

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