

**Minutes of the Development Control Committee meeting held on Wednesday, 12 December 2018 in Committee Rooms 1 & 2 - Deanes, Basingstoke and Deane Borough Council at 6.30 pm**

**Members of the Development Control Committee in attendance:** Councillor P Miller (Chair), Councillor N Robinson (Vice-Chair), Councillor M Bound, Councillor D George, Councillor S Grant, Councillor S Godesen, Councillor P Harvey, Councillor D Leeks, Councillor D Potter and Councillor D Sherlock

**40/18 Apologies for absence and substitutions**

Councillor M Westbrook was replaced by Councillor J Westbrook

**41/18 Declarations of interest**

Cllr D George declared that he had a pre-determined position on application number 18/00910/FUL and stood down from the Committee and spoke only as a visiting Ward Councillor.

**42/18 Urgent matters**

There were no urgent items.

**43/18 Minutes of the meeting held on 7th November 2018**

The Minutes of the meetings held on 7<sup>th</sup> November 2018 were confirmed by the Committee as a correct record and signed by the Chair.

**44/18 Applications for planning permission and public participation thereon**

The following Public Participation took place:

<u>Interest</u>	<u>Name</u>	<u>Item no./Topic</u>
Support	Mr Bradbury	Item 1 – 18/01089/FUL
Support	Mr S Garnett	Item 1 – 18/01089/FUL
Parish Councillor	Wyatt-Tilby	Item 2 – 18/00910/FUL
Support	Mr Partridge	Item 2 – 18/00910/FUL
Parish Councillor	Tofts	Item 3 – 18/01810/FUL
Objector	Mr Glasscock	Item 3 – 18/01810/FUL
Support	Mr Edge	Item 3 – 18/01810/FUL
Councillor	D Taylor	Item 3 – 18/01810/FUL
Objector	Mr Clarke	Item 4 – 18/02209/HSE
Parish Councillor	Mr MaHaffey	Item 5 – 18/02292/FUL
Support	Ms Davies	Item 5 – 18/02292/FUL
Support	Mr Burley	Item 6 – 18/02343/FUL
Objector	Mrs Hastings-Bass	Item 7 – 18/02857/FUL

Support	Mr Pettitt	Item 7 – 18/02857/FUL
Support	Mr Freeman	Item 7 – 18/02857/FUL
Support	Mr Boshier	Item 9 – 18/02881/HSE
Objector	Dr King	Item 10 – 18/02915/HSE
Objector	Mrs King	Item 10 – 18/02915/HSE
Support	Mr Macallan	Item 10 – 18/02915/HSE

**1. Application –18/01089/FUL: Erection of 17 apartments (2no 1 bedroom and 15 no 2 bedroom), parking, landscape and associated works Site: Land Adjacent to Aldermaston Road and Boundary Place Tadley RG26 4QA**

The Committee considered the report set out on pages 47 to 76 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application.

Members stated that they had insufficient information on the affordable housing provision and how the mechanism would work on a legal basis and therefore agreed to defer the application to obtain further information.

The Chair confirmed that the registered visiting Ward Councillor would be able to address the Committee when the deferred application was brought back. He advised that it would be an exception to the process, as the Ward Councillor had not had the opportunity to speak at that meeting.

**RESOLVED** that: the application be **DEFERRED** to seek further information on the applicant's intention for the site to be developed by a Registered Provider for affordable housing and to seek a view from the council's Legal Team on how much weight can be put on this as a material planning consideration.

**2. Application –18/00910/FUL: Erection of 4 no. dwellings and garaging with associated landscaping and parking bays Site: Cressington Stoke Lane Hurstbourne Priors Hampshire**

The Committee considered the report set out on pages 77 to 105 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application and considered the housing mix and whether there was an established need for housing in the local area which resulted in mixed views.

It was highlighted that application number 16/02664/FUL at Hurstbourne Station had been granted in November 2017 which consisted of 44 dwellings and 6 commercial units and was located in close proximity of the proposed site.

Overall, the Committee agreed that they had insufficient information to make a

decision and agreed to defer the application for the following reasons:-

- For the applicant to further consider the housing mix to better meet the applicant's stated housing need.
- A dormice survey to be carried out and the provision of a mitigation plan.
- Information on the progress of the Hurstbourne Station site to assess the urgency of local need.

**RESOLVED** that: the application be **DEFERRED** to seek further information in relation to:

- For applicant to reconsider housing mix to better align with applicant's housing need survey;
- Submission of information to satisfy reason for refusal 2 in relation to dormice;
- Further information on the progress of the Hurstbourne Station site and likely timescales for delivery.

**3. Application – 18/01810/FUL: Redevelopment of car sales forecourt, showroom and car repair garage to provide a building to accommodate a Class A1- convenience store and associated access, parking landscaping and plant equipment Site: 32 Oakley Lane Oakley Basingstoke Hampshire**

The Committee considered the report set out on pages 106 to 135 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application and were in general support.

