

Minutes of the Development Control Committee meeting held on Wednesday, 6 February 2019 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 D Leeks, Councillor D Potter, Councillor D Sherlock and Councillor M Westbrook

51/18 Apologies for absence and substitutions

Councillor P Harvey was replaced by Councillor J Westbrook

52/18 Declarations of interest

Cllr M Westbrook declared that he had a predetermined position on application numbers 18/02322/FUL and 18/02323/ADV and stood down from the Committee.

53/18 Urgent matters

There were no urgent items.

54/18 Minutes of the meetings held on the 12th December 2018 and the 9th January 2019

The Minutes of the meetings held on 12th December 2018 and 9th January 2019 were confirmed by the Committee as a correct record and signed by the Chair.

55/18 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 D Bradbury	Item 1 – 18/01089/FUL
Support	Mr S Garnett	Item 1 – 18/01089/FUL
Councillor	Tate	Item 1 – 18/01089/FUL
Objector	Mrs Kinnear (on behalf of Mr Swallow)	Item 2 – 17/02210/FUL
Support	Mr Marsden	Item 2 – 17/02210/FUL
Support	Mr Marsden	Item 3 – 17/02211/LBC
Support	Mr Barkes	Item 4 – 18/01341/FUL
Support	Mr Lasseter	Item 4 – 18/01341/FUL
Support	Mr Markwick	Item 5 – 18/01945/ROC
Objector	Mrs Markwick	Item 5 – 18/01945/ROC
Councillor	Tate	Item 5 – 18/01945/ROC
Objector	Mr Morris	Item 6 – 18/02210/FUL

Objector	Ms Hall	Item 6 – 18/02210/FUL
Objector	Mr Preedy	Item 9 – 18/03245/HSE
Support	Mr Belsham	Item 9 – 18/03245/HSE
Councillor	Bean	Item 9 – 18/03245/HSE
Parish Councillor	Buckley	Item 11 – 18/03394/FUL
Support	Painter	Item 11 – 18/03394/FUL
Support	Kail	Item 11 – 18/03394/FUL
Councillor	M Westbrook read out a statement on behalf of Councillor Ashfield	Item 11 – 18/03394/FUL
Support	Mr Pettitt	Item 12 - 18/03430/FUL
Support	Ms Leroux-Harvey	Item 12 - 18/03430/FUL
Councillor	Ruffell	Item 12 - 18/03430/FUL

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 85 to 114 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, which had previously been considered at the Development Control Committee meeting on the 12th December 2018. The Committee agreed to defer the application to allow the applicant to submit further information in relation to the affordable housing provision and the applicant's stated contractual position with a registered affordable housing provider.

Members discussed the affordable housing provision and acknowledged that only 5 affordable units were secured within a S106 agreement. Mixed views were expressed as to whether the remaining 12 units could be accomplished in terms of affordable housing, as it would be reliant upon external bodies and a funding process which sat outside of any planning permission.

Some Members felt that there could be limited daylight to the apartments due to the proposed dwelling being located so near to a row of well-established Oak Trees and were concerned about the preservation of the Oak Trees long term.

Members referred to the recent appeal decision (ref APP/H1705/W/18/3200851) dated the 5th February 2019 where the site was located within Sector G of the Detailed Emergency Planning Zone (DEPZ). The appeal against refusal of the planning application was dismissed as the Inspector found that 'the proposal would adversely impact on the functioning of the emergency plan in the event of an incident through adding to existing pressures on resources to respond to an incident'. It was concluded that the proposal for three dwellings conflicted with Local Plan Policy SS7 and the National Planning Policy Framework (NPPF) (para 95) and that the harm identified would not be outweighed by other planning considerations.

Most Members agreed that as the application site was situated within the DEPZ surrounding the Aldermaston Atomic Weapons Establishment (AWE). The proposed development would, as a result of the increase in population, within the most densely populated sector of the DEPZ (Sector H), have a detrimental impact on the Aldermaston off-site emergency planning arrangements. As such, the proposal would be contrary to the requirements of Local Plan Policy SS7 and guidance contained within Paragraphs 95 and 180 of the NPPF (2018).

