

## **PLANNING COMMITTEE**

**Date and Time:** Wednesday, 13 September 2017 at 7 pm

**Place:** Council Chamber, Civic Offices, Fleet

### **COUNCILLORS**

Cockarill (Chairman)

Billings, Forster, Gorys, Morris, Radley (James), Southern, Wheale

### **Officers:**

Christine Tetlow      Development Control Team Leader  
Alison Cottrell      Committee Services

## **29 MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 24 August 2017 were confirmed and signed as a correct record.

## **30 APOLOGIES FOR ABSENCE**

Apologies for absence had been received from Councillors Ambler, Blewett and Oliver.

## **31 CHAIRMAN'S ANNOUNCEMENTS**

None.

## **32 DECLARATIONS OF INTEREST**

Councillor Southern indicated that he knew Carolyn Hazell, one of the speakers in relation to Item 102, but that this was not a financial or prejudicial interest.

## **33 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 7.40 pm.

**HART DISTRICT COUNCIL  
DEVELOPMENT APPLICATIONS**

**Decisions/Recommendations 13 September 2017**

**Item No: I01- 17/01731/HOU – 13 Hearmon Close, Yateley, Hampshire, GU46 6XD**

Erection of a front porch.

This application was brought to Planning Committee as a member of staff in Regulatory Services lives adjacent to the application site.

Members had no questions to put to officers and therefore no debate took place.

**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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and documentation;

Site and Location Plan - reference I600-001A  
Existing and Proposed Ground Floor Plan - reference I600-002A  
Existing and Proposed Front and Side Elevations - I600-003A  
Existing and Proposed Rear and Side Elevations - I600-004A

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

**INFORMATIVES**

- 1 You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
- 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.

**Notes:**

No site visit was requested.

**Item No: 102 – 17/01785/FUL – Mattingley Church, Mattingley Green, Hook, RG27 8LA.**

Removal of existing shed used for garden storage, and its replacement with a slightly longer shed to provide garden storage plus a composting toilet suitable for disabled use.

Members considered:

- The size of the existing shed and the size of the proposed new shed.
- Whether alternative locations for the shed were suggested to the Church.
- Whether suitable planting would mitigate any impact on neighbours.
- The height of the existing laurel hedge and that this hedge is in the ownership of the Church.
- That part of the laurel hedging along the boundary is juvenile and has not yet grown to the same height as the existing hedge.
- Whether additional screening should be conditioned.
- That a similar composting lavatory facility exists at Heckfield Church, but that it is inside the Church building.
- That there would be no running water for people to wash their hands but sanitary gels would be provided.
- That the loo would have a fan, but that it would be a low noise fan.
- The approximate number of people who may wish to use the loo.
- That the keys to the loo would be kept with the Church Warden and the loo would only be able to be used on request.
- That a new path would need to be put in to access the toilet part of the shed.
- Whether there would be enough room between the front door of the shed and the nearby grave to access the shed.
- That a nearby tree would require pruning.
- The distance between the shed and the neighbouring house.
- Whether the colour of the stain to be used on the shed would be agreed with the Planning Authority, to ensure that it blended in.
- Whether the current shed had been subject to a Planning Application or whether it had been erected under permitted development rights.
- That the loo would be available to all users of the church.
- That condition 5 would be amended to add that ‘the toilet shall be locked at all times except when in use, when it shall be locked from the inside, and shall only be available when formal activities are taking place within the church. The responsible person shall hold the key and the toilet shall only be used on request from that person’.
- That all applications for the discharge of conditions shall be in agreement with the Chairman and Ward Member.
- That the stain of the building be conditioned to ensure that it blends in with its surroundings.

## **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 details:

Proposed site plan ref I33.01

Proposed toilet cabin I33.02

Provision of Toilet support statement by CTA dated October 2016

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

- 3 With the information submitted, this proposal is acceptable with the following condition:  
No development shall take place until and unless a sample of the timber shingles and cladding with the finished colour stain has been submitted and agreed in writing by the Local Planning Authority. The development hereby approved shall be carried out in accordance with the approved details.

Reason: To ensure that the design and detailing of the elements is appropriate and that they preserve the character and appearance of the listed building and its setting in accordance with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 The first floor window in the north elevation serving the toilet shall be glazed with obscure glass only and retained as such.

Reason: To prevent overlooking of an adjoining property/adjoining properties and to satisfy saved policy GEN1 of the Hart District Local Plan.

- 5 The outbuilding hereby permitted shall only be used for purposes incidental to the use of Mattingly Church and its associated churchyard. Access to the toilet facility as shown on the approved plans shall be controlled through a management scheme. The details of the management scheme shall be submitted to and approved in writing by the Local Planning Authority before the use of the toilet facility shown on the approved plans commences. Access to the toilet facility shall thereafter be only in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbour amenity and to satisfy saved policy GEN1 in the Hart District Local Plan.

- 6 No development shall take place until full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority.

Hard details shall include the construction of the path and details of hard surfacing.

Soft landscape details shall include a planting plan and schedules of plants, noting species, planting sizes and proposed densities where appropriate.

Details shall further include a proposed timetable for planting and laying out of hard surfaces.

Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN I of the Hart District Local Plan.

- 7 Hard and soft landscaping works shall be fully carried out in accordance with the approved details, including the approved timetable, and to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice. The Council shall be notified in writing of the completion of the scheme or any agreed phase of such scheme.

Any trees or plants which, within a period of five years after approved completion, are removed, die or become, in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of similar species, size and number as originally approved, unless the Council gives its written consent to any variation.

Reason: To ensure the provision of amenity afforded by appropriate landscaping and to satisfy saved policy GEN I of the Hart District Local Plan.

- 8 The development hereby approved shall take place in accordance with the requirements of the Environment Agency permit ref EPR/FB3999WB, dated 23/05/2017.

Reason: To prevent the risk of contamination and to satisfy saved policy GEN I in the Hart District Local Plan.

## **INFORMATIVES**

- 1 You may require Building Regulations Consent and we advise that you should contact Building Control on 01252 398715.
- 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.
- 4 The applicant is advised that under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010, 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](http://www.naturalengland.org.uk) or contact Natural England (S.E. regional office) on 0238 028 6410.

**Notes:**

Speaking against the application – Mr John Crawford

Speaking for the application – Carolyn Hazell

No site visit was requested but Councillor Morris visited the site independently.