Members were concerned over the delivery times and the limitation of the accessible parking space during the deliveries to the convenience store.

The Committee requested that the applicant resubmit an amended plan with an alternative design and/or location of the accessible parking space to avoid conflict with the timing of the delivery vehicle to the Planning Officers who had been given delegated authority.

**RESOLVED** that: subject to the receipt of a satisfactory amended plan showing that the accessible parking space would not be conflicted by the dwell time of delivery vehicles (and any subsequent changes to relevant conditions) that the applicant be invited to enter into a legal agreement (in accordance with the Community Infrastructure Levy Regulations 2010 and Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029) between the applicant and the Borough and County Councils to secure:

- Contributions towards the provision of double yellow lines extending 15m

either side of the site access in both directions on Oakley Lane.

Should the requirements set out above not be satisfactorily secured, then the Planning and Development Manager be delegated to REFUSE permission for appropriate reasons.

On completion of the legal agreement the Planning and Development Manager be delegated to grant planning permission subject the conditions listed at the end of this report.

### **Reasons for Approval**

1. The application will provide a new facility in the local area of Oakley which would support and maintain the local facilities available in this area of the Borough, in accordance with Policy EP3 of the Basingstoke and Deane Local Plan 2011-2029 and Policy 12 of the Oakley and Deane Neighbourhood Plan 2011-2029.
2. The application would not have a significant impact on the landscape character and scenic quality of the area in accordance with the National Planning Policy Framework (July 2018) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.
3. The proposal would not result in any greater level of harm to the amenities of adjoining land users in the vicinity in respect of privacy, overshadowing, noise and disturbance and amenity. The proposal would therefore accord with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
4. Subject to a legal agreement, the application is not considered to have an impact on the surrounding highway in respect of highway safety in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.
5. The proposal is considered to be of an appropriate design and the materials are commensurate to the surrounding character of the area in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029. subject to the following conditions and informatives:-

### **Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan Drawing No. 152367 AL 01 REV B (received 21.06.2018)

Proposed Elevations (Drawing No. 152367 AL 07 REV D (received 21.06.2018)

Proposed Site Block Plan Drawing No. 152367 AL 18 REV E (received 29.11.2018)

Proposed Ground Floor Plan Drawing No. 152367 AL 19 REV D (received 29.11.2018)

Proposed Roof Plan Drawing No. 152367 AL 20 REV F (received 29.11.2018)  
External Lighting Layout and Calculation Drawing No. OY\_150818 REV A  
(received 28.08.2018)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

- 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 to those on the approved plan drawing no. 152367 AL 07 REV D (Proposed Elevations 'Option B') and application forms, which are:

Smooth Powder Coated Cladding Colour: RAL 7043 Traffic Grey  
Rendered Blockwork Colour: White  
Plastic Rainwater Goods Colour: Black  
Riven Finished Fibre Cement Slates (Manford Roof) Colour: Charcoal Grey  
Polyester Powder Coated Aluminium Shop Front Colour: RAL 7043 Traffic Grey  
Blue / Black Engineering Brick Plinth

REASON: In the interests of visual amenity and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 Notwithstanding the details submitted, no construction works above ground floor slab level of the building approved shall commence on site until full details of both hard and soft landscape proposals, details of implementation, and a landscape maintenance schedule shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, means of enclosure, soft landscaping details, car parking layouts, circulation areas, boundary treatments and hard surfacing materials. The soft landscape details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, (including replacement trees where appropriate), noting species, planting sizes and proposed numbers/densities where appropriate, as well as any works to enhance wildlife habitats where appropriate. All hard and soft landscape works shall be carried out in accordance with the approved details and a timetable agreed with the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved.

REASON: Details are required because insufficient detail has been submitted with the application and in order to ensure the provision, establishment and maintenance of a reasonable standard of landscape in

accordance with the approved designs and in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 The development site shall be constructed and maintained in accordance with the approved details; including visibility splays, parking provision, road and footway geometry, and access points; as shown on the approved drawings.

REASON: To ensure that roads are constructed to a satisfactory standard and to ensure the proposal complies with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 No development shall take place on site until details of the method of construction of the means of access have been submitted to and approved in writing by the Local Planning Authority. The approved access details shall be constructed and fully implemented before the commencement of building and other operations on the site or the use hereby approved is commenced and shall be thereafter maintained in accordance with the approved details.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure that a satisfactory means of access to the highway is constructed before the approved buildings in the interest of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no works shall take place on site until the existing northern access(es) to the site has been abandoned and re-instated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be provided immediately after completion of the new access and prior to the commencement of the use or occupation of the building(s) whichever is the sooner.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 8 No part of the development shall be occupied until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. Development shall be carried out, and thereafter maintained, in accordance with the approved details.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to improve provision for cyclists and discourage the use of the car wherever possible and