RESOLVED that: the application be **REFUSED** for the following reasons:

Reasons for Refusal

- 1 The application site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE). The proposed development would, as a result of the associated increase in population, the proximity to the centre of the DEPZ and location within the second most densely populated sector of the DEPZ (Sector J), have a detrimental impact on the Aldermaston off-site emergency planning arrangements. As such the proposal would be contrary to the requirements of Policy SS7 of the Basingstoke and Deane Local Plan 2011-2029 and guidance contained within Paragraphs 95 and 180 of the National Planning Policy Framework (2018).
- 2 In the absence of any suitable legal agreement, or sufficient information to justify the absence of a legal agreement, the proposed development does not make adequate provision for affordable housing and relevant community infrastructure to adequately off-set the impact of the development. The proposed development is therefore contrary to the Community Infrastructure Levy Regulations 2010 (Revised 2015), Policies CN1, CN6 and CN8 of the Basingstoke and Deane Local Plan 2011-2029 and the guidance contained within the Planning Obligations for Infrastructure Supplementary Planning Document (March 2018) and the National Planning Policy Framework (2018).

Informative(s):-

1. 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 54-55)

In this instance:

- the applicant was provided with pre-application advice;

- the applicant was updated of any issues.

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

2. Application – 17/02210/FUL: Full planning permission is sought via enabling development for the repair and conservation of the listed agricultural barn for agricultural and ancillary residential storage use, the conversion and extension of locally listed barn to form 1 no. 4 bedroom dwelling, and the demolition and part demolition of farm buildings, lean-to extension and single storey extension. Outline permission is sought for the erection of 3 no. dwellings between the farm yard and 1 and 2 Freemantle Farm Cottages, and 1 no. dwelling on land to the East of the junction of Ashe Lane and the existing access to Freemantle Farm Site: Freemantle Farm Hannington Road North Oakley RG26 5TP

The Committee considered the report set out on pages 115 to 155 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 the main area of concern raised was the location of (site 3) the proposed dwelling on land at the junction of Ashe Lane.

Some Members felt, as the location of site 3 was by ancient woodland it would be harmful to wildlife and have an adverse impact on landscape character and visual amenity and contrary to Local Plan Policy EM1.

Members considered that site 3 would result in an isolated dwelling in the countryside and conflicted with Local Plan Policies SS6 and SS1.

The Committee were in general support of sites 1 and 2 but agreed to defer the application for the applicant to consider an alternative location for site 3.

RESOLVED that: the application be **DEFERRED** for the applicant to consider alternatives to Site 3 as shown on the submitted plans.

3. Application – 17/02211/LBC: Repair and conservation of the listed agricultural barn for agricultural and ancillary residential storage use. Conversion and extension of locally listed barn forming 4 bedroom dwelling. Demolition and part demolition of farm buildings, lean-to extension and single storey extension. Site: Freemantle Farm Hannington Road North Oakley RG26 5TP

The Committee considered the report set out on pages 156 to 176 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 agreed to defer the application due to the connection with the deferred application number

17/02210/FUL above.

RESOLVED that: the application be **DEFERRED** alongside item 2 for the applicant to consider alternatives to Site 3 as shown on the submitted plans.

4. Application – 18/01341/FUL: Change of use of land from equestrian to residential garden. Change of use from residential garden to equestrian and formation of replacement boundary ha-ha wall. Site: Willow House Stoke Road St Mary Bourne SP11 6EF

The Committee considered the report set out on pages 177 to 187 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 generally felt that the applicant had approached the changes in a sympathetic way, which would not visually affect the landscape.

