parking Provision Interim Guidance (August 2008) and the aims of the National Planning Policy Framework (2019).

B. APPLICATION DEFERRED TO GIVE THE APPLICANT AN OPPORTUNITY TO ADDRESS THE PROPOSED REASONS FOR REFUSAL

(Instruction by Monitoring Officer under Constitutional power as set out in Paragraph 11.3.2 to ensure compliance with the agreed December 2012 Planning Committee procedure).

Councillor Blewett left the meeting and then returned during the above item, and therefore did not take part in the voting process.

The Committee adjourned for a comfort break at 20.19 hours, reconvening at 20.23 hours.

Item No: 103 - 17/01017/FUL - Winchfield Lodge Old Potbridge Road Winchfield Hook Hampshire

The conversion of the existing lodge into 4no. residential dwellings, with the erection of 4no. residential apartments and 8no. detached dwellings, all with associated car parking and landscaping. Part retrospective application consisting of minor design amendments to the previously approved application reference 13/00720/MAJOR.

Members considered:

- That the affordable housing provision has not yet been satisfactorily concluded.
- Whether or not the water is running satisfactorily through the ditches.
- Whether Hampshire County Council flood engineers visited the site of whether a desk top evaluation was carried out.
- That clearing of ditches were the responsibility of the riparian owner to unblock and that condition 9 addresses this.
- Councillor Southern moved to defer the application as a whole to enable the affordable housing provision to be concluded, and which was seconded by Councillor Blewett. Following a vote, the decision was made to:

DECISION - DEFER

Members resolved to defer the application so that the viability position can be clarified and the application will be reported back to Planning Committee to take a final decision on the affordable housing and drainage position.

Item No: I04 - I9/00237/TPO - 5 Church View, Hartley Wintney, Hook, Hampshire, RG27 8LN.

Oak tree overhanging 5 Church View Hartley Wintney.

Reinstate the planning permission previously granted that has lapsed allowing for 2 further year's growth.

Reduce one bough of the oak garden side by 3-4metres.Crown reduction of 2-3 metres back to a suitable growth point.

Crown lift any small branches garden side.

Members considered:

- That the work being consented was a reduction on the eastern side of the tree and not a consent to reduce the tree on all sides.

DECISION – GRANT

CONDITIONS

- 1 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.

- 2 That a pre-commencement meeting be held between the Arborist and the Council's Tree Officer to ensure that the extent of the work is clearly understood.

Item No: I05 - I9/00383/TPO - Street Record, Waldorf Heights, Blackwater, Camberley, Surrey.

Group of 14 no. western red cedars - crown reduce back to previous pruning points to leave finished height of no less than 5m. Reason: to prevent regrowth from tearing out and to reduce shading to neighbouring properties.

Members considered:

- The height of the trees at present and the amount of reduction proposed.

DECISION – GRANT

CONDITIONS

- 1 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.