in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 9 Notwithstanding the approved drawings, the storage and disposal of waste and recycling shall be carried out in accordance with the backhauling system detailed within the approved Service Management Plan within Appendix 5 of the Transport Statement prepared by ADL Traffic and Highways Engineering Ltd. (dated: May 2018). The approved details shall be complied with at all times. No waste or recycling shall be stored outside of the approved building, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 10 No development shall take place, until a Construction Method Statement that demonstrates safe and coordinated systems of work affecting or likely to affect the public highway and or all motorised and non-motorised highway users, has been submitted to and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall be accompanied by a Site Set Up Plan and shall include for:
- i. Means of access (temporary or permanent) to the site from the adjoining maintainable public highway, including the associated traffic management arrangements;
  - ii. The parking and turning of vehicles of site operatives and visitors off carriageway (all to be established within one week of the commencement of development and to be shown on the Site Set Up Plan);
  - iii. Loading and unloading of plant and materials away from the maintainable public highway (to be shown on the Site Set Up Plan);
  - iv. Storage of plant and construction materials used in constructing the development away from the maintainable public highway (to be shown on the Site Set Up Plan);
  - v. Wheel washing facilities;
  - vi. The erection and maintenance of security hoarding (to be marked on the Site Set Up Plan),
  - vii. Measures to control the emission of dust and dirt during construction;
  - viii. A scheme for recycling and disposing of waste resulting from construction work; and

- ix. The management and coordination of deliveries of plant and materials and the disposing of waste resulting from construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday - Friday AM peak (08:00 - 09:00), school collection time at Oakley Infant School (15:00 - 16:00) or PM peak (17:00 to 18:00) periods.

REASON: Details are required prior to development commencing as insufficient details have been submitted with the application, which are needed to ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 11 The premises shall not open before 0600 hours or remain open after 2300 hours on Mondays to Sundays.

REASON: To protect the amenities of the occupiers of nearby properties in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 12 Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the approved Arboricultural Method Statement written by Middlemarch Environmental reference: RT-MME-129468-01 REV A.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (July 2018) and Policy EM1 of the adopted Basingstoke and Deane Local Plan 2011-2029.

- 13 No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence on site until a plan showing the location of all existing and proposed utility services has been submitted to and approved in writing by the Local Planning Authority. This shall include gas, electricity, communications, water and drainage. No development or other operations shall take place other than in complete accordance with the utility services plan.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (July 2018) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

- 14 In accordance with the Arboricultural report RT-MME-129468-01 REV B, an arboriculturist shall be appointed to supervise all activity occurring on the site in relation to the construction of the approved building, where this could



impact on the trees along the rear (southern) boundary of the site. Details of the supervision visits shall be recorded and reported back to the Local Planning Authority for the duration of demolition and construction works for the approved building.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (July 2018) and Policy EM1 of the Basingstoke and Deane Local Plan 2011- 2029.

- 15 No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence on site until a foundation specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place other than in complete accordance with the foundation specification.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (July 2018) and Policy EM1 of the Basingstoke and Deane Local Plan 2011- 2029.

- 16 No works pursuant to this permission, with the exception of the demolition of existing buildings and removal of existing hardstanding and underground infrastructure, shall commence until there has been submitted to and approved in writing by the Local Planning Authority:-

(a) a desk top study carried out by a competent person documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001;

and, unless otherwise agreed in writing by the Local Planning Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the desk study in accordance with BS10175:2001- Investigation of Potentially Contaminated Sites - Code of Practice;

and, unless otherwise agreed in writing by the Local Planning Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants/or gases when the site is developed. The scheme must include a timetable of works and site management procedures and the nomination of a competent person to oversee the implementation of the works. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 and if necessary proposals for future maintenance and monitoring.

If during any works contamination is encountered which has not been previously identified it should be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 17 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 16(c) that any remediation scheme required and approved under the provisions of condition 16(c) has been implemented fully in accordance with the approved details. Such verification shall comprise;

as built drawings of the implemented scheme;

photographs of the remediation works in progress;

Certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 16(c).

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 18 Within 1 month of installation a post-completion noise assessment shall be carried out and submitted in writing for approval to the Local Planning Authority to verify that external noise levels at residential properties from the proposed plant do not exceed the following maximum cumulative rated noise levels at the nearest noise sensitive receptor:-

35 dB LAeq, 1hr (0700hrs - 2300hrs)

26 dB LAeq, 15min (2300hrs - 0700hrs)

Where the above criteria cannot be met the assessment shall include a scheme of noise mitigation measures which shall be implemented before the use, hereby approved is commenced.

The noise assessment must be carried out by a suitably qualified acoustic consultant/engineer and be undertaken in accordance with BS4142: 2014- "Methods for rating and assessing industrial and commercial sound".