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

Reasons for Approval

1 The proposed development would be sympathetic to and integrate successfully with the landscape character, visual amenity and scenic quality of this countryside location. The proposal would therefore accord with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029, Policy P5 of the St Mary Bourne Parish Neighbourhood Plan (2016-2029) and guidance contained within the Landscape, Biodiversity and Trees Supplementary Planning Document (December 2018) and the National Planning Policy Framework (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:

Location Plan.
777-04, Proposed Landscape Layout.
Typical Section through Ha-ha.

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 commencement of earthworks in regard to the construction of the new Ha-ha samples of the types and colours of external materials to be used in the construction of the Ha-ha wall, including colour of mortar, together with samples have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: In the interests of the visual amenities of the area and the preservation of the setting and character of the Conservation Area and in accordance with Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029 and Policy P5 of the St Mary Bourne Neighbourhood Plan.

- 4 Within one month of this permission there shall be 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 tree / shrubs to be planted (including replacement trees where appropriate). The works approved shall be carried out in the first planting and seeding season following the first use of the land as approved is commenced. 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: To preserve the appearance of the site in the interests of visual amenity and the setting of the Conservation Area in accordance with Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029 and Policy P5 of the St Mary Bourne Neighbourhood Plan.

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;

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. Ideally any site clearance should take place outside of bird nesting season (March - August inclusive) to avoid impact on nesting birds protected under The Wildlife and Countryside Act 1981. If clearance works need to be undertaken during the nesting season then the area should be first inspected by a suitably qualified ecologist in order to determine if any nesting is occurring. Should this be the case then works must cease in the area of the nest until nesting has finished and fledglings have left the nest.

5. Application – 18/01945/ROC: Variation of Condition 3 of BDB/43255 to allow small scale specialist classic car restoration from the garage Site: The Old Chapel Baughurst Road Baughurst RG26 5LL

The Committee considered the report set out on pages 188 to 197 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 paid particular attention to noise, smell and operational hours associated with the business and any potential impact to the neighbouring properties.

Members referred to the 'Sound Planning Environmental Noise Impact Assessment' that was submitted with the application, which confirmed that any noisy activities such as heavy machinery and shot blasting and the use of chemicals such as chroming would be undertaken off site by specialists. In addition, the small ventilation system fitted within the workshop would not produce any external noise when in operation. The main workshop door was also acoustically insulated and the air compressor would be housed within an acoustic enclosure.

Most members were satisfied that it was a modest small business enterprise with adequate measures in place in terms of noise and smells but requested that condition 3 be amended to clarify that no more than 2 motor vehicles be worked on within the site and located in the garage at any one time.

In addition, an extra condition be included for the operation hours of the business.

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 the public footpath or highway safety and as such the proposal complies with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.
- 2 The proposed development would not cause undue noise and disturbance impacts to neighbouring properties and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 3 The proposed development preserves the rural character and appearance 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.

subject to the following conditions and informatives:-

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Block Plan - Drawing number 102

REASON: For the avoidance of doubt and in the interests of proper planning.
- 2 Before the approved use commences the noise mitigation measures identified in section 7.0 of the Sound Planning Environmental Noise Impact Assessment (Ref: J03567) shall be implemented in full and thereafter maintained.

REASON: In the interests of residential amenity and in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011 -2029.
- 3 No more than 2 motor vehicles in association with the specialist classic car restoration business shall be worked on at the site at any one time with all restoration works to occur within the garage.

REASON: To ensure that the proposed development shall be carried out in such a manner as to prevent vehicles encroaching onto the highway and in

accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 The car restoration business shall not operate before 08:00 hours or after 18:00 hours on Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays or any recognised bank or public holiday.

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

Informative(s):-

1. 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;

considering the imposition of conditions

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.

6. Application – 18/02210/FUL: Erection of 2 no. 2 bed and 1 no. 3 bed dwellings, with associated amenity space and parking, following demolition of existing garages Site: Garage Site Off Mansfield Road Basingstoke Hampshire

The Committee considered the report set out on pages 198 to 223 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 stated that it would be a good use of the redundant garages, provide three affordable dwellings and make a positive contribution to the local area.

