Planning Services

Welcome from 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 public seating area of the Council Chamber. 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 Myra Billings  
Councillor Brian Blewett  
Councillor Graham Cockarill  
Councillor Steve Forster  
Councillor Stephen Gorys  
Councillor Mike Morris  
Councillor Alan Oliver  
Councillor James Radley  
Councillor Tim Southern  
Councillor Sharyn Wheale

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, Alison Cottrell on (01252) 774131
ADDENDUM SHEET

FIRE EVACUATION OFFICERS:

Lead Officer: Emma Whittaker.
Deputy Lead Officer: Alison Cottrell (responsible for ensuring evacuations procedures are read out by the Chairman, bringing evacuation procedures and other equipment. - checking the 2nd floor only to include toilets, Members’ Room, Chairman’s Room)
Public Officer: Emma Whittaker - (responsible for guiding and evacuating members of the public)
Member Officer: Nick Steevens (responsible for guiding and evacuating members of the Committee)

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

ADDENDUM FOR
THE PLANNING COMMITTEE OF
14th June 2017

<table>
<thead>
<tr>
<th>Item No:</th>
<th>101</th>
<th>Reference No:</th>
<th>17/00370/FUL</th>
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<tbody>
<tr>
<td>Demolition of Existing Care Home to Provide a New 60 Bed Care Home</td>
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<td>At Fleetwood Lodge, Reading Road North, Fleet, GU51 4AN,</td>
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Officer presenting: Mrs Emma Whittaker

Update

Site Visit: 13/06/2017
Members Present: Councillors Butler, Makepeace-Browne, Morris and Southern

Members looked at the relationship of the site with the Conservation Area and to the adjoining properties. Members also considered the landscape strip along the Reading Road North boundary. Members viewed the site from within and noted the relationship with the boundary, the differences between the siting of the existing building and the proposed. Members also compared the design and form of the previously refused scheme to the current proposal.

Additional Conditions:

15. No development shall take place until details of any external lighting, including hours of operation, have been submitted to and approved in writing by the Local Planning Authority. The equipment shall only be installed, operated and maintained in accordance with the approved scheme.
Reason
To protect the amenities of the area and to satisfy saved policy GEN1 of the Hart District Local Plan.

16. Unless otherwise first agreed in writing, prior to commencement of development, the two storage buildings/metal containers located along the site boundary adjacent to Springfield Lane shall be removed from site.

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

Further comments from Fleet and Church Crookham Society have been received:

The site is within the North Fleet Conservation Area. Such applications in combination with other applications within the NFCA is continuing to erode the character of the area.

The property itself has considerable heritage value. There is evidence that it was built in late 19th century, was extended by Pool in c 1920s and was the family home of the Goddard family. Whilst none of this information is contained within the application, the application, if permitted, will extinguish this heritage, which inherently forms the basis of the local character that the NFCA is intended to preserve.

The application therefore fails to preserve or enhance the character of the conservation area and should be resisted.

In addition there is considerable concern that the site is proposed to be overdeveloped with unacceptable bulk, scale and massing, all of which means there is insufficient space left to provide adequate parking.

For all the reasons above, we urge the Council to reject the proposal

**Speaker Details**

No public speaking

The applicant has asked that the following statement be read out to Members:

On behalf of our client we would respectfully urge members to support the proposed redevelopment. At the previous committee consideration for the redevelopment the general principle of redevelopment was believed to be acceptable except for its detailed design.

Following discussions with the planning officers and some members a considerable amount of time and effort has been put into addressing the various concerns that have been raised in order to achieve what we would believe to be an appropriate design solution and one which will provide and deliver a positive contribution to the conservation area. The officers report to committee clearly sets out the key and relevant issues concluding that the application be recommended for approval which we would ask you to support.