REASON: To ensure that acceptable noise levels are not exceeded in the interests of residential amenity and in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 19 Deliveries by Heavy Good Vehicles shall be undertaken Monday - Saturday between 0930hrs - 1430hrs and 1900hrs - 2200hrs only and on Sundays and recognised public/bank holidays between the hours of 0900hrs - 1600hrs only

REASON: To protect the amenities of the occupiers of nearby properties in accordance Policy EM12 of the Basingstoke and Deane Local Plan 2011 – 2029 and to ensure that sufficient parking provision is available, and not taken by delivery vehicles at peak hours in accordance with policy EM10 and CN9 of the Basingstoke and Deane Local Plan 2011 – 2029.

- 20 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Policy EM12 of the Basingstoke and Deane Local Plan 2011 – 2029.

- 21 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Policy EM12 of the Basingstoke and Deane Local Plan 2011 - 2029.

**Informative(s):-**

- 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
- 1.2 This permission may contain pre-commencement conditions which require

specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

- seeking further information following receipt of the application;
- seeking amendments to the proposed development following receipt of the application;
- considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 54-57).

In this instance:

- the applicant was updated of any issues after the initial site visit.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. This Decision Notice must be read in conjunction with an Highways Agreement completed under the terms of Section 278 of the Highways Act 1980 (as amended). You are advised to satisfy yourself that you have all the relevant documentation.

4. Clearance of onsite buildings and vegetation should ideally be undertaken outside of bird nesting season (March to August) inclusive. Should clearance be undertaken during bird nesting season then works then the area should first be checked by a suitably qualified ecologist. Should evidence of nesting be found then works should cease in that area until nesting has finished and

fledglings have left the nest.

#### **4. Application –18/02209/HSE: Erection of a garage Site: 44 Hatch Lane Old Basing RG24 7EB**

The Committee considered the report set out on pages 136 to 143 of the agenda and other matters discussed at the meeting.

The Committee discussed the proposed application.

Some members believed that the proposed garage would not have a harmful visual impact on the character of the streetscene due to the high level hedge to the rear of the property. There was also an acknowledgement that there were already several nearby gardens that contained outbuildings.

**RESOLVED** that: the application be **APPROVED** subject to the conditions listed below and for the following reasons.

#### **Reasons for Approval**

1 The proposed development is appropriate in design terms and would neither dominate or compete with the host building and as such complies with the National Planning Policy Framework (July 2018); Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; and Section 11 of the Design and Sustainability Supplementary Planning Document 2018.

2 The proposed development would not result in any undue loss of privacy or cause undue overlooking, overshadowing, or overbearing impacts to existing neighbouring properties and as such would comply with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Section 11 of the Design and Sustainability Supplementary Planning Document 2018.

3 The development would not cause an adverse impact on highway safety and as such the proposal complies with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

subject to the following conditions and informatives:-

#### **Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan  
Drawing number 0001 (front elevation)  
Side elevations  
Roof plan

**REASON:** For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

- 3 Notwithstanding the approved plans, prior to development above ground slab level, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such approved details and shall be maintained as such in perpetuity.

REASON: In the interests of visual amenity and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no vehicular access other than that shown on the approved plans shall be formed to the site.

REASON: In the interests of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 The development shall be only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

REASON: In the interests of highway safety and neighbouring amenity in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

#### **Informative(s):-**

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than

eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

considering the imposition of conditions

In this instance:

the application was acceptable as submitted and no further assistance was required.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

**5. Application – 18/02292/FUL: Demolition of two existing outbuildings, change of use from residential and equestrian use to use for educational and respite therapy, and erection of a 1.8m high fence, bin store and cycle shelter. Site: The Lodge Little London Road Silchester RG7 2PP**

The Committee considered the report set out on pages 144 to 156 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Cllr Leeks left the meeting during this item and did not return.

**RESOLVED** that: the application be **APPROVED** subject to the conditions listed below and for the following reasons.

**Reasons for Approval**

1 The development would not cause an adverse impact on highway safety and adequate parking would be provided to serve the proposed development and as such the proposal complies with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

2 The proposed development preserves the landscape character and scenic quality of the area and as such is considered to accord with the National Planning Policy Framework (July 2018) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

3 The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, overbearing or noise and disturbance impacts to neighbouring properties and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4 The proposal would conserve the biodiversity value and nature conservation interests of the site and as such the proposal would comply with the National Planning Policy Framework (July 2018) and Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

subject to the following conditions and informatives:-

### **Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan.  
Proposed Site Plan

REASON: For the avoidance of doubt and in the interests of proper planning.

2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3 Prior to the occupation of the development hereby approved a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: In the interests of general amenity, and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4 No external lighting shall be installed within the site.