Members favoured the design of the proposed dwellings as it included dormer windows, which would restrict the height and any potential overlooking to the neighbouring properties.

Members requested that an additional informative be included to draw the applicants attention to their duties under the Countryside and Wildlife Act and consider biodiversity enhancements for protected species on the sites bounding their land.

RESOLVED that: the application be **APPROVED** subject to the conditions listed

below and for the following reasons.

Reasons for Approval

1 The proposed development would make efficient use of previously developed land within a sustainable location through the delivery of housing within the Settlement Policy Boundary of Basingstoke. The proposal therefore accords with Policies SD1 and SS1 of the Basingstoke and Deane Local Plan 2011-2029 and the provisions of the National Planning Policy Framework (2018).

2 The development would be of an appropriate design and relate to surrounding development in a sympathetic manner and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the National Planning Policy Framework (2018).

3 The development would not cause an adverse impact on highway safety and adequate parking would be provided to serve the development and as such the proposal complies with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4 The 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 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:

- 1033-941-0001 Location Plan
- 1033-942-0101 Rev P5 Site Plan
- 1033-942-1001 Rev B Proposed Elevations and Floor Plans (Plot 1)
- 1033-942-1002 Rev A Proposed Elevations and Floor Plans (Plots 2 & 3)
- C85906-SK-004 Rev A Proposed Levels

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 above ground slab level shall commence until details of the types and colours of external materials and finishes to be used, including colour of mortar, together with samples, have been submitted to and

approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 No hard landscaping works shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied and thereafter maintained.

REASON: Details are required in the absence of accompanying the application and in the interests of visual amenity and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 Prior to installation a plan indicating the positions, design, materials and type of screen walls/fences/hedges to be erected, shall be submitted to and approved in writing by the Local Planning Authority. The approved screen walls/fences shall be erected before the dwelling hereby approved is first occupied and shall subsequently be maintained as approved. 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, details of which shall be agreed in writing by the Local Planning Authority before replacement occurs.

REASON: Details are required in the interests of the amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 The development hereby approved shall not be occupied 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: To improve the appearance of the site in the interests of visual

amenity in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 7 No development shall take place, including any works of demolition, until a Construction Method Statement with details, schedules and drawings that demonstrates safe and coordinated systems of work affecting or likely to affect the public highway and or all motorised and or 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 include for:

- i. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken 'in a manner that secures the health and safety of any person affected by the project.'
- 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);
- iii. loading and unloading of plant and materials away from the maintainable public highway;
- iv. storage of plant and materials used in constructing the development away from the maintainable public highway;
- v. wheel washing facilities or an explanation why they are not necessary;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling and disposing of waste resulting from construction work; and
- viii. 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 to Friday AM peak (08.00 to 09.00) and PM peak (16.30 to 18.00) periods.

REASON: Details are required prior to commencement in the absence of accompanying the application and 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, the area generally and in the interests of highway safety and in accordance with Policies CN9 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 Policy EM10 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.

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

- 10 The development hereby permitted shall not be occupied, until details of the provision of 2 vehicle parking spaces within the curtilage of each dwelling, in accordance with the adopted standards, have been submitted to and approved in writing by the Local Planning Authority and the approved parking has been constructed, surfaced and marked out in accordance with the approved details. The parking spaces approved shall thereafter not be used for any purpose other than parking, loading and unloading of vehicles.

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

- 11 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until secure cycle parking facilities for 2 long and 1 short stay places 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. The approved secure cycle storage shall be constructed and fully implemented before occupation or the approved use commences, whichever is the sooner, and thereafter maintained in accordance with the approved details.

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.

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

(a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being

appropriate by the JNP Group Desk Study Report and in accordance with BS10175:2001- Investigation of Potentially Contaminated Sites - Code of Practice;

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

(b) 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 Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 13 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 12(b) that any remediation scheme required and approved under the provisions of condition 12(b) 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 12(b).