REASON: In the interests of the biodiversity of the area and in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 At no time shall there be more than three vehicles on site and the use hereby approved shall be conducted in accordance with the Maximum vehicle movements schedule submitted on 30 November 2017 in association with planning application 17/02074/OUT.

REASON: In order to restrict the levels of vehicle movements associated with the use in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 The use of the residential accommodation hereby permitted shall be ancillary to the principal use of the site for education and therapy purposes and shall not be sold off, sublet or otherwise occupied.

REASON: The level of motor vehicle parking and vehicular movements to from the site relate to the specific operational requirements of the end user and in accordance with Policy CN9 of the Basingstoke & Deane Local Plan 2011-2029.

- 7 The development hereby approved shall be for the sole use of Calcot Services for Children.

REASON: The level of motor vehicle parking and vehicular movements to from the site relate to the specific operational requirements of the end user and in accordance with Policy CN9 of the Basingstoke & Deane Local Plan 2011-2029.

**Informative(s):-**

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission

was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

the application was acceptable as submitted and no further assistance was required.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. The applicant is advised that consideration should be given to providing biodiversity improvements on the site which could simply include the provision of bird boxes and/or use of swift bricks to encourage biodiversity within the area.

#### **6. Application – 18/02343/FUL: Erection of 1 no. 3 bed dwelling. Site: 10 Loyalty Lane Old Basing RG24 7LD**

The Committee considered the report set out on pages 157 to 169 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed planning application and paid particular attention to the right of access and parking to the rear forecourt area.

The Committee agreed that they had insufficient information and requested that the application be deferred for the provision of further information to establish the legal formal parking arrangements.

**RESOLVED** that: the application be **DEFERRED** to seek further information in relation to the ownership and control of the areas shown proposed for parking on the submitted plans.

#### **7. Application – 18/02857/FUL: Erection and re-location of replacement dwelling and garage, with associated parking, turning, landscaping, and access arrangements. Change of use of land for reconfiguration of domestic curtilage. Site: Fieldway Cross Lane Ashmansworth RG20 9ST**

The Committee considered the report set out on pages 170 to 194 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed planning application and felt that it would be an improvement to the existing dwelling with a footprint in line with the neighbouring

properties.

Members believed that the proposed dwelling would not visually impact the landscape character and scenic quality of the North Wessex Downs Area of Outstanding Natural Beauty.

**RESOLVED** that: the application be **APPROVED** subject to the conditions listed below and for the following reasons.

### **Reasons for Approval**

1 The replacement dwelling is not temporary in nature and is considered to be an appropriate size for the plot and would not be significantly visually intrusive in the landscape. As such the proposed development would comply with Policy SS6 (d) of the Basingstoke and Deane Local Plan 2011-2029.

2 By virtue of the plot size and its location in the landscape, the proposed development would not have a significant impact on the landscape character and scenic quality of the North Wessex Downs Area of Outstanding Natural Beauty and the proposal would successfully mitigate its limited impact on the wider area and is acceptable in design terms. The proposal therefore complies with the National Planning Policy Framework (July 2018) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

3 The proposed development would provide adequate parking provision in accordance with highway requirements, and as such would accord with the National Planning Policy Framework (2018), Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Parking Supplementary Planning Document.

4 The proposal would not result in any greater level of harm to the amenities of adjoining land users in the vicinity than could reasonably be expected from the site's current residential use and situation, in respect of the existing dwellings scale. The proposal would therefore accord with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

5 The proposal would conserve the biodiversity value and nature conservation interests of the site and as such the proposal would comply with the National Planning Policy Framework (July 2018) and Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

6 The proposal would preserve the character of the Ashmansworth Conservation Area and as such the proposal would comply with the National Planning Policy Framework (July 2018) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

subject to the following conditions and informatives:-

### **Conditions**

1 The development hereby permitted shall be carried out in accordance with the

following approved plans:

- Site Location Plan (drawing no. 170320-01)
- Topographical Survey (drawing no. MPfieldway/TOPO)
- Proposed Plans and Elevations (drawing no. 170320-107)
- Site Plan, Garage Plans and Levels (drawing no. 170320-106 rev D)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

- 3 No development hereby permitted shall continue above slab level on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including on-site sample panels as applicable. The works shall then proceed in strict accordance with the approved submission. These requirements include provision of information relating to:

- the proposed facing materials for all elevations of the buildings
- the proposed roofing materials for all buildings
- the materials, gauge and finish of rainwater goods

REASON: Details are required prior to commencement because insufficient detail was submitted with the application, to ensure preservation of the of the character and appearance of the conservation area in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (July 2018) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 No development hereby permitted shall continue above slab level on site until full details of hard surfacing and boundary treatments associated with the hereby approved new dwellings, has been submitted to and approved in writing by the Local Planning Authority. This should include samples and 1:50 site plans to demonstrate surfacing, and 1:50 elevations of new boundary treatments. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

REASON: Details are required prior to commencement because insufficient detail was submitted with the application, to ensure preservation of the of the character and appearance of the conservation area in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (July 2018) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 The garage hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Fieldway, Cross Lane, Ashmansworth.

REASON: The site is in an area where new dwellings are not normally permitted in accordance with the advice contained within the National Planning Policy Framework (July 2018) and Policy SS6 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 The development hereby permitted shall be carried out in adherence with the mitigation strategy contained within the Discussions and Conclusions chapter of the Bat Survey Report by Stark Ecology Ltd dated November 2017 (updated September 2018).

REASON: In order to retain the Common Pipistrelle and Brown long-eared bats which are roosting on site in "favourable conservation status" as required under derogation test of the Conservation of Habitats and Species Regulations 2010 in accordance with the National Planning Policy Framework and Policy EM4 of the Basingstoke and Deane Borough Local Plan 2011-2029.

- 7 No development hereby permitted shall continue above slab level until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate). The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to improve the appearance of the site in the interests of visual amenity in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 8 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and

EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 9 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 10 Within 3 months of the date of commencement a Construction Statement detailing how the new homes shall meet a water efficiency standard of 110 litres or less per person per day has been submitted to and approved in writing by the Local Planning Authority, unless otherwise agreed in writing with the Local Planning Authority through a demonstration that this requirement for sustainable water use cannot be achieved on technical or viability grounds. The development shall be carried out in accordance with the approved details.

REASON: In the absence of such details being provided within the planning submission, details are required to ensure that the development delivers a level of sustainable water use in accordance with Policy EM9 of the Basingstoke and Deane Local Plan 2011-2029.

- 11 The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until the property has provision within its curtilage for the parking for 4 vehicles, together with unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrance of the property, and the areas of land so provided shall be thereafter retained and maintained and shall not be used for any purposes other than the turning, manoeuvring, loading and unloading and parking of vehicles and bicycles, and access for pedestrians, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029.

- 12 The development hereby permitted shall not be occupied until the property has provision within its curtilage for secure cycle parking facilities for 2 long and 1 short stay places with a transit route to and from the public highway, The cycle storage shall thereafter be retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

REASON: To improve provision for cyclists and discourage the use of the private car wherever possible and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029.

- 13 Should any discoloured or odorous soils be encountered during development

works or should any hazardous materials or significant quantities of made ground be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the commencement of development works. Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

REASON: To ensure any soil, gas or water contamination on the site is remediated to protect the occupiers of the application site and/or adjacent land and in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 14 Within three months of the first occupation of the dwelling hereby approved the existing dwelling shall be demolished and all arising materials shall be removed from the site.

REASON: To ensure that only one dwelling remains on the site as it is in an area where new dwellings are not normally permitted in accordance with the advice contained within the National Planning Policy Framework (2018) and Policy SS6 of the Basingstoke and Deane Local Plan 2011-2029.

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no external lighting shall be installed of any kind within the curtilage of the site.

REASON: To help protect and enhance the biodiversity of the area in the long-term, in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

**Informative(s):-**

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission.

It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

proactively offering a pre-application advice (in accordance with paragraphs 39 - 46)

seeking further information following receipt of the application

seeking amendments to the proposed development following receipt of the application

considering the imposition of conditions (in accordance with paragraphs 54-57)

In this instance:

the applicant was updated of any issues after the initial site visit

was provided with pre-application advice

the application was acceptable as submitted and no further assistance was required

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. The demolition shall be undertaken in full accordance with the recommendations set out in Bat Survey Report by Stark Ecology Ltd dated November 2017 (updated September 2018).

### **8. Application – 18/02885/HSE: Erection of a first floor rear extension with Juliet balcony. Site: Valley Field Spring Lane Burghclere Newbury**

The Committee considered the report set out on pages 195 to 201 of the agenda and other matters discussed at the meeting.

**RESOLVED** that: the application be **APPROVED** subject to the conditions listed below and for the following reasons.

#### **Reasons for Approval**

- 1 The development is of an appropriate design and relates in a sympathetic



manner to the street scene and character of the surrounding area and as such complies with the National Planning Policy Framework (2018) Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Section 11 of the Design and Sustainability Supplementary Planning Document 2018.

2 The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, overbearing or noise and disturbance impacts to the occupiers of neighbouring properties and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

subject to the following conditions and informatives:-

### **Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Plan, Proposed Floor Plans and Elevations - Drawing No. 08 18 7706A

REASON: For the avoidance of doubt and in the interests of proper planning.

2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

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 approved plans and application forms unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

### **Informative(s):-**

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning

Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

seeking amendments to the proposed development following receipt of the application;  
considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 54-57).