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.

- 14 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 building, structure or other alteration permitted by Classes A, B, or E of Part 1 of Schedule 2 of the Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

REASON: To prevent the overdevelopment of the site in the interests of the amenity of the area and to prevent harm upon neighbouring properties in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 15 The development hereby approved shall be carried out in accordance with the mitigation measures, drainage strategy and recommendations set out within the Flood Risk Assessment and Drainage Strategy Ref:C85906-R001 dated August 2018 and prepared by jnpgroup.

REASON: To ensure that the proposed development is satisfactorily drained in accordance with Policies EM7 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 16 Prior to occupation of the dwelling hereby approved a certification of compliance demonstrating that the development has achieved the water efficiency standard of 110 litres of water per person per day (or less) shall be submitted (by an independent and suitably accredited body) to and approved in writing by the Local Planning Authority.

REASON: Details are required prior to occupation because insufficient information was provided within the application and to improve the overall sustainability of the development, in accordance with Policy EM9 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 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. If this development will result in new postal addresses or changes in addresses, please contact the Council's Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can also be found on the Council's website.
4. The applicant is encouraged to contact the Housing Department in relation to how the affordable housing on this site will be brought forward.
5. Shrub clearance should be undertaken outside of bird nesting season (March to August inclusive) if at all possible in order to avoid impact on nesting birds protected under the Wildlife and Countryside Act 1981. Should clearance be required during nesting season then the site should first be surveyed by a suitably qualified ecologist for signs of nesting and if any area found works should cease in that area until nesting has been completed and fledglings have left the nest.

6. The applicant is advised that all works must be undertaken with regard to the Countryside and Wildlife Act 1981 and the responsibilities placed upon parties upon discovery of any protected species. Furthermore the applicant is encouraged to consider the formation of biodiversity enhancements on land immediately adjacent to the northern boundary of the site

7. Application – 18/03034/FUL: Proposed installation of canopy and portakabin within area of existing car park to create car park valeting franchise. Site: Morrisons Worting Road Basingstoke RG21 8BJ

The Committee considered the report set out on pages 224 to 245 of the agenda and other matters discussed at the meeting.

The Committee discussed the proposed application, which had previously been considered at the Development Control Committee meeting on the 7th November 2018. The Committee agreed to defer the application to allow the applicant to submit further information relating to the management of the development proposed.

Members discussed the location of the proposed car park valeting franchise. They were concerned about the queuing of multiple vehicles, the potential restrictions to the accessible parking spaces and believed the franchise was situated in the wrong place.

Members felt that there was insufficient information supplied on the impacts of the discharge of water, trade effluents from the site and the potential pollution to the River Loddon, and therefore was contrary to Local Plan Policy EM6.

RESOLVED that: the application be **REFUSED** for the following reasons:

Reasons for Refusal

- 1 Insufficient information has been submitted to accompany the application to demonstrate that the car park valeting franchise would not result in a deterioration in the quality of water of the borough's water environment. The proposal is contrary to Policy EM6 of the Basingstoke and Deane Local Plan 2011-2029.

Informative(s):-

1. 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;
 - considering the imposition of conditions.

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.

8. Application – 18/02323/ADV: Display of non-illuminated signs for car park valeting franchise. Site: Morrisons Worting Road Basingstoke RG21 8BJ

The Committee considered the report set out on pages 246 to 255 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 proposed advertisements would be of an appropriate size and design and its siting is consistent with the level of advertisement display that could reasonably be expected within a large food store combined with petrol filling station. As such, the proposed development complies with the National Planning Policy Framework (July 2018), Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029, the Design and Sustainability Supplementary Planning Document 2018 and the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.

2 The siting of the proposed signage is sufficiently above ground level so that it would not be so confusing or distracting so that it creates a hazard for, or endangers, people who are taking reasonable care for their own and others' safety. As such, the proposed signage would have no adverse impact upon users of the adjacent highways and complies with the National Planning Policy Framework (July 2018), Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Town and Country Planning (Control of Advertisements)(England) Regulations 2007.

subject to the following conditions and informatives:-

Conditions

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

CHQ.18.15263-PL01A Site Location Plan
CHQ.18.15263-PL02 Existing Site Plan
CHQ.18.15263-PL03B Proposed Site Plan
CHQ.17.15263-PL05A Proposed Unit Details and Visuals

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

2 a) Any advertisements displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

b) Any hoarding or similar structure, or any sign, placard, board or device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

c) Where any advertisement is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

3 This consent shall be for a limited period of five years from the date of this notice.

REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

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.

9. Application – 18/03245/HSE: Erection of two storey side extension. Site: 43 Cyprus Road Basingstoke RG22 4UY

The Committee considered the report set out on pages 256 to 268 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 would be of an appropriate design and would relate in a sympathetic manner to the street scene and character of the area 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 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.

3 The proposed development would not adversely impact on the existing parking provision at the site. As such, the proposal would not cause detrimental impacts to highway safety and would accord with the National Planning Policy Framework (July 2018) and Policies CN9 and 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:

18131 PL 01 Site Location Plan and Block Plan
18131 PL 02 Proposed Plans
18131 PL 03 Proposed Elevations

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 existing building.

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

- 4 The first floor window in the south west (side) elevation serving the bathroom in the development hereby approved shall:

(a) be of purpose-made obscure glass,
(b) be permanently fixed closed below a height of 1.7m above finished floor level,
and shall thereafter be retained in that form.

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:-

seeking further information following receipt of the application;
considering the imposition of conditions

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.

10. Application – 18/03276/ROC: Variation of condition 1 of permission 13/01941/FUL to allow substitution of the approved plans with revised drawings amending the design and layout of the development (Part retrospective). Site: Land At Frith Farm, South Of Church Lane Wolverton Ham

The application was withdrawn from the agenda.

RESOLVED that: the application was **WITHDRAWN FROM THE AGENDA**.

11. Application – 18/03394/FUL: Erection of a replacement dwelling with ancillary works. Site: Doralea The Green Whitchurch RG28 7LU

The Committee considered the report set out on pages 289 to 303 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 stated that the site was adequate in size for the replacement dwelling, which would not dominate or adversely affect the neighbouring properties.

Members thought that the proposed dwelling would not be out of character with the

street scene due to the diversity of properties in the local area.

It was noted that the site was in close proximity to the boundary of the Whitchurch Conservation Area and it was thought that the proposal would not be adversely prominent to views into or from the Conservation Area as to generate harm to the special architectural or historic qualities for which the area has been designated.

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

Reasons for Approval

1 The development would be of an appropriate design, would enhance the site and relate to surrounding development in a sympathetic manner and would integrate harmoniously into the street scene which is characterised by a mix properties in terms of design and size and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Policy GD1 of the Whitchurch Neighbourhood Development Plan 2014-2029.

subject to the following conditions and informatives:-

Conditions

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

- Proposed Plans and Elevations (drawing no. 18/AP/02)

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 above ground floor slab level shall commence on site until details of the types and colours of external materials to be used, including colour of mortar and any finishes (e.g. stain to timber boarding), together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Policy GD1 of the Whitchurch Neighbourhood Development Plan 2014-2029.

- 4 The development shall be carried out and maintained in accordance with the recommendations and procedures contained within Chapter 7 Further Surveys, Mitigation, Compensation and Enhancement of the Ecological Appraisal by J Taylor Consulting dated 31/10/2018.

REASON: In order to ensure no adverse impact on the conservation status of these protected species in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and Policy LD2 of the Whitchurch Neighbourhood Development Plan 2014-2029.

- 5 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 or bank holidays.

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.

- 6 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 or bank holidays.

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.