In this instance:

the applicant was updated of any issues after the initial site visit;

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

**9. Application – 18/02881/HSE: Removal of existing timber fence to front of property and replacing with low wall and planting of selection of native shrubs and small trees. New rendered blockwork wall and pedestrian gate to match host dwelling. Removal of block paving to existing drive and replacing with gravel. Site: 17 Wallis Road Basingstoke RG21 3DN**

The Committee considered the report set out on pages 202 to 210 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

**RESOLVED** that: the application be **APPROVED** subject to the conditions listed below and for the following reasons.

**Reasons for Approval**

1 The proposed development preserves and/or enhances the character of the Fairfields Conservation Area and as such complies with adopted policies in particular the National Planning Policy Framework (July 2018) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

2 The proposed development is appropriate in design terms and would neither dominate or compete with the host building and as such complies with the National Planning Policy Framework (July 2018); Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; and Appendix 13 of the Design and Sustainability Supplementary Planning Document.

3 The proposed development would be of an appropriate design and relate to surrounding development in a sympathetic manner and as such complies with the National Planning Policy Framework (July 2018); Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; and Appendix 13 of the Design and Sustainability Supplementary Planning Document.

subject to the following conditions and informatives:-

### **Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan  
Block plan  
Site plan drawing number BOSHIER/8/05

REASON: For the avoidance of doubt and in the interests of proper planning.

2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3 No development hereby permitted shall commence on site until details of materials and finishes of walls, gates and surfaces have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including on-site sample panels as applicable. The works shall then proceed in strict accordance with the approved submission. These requirements include provision of information relating to:

the size, texture, colour and source of bricks including specials;  
the bonding and coursing of brickwork;  
mortar mixes and joint profile;  
the proposed render;  
the proposed hardstanding materials;  
the proposed gate.

Notwithstanding approval of such information, all works of making good to the host building shall be undertaken using materials and finishes, workmanship and detailing to match that of the existing building.

REASON: In the interests of visual amenity and to preserve the character

and appearance of the conservation area in accordance with National Planning Policy Framework (July 2018) and Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

**Informative(s):-**

1.
  - 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
  - 1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.
  - 1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.
2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-  
  
considering the imposition of conditions  
  
In this instance:  
  
the application was acceptable as submitted and no further assistance was required.  
  
In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

**10. Application – 18/02915/HSE: Erection of two storey side extension to include 1 no. dormer to rear. Erection of shed to south. Site: The Old School House North End Road North End RG20 0AY**

The Committee considered the report set out on pages 211 to 227 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed planning application and decided that the extension was of an appropriate design and moderate in size and would not result in a detrimental impact to the neighbouring property.

**RESOLVED** that: the application be **APPROVED** subject to the conditions listed below and for the following reasons.

**Reasons for Approval**

1 Having due regard to the requirements of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas Act) 1990, it is considered that the proposal would preserve the character and appearance of the conservation area; would not be harmful to the setting or significance of listed buildings nor to the ability to appreciate that significance; and would not be harmful to the significance of an undesignated heritage asset nor to the ability to appreciate that significance. Further the proposal would not have an unacceptable adverse effect on residential amenity, highways, landscape, trees or biodiversity. The proposal complies with relevant adopted policies and guidance, notably the National Planning Policy Framework (July 2018); Policies SD1, CN9, EM1, EM4, EM10, EM11 and EM12 of the Basingstoke and Deane Local Plan 2011-2029; and The Historic Environment: Listed Buildings SPG; East End and North End Conservation Area Appraisal; Design and Sustainability SPD (July 2018); Landscape and Biodiversity SPD (2008); Parking Standards SPD (July 2018); and Planning Obligations for Infrastructure SPD (March 2018).

subject to the following conditions and informatives:-

**Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
  - (i) Site Location and Block Plan 2A.01 Rev A received 8 November 2018;
  - (ii) Site Layout with parking 2A.02 received 8 November 2018;
  - (iii) Proposed Plans 3A.02 Rev C received 22 November 2018;
  - (iv) Proposed Elevations 4A.02 Rev F received 6 December 2018.

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented permissions.

- 3 No development hereby permitted shall commence on site until full working details of all new windows and external doors to be incorporated in the scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing members, glazing, glazing units, glazing bars, and methods of opening. Details shall be at a minimum scale of 1:20 and 1:5. The works shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required prior to commencement because insufficient detail was submitted with the application, to ensure preservation of the of the character and appearance of the conservation area in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (July 2018) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 No development hereby permitted shall commence on site until details of materials and finishes have been submitted to and approved by the Local Planning Authority in writing. The submitted details should include samples, including on-site sample panels as applicable. The works shall then proceed in strict accordance with the approved submission. These requirements include provision of information relating to:
- o the size, texture, colour and source of roof tiles and ridge tiles;
  - o the material, colour, finish, size, profile and gauge of timber boarding for the extension and the shed;
  - o the material, texture, colour and source of bricks;
  - o materials and finishes to be used in detailing of eaves and verges.