- 7 The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until three vehicle parking spaces have been constructed and surfaced in accordance with the approved details and that area shall not thereafter be used for any purpose other than parking, loading and unloading of vehicles.

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

- 8 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.

- 9 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.

- 10 The garage hereby approved shall be retained and used solely for purposes incidental to the enjoyment of the private dwelling house and shall not be used in connection with any trade, business, profession or commercial enterprise. The garage hereby approved shall not be converted or used for any residential purpose other than as a domestic garage for the parking of vehicles and cycles.

REASON: To ensure adequate on-site parking provision and to discourage parking on the adjoining highway in the interest of local amenity and highway safety; and in accordance 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:-

- 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.

12. Application – 18/03430/FUL: Sub-division of Elderfield House to form 2 no. dwellings, and the erection of 3 no. dwellings in the curtilage of Elderfield House; with associated access, parking, turning space, landscaping, and private amenity space. Site: Elderfield House Bagmore Lane Herriard RG25 2PY

The Committee considered the report set out on pages 304 to 330 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 believed that it would be a sustainable form of development due to the close proximity of other dwellings and public amenities.

Members said there was adequate space in the garden to accommodate the proposal, which would be well screened and therefore would not result in any harm to the character and appearance of the surrounding area.

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

Reasons for Approval

1 The application site is considered to be 'Previously Developed Land' and the development complies with Policy SS6a of the Basingstoke and Deane Local Plan 2011-2029 in that, the site is not physically isolated; not an area of high environmental value; and the use and scale of the development is appropriate to the area, representing a sustainable form of development.

2 The development would provide for an appropriate layout, scale, mass and design which would integrate with the surroundings and rural character of the area, retaining spaciousness around the development 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:

170831-01 Location Plan
170831-10 Rev B Site Plan
170831-11 Rev A Plot 1 Proposed Elevations and Floor Plans
170831-12 Rev A Plot 2 Proposed Elevations and Floor Plans
170831-13 Plot 3 Proposed Elevations and Floor Plans
170831-14 Plots 4 & 5 Proposed Floor Plans
170831-15 Plots 4 & 5 Proposed Elevations

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 above ground floor slab level shall commence until details of the types and colours of external materials and finishes to be used, including, fenestration/openings, colour of mortar, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 No hard landscaping works shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied and thereafter maintained.

REASON: Details are required in the absence of accompanying the application and in the interests of visual amenity and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 Prior to installation a plan indicating the positions, design, materials and type of screen walls/fences/hedges to be erected, shall be submitted to and approved in writing by the Local Planning Authority. The approved screen walls/fences shall be erected before the dwelling hereby approved is first

occupied and shall subsequently be maintained as approved. 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.

REASON: Details are required in the interests of the amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 The development hereby approved shall not be occupied 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.

REASON: Details are required in the absence of accompanying the application in order to improve the appearance of the site in the interests of visual amenity in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 7 Tree Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the:
- Barrell Tree Consultancy arboricultural assessment & method statement heads of terms, ref: 17316-AA3-AN
 - Tree protection plan ref: 17316-BT3.
 - Manual for managing trees on development sites v2.1.

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 Policy EM1 of the Basingstoke and Deane Local Plan 2011- 2029.

- 8 No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence until a detailed Arboricultural Method Statement, prepared in accordance with BS5837:2102 Trees in Relation to Design, Demolition and Construction, has been submitted to and approved in writing by the Local Planning Authority. The statement shall outline how trees will be protected during the development and shall include a tree protection plan. No development or other operations shall take place other than in complete

accordance with the approved method statement.

REASON: Details are required prior to commencement of the development 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.

- 9 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 in relation to the arboricultural constraints on the site 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 Plan.

REASON: Details are required prior to commencement of the development 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.

- 10 No external lighting shall be installed/erected on, or within the curtilage of the dwellings hereby approved unless details have first been submitted to and approved in writing by the Local Planning Authority.