REASON: Details are required prior to commencement because insufficient detail was submitted with the application, to ensure preservation of the of the character and appearance of the conservation area in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (July 2018) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 Notwithstanding the requirements of Condition 4 above, all works of making good to the building arising from the development hereby permitted shall be undertaken using materials and finishes, workmanship and detailing to match the existing building in terms of appearance.

REASON: To ensure preservation of the of the character and appearance of the conservation area in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (July 2018) and Policy

EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays, nor on Sundays or recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011 - 2029.

- 7 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays, nor on Sundays or recognised public holidays.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011 - 2029.

- 8 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no window or other opening other than the windows shown on the plans hereby approved shall be inserted in the northeast or southeast elevation of the development hereby approved without the prior written permission of the Local Planning Authority on an application made for that purpose.

REASON: To ensure preservation of the character and appearance of the conservation area in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (July 2018) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 9 Notwithstanding the requirements of Condition 3, above, the window to serve the shower room at ground floor level on the northeast elevation shall be fixed shut and glazed with obscured glass and shall be permanently maintained in that condition.

REASON: To protect the privacy of the adjacent property and to prevent overlooking, in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

**Informative(s):-**

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.

1.2 This permission may contain pre-commencement conditions which

require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

proactively offering a pre-application advice (in accordance with paragraphs 39 - 46);  
seeking further information following receipt of the application;  
seeking amendments to the proposed development following receipt of the application;  
considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 54-57).

In this instance:

the applicant was provided with pre-application advice;  
the applicant was requested to supply additional information to address issues identified;  
and updated of any issues after the initial site visit.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

3. As with all development, there is a possibility that retained trees may be unintentionally harmed. The applicant is therefore advised to seek independent advice. Services of independently approved arboriculturists may be obtained through the Arboricultural Association ([www.trees.org.uk](http://www.trees.org.uk)).
4. If at any time during the proposed works bats, or signs of bats, are found then all works must stop and advice should be sought from Natural England before



any further work proceeds. All bats and their roost sites are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017 from disturbance and harm.

The applicant's attention is also drawn to the protection of breeding birds under the Wildlife and Countryside Act 1981. This makes it an offence to kill or harm birds or damage or destroy their eggs. To avoid contravening these provisions it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to August inclusive). If this is not possible, vegetation to be removed needs to be thoroughly checked and shown to be clear of any active nests.

In accordance with the NPPF and Section 40 of the NERC Act, the Council would welcome any opportunities for biodiversity enhancements to the proposed development, such as the erection of bat boxes and would be happy to provide further information.

**11. Application – 18/02915/HSE: Erection of a portable aluminium lattice mast for rural internet services (Retrospective). Site: Mast on Land at Rear of Tanglewood Green Lane Ellisfield Hampshire**

The Committee considered the report set out on pages 228 to 245 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

**RESOLVED** that: the application be **APPROVED** subject to the conditions listed below and for the following reasons.

**Reasons for Approval**

- 1 The application will not result in a detrimental impact to the character of the area and there are not considered to be significant wider impacts as a result of the proposal on the landscape character or visual amenity in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.
- 2 The application will provide an improved broadband services, which is essential for the social well-being of the rural community of Ellisfield, in accordance with national policy in respect of the National Planning Policy Framework (NPPF) (July 2018) and the spatial strategy of the Basingstoke and Deane Local Plan 2011-2029.
- 3 The proposed mast would not have any significant or demonstrable impacts on residential amenity of any neighbouring property by way of any overbearing or loss of light impacts in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

subject to the following conditions and informatives:-

## Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Amended Layout Plan (received 23.11.2018)

Site Layout Plan (received 19.10.2018)

Elevations (received 19.10.2018)

REASON: For the avoidance of doubt and in the interests of proper planning.

- 2 In the event that the mast and associated equipment hereby permitted ceases to be used for rural internet services, it shall be removed in its entirety from the site within 3 months and the site shall be restored to its former condition.

REASON: In the absence of satisfactory need, there is no justification for the retention of the equipment in the interest of landscape and visual amenity in accordance with the National Planning Policy Framework (July 2018) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

## Informative(s):-

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.  
  
1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.  
  
1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.
2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the

applicant in the following positive and creative manner:-

seeking further information following receipt of the application;  
seeking amendments to the proposed development following receipt of the application;  
considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 54-57).

In this instance:

the applicant was updated of any issues after the initial site visit.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.

#### 45/18 **Quarterly Planning Appeals Report**

The Assistant Planning Manager introduced the report which provided a summary analysis of the appeal decisions received in the period 01/09/2018 to 30/11/2018, which highlighted some of the issues drawn out by Planning Inspectors in arriving at their decision and should be taken into account when future decisions are made.

**Resolved:** That the committee notes the report.

Meeting ended: 22:35

**Chairman**