REASON: Details are required in the interests of the visual amenities of the area and to avoid adverse harm to biodiversity in accordance with Policies EM1, EM4 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 11 The development hereby approved shall be undertaken in accordance with the recommendations and procedures contained within Chapter 4 Evaluation of the Ecological Appraisal by Turnstone Ecology dated 22 November 2018. This will include:

- Native planting scheme and an increase in native hedgerow on site;
- If works start post March 2019 a further inspection for badger activity to inform works;
- If any external lighting is introduced a plan in line with Bat Conservation Trust guidelines should be produced and supplied to the Local Planning Authority;
- The incorporation of two bat tubes and two bird nest boxes as described within the chapter; and
- Mitigating work practices as described for birds and reptiles with relation to timing and procedures.

The development shall be maintained in accordance with mitigation measures in perpetuity.

REASON: To ensure protection of key species, protected under The Conservation of Habitats and Species Regulations 2017, the Badger Act 1992 and The Wildlife and Countryside Act 1981 as well as to accord with Policy

EM4 of the Basingstoke and Deane Local Plan 2011-2029.

- 12 No development above ground level shall take place on site until details of the gas impermeable membrane with ventilated sub-floor area, with particular attention to joins with any existing structures and seals around any services, has been submitted to and agreed in writing by the Planning Authority. Any services entering/leaving the structure shall be located above the gas impermeable membrane, and adequate seals will be provided to ensure the membrane is not breached. The works shall be undertaken in accordance with the approved details.

REASON: Details are required in the absence of accompanying the application to ensure that adequate measures are taken to avoid the potential risk to future occupiers from natural gases arising from the ground in accordance Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 13 No works shall commence on site until proposed foul and surface water drainage details, including means of disposal, have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved.

REASON: Details are required prior to development as inadequate information has been provided with the application and in order to ensure that the proposed development is satisfactorily drained and that there would not be a detrimental impact upon retained trees in accordance with Policies EM1, EM7 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 14 No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed 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, in the interests of the amenities and character of the area and to ensure that retained trees are protected in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 15 The dwellings hereby approved shall not be occupied 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. Such details shall include visibility splays, proposed surface material and measures to prevent obstructions to visibility splays. The approved access details shall be constructed and fully implemented before the occupation of the dwelling and shall be thereafter maintained in accordance with the approved details.

REASON: Details are required in the absence of accompanying the application to ensure that a satisfactory means of access to the highway is constructed and maintained in the interest of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 16 Notwithstanding the details shown on the approved plans, the installation/creation of roads and parking areas for the new dwellings, shall not commence, until a motor vehicle parking layout plan which is in accordance with the Parking Standards Supplementary Planning Document (2018), including unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrances of the properties, has been submitted to and approved in writing by the Local Planning Authority. Such drawings shall include details of the surface materials for the vehicle manoeuvring and parking areas. The approved motor vehicle parking layout shall be constructed and fully implemented as shown on the approved plans before occupation or the approved use commences, whichever is the sooner, and the areas of land so provided shall be thereafter maintained and shall not be used for any purposes other than the, manoeuvring, loading and unloading and parking of vehicles, and access for pedestrians.

REASON: Details are required in the absence of accompanying the application in the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Basingstoke and Deane Parking Supplementary Planning Document (2018).

- 17 Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until secure cycle parking facilities for 2 long and 1 short stay places per dwelling 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. The approved secure cycle storage shall be constructed and fully implemented before occupation or the dwellings, and thereafter maintained in accordance with the approved details.

REASON: Details are required in the absence of accompanying the application to ensure provision is made for cyclists and to 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.

- 18 No part of the development shall be occupied until refuse storage and collection 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 in the absence of accompanying the application to ensure that the storage and collection of refuse does not harm

highway safety or impact detrimentally upon the amenities of the site in accordance with Policies CN9, EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 19 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 or bank 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.

- 20 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 or bank 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.

- 21 The windows at first floor level within the south east elevation of plot 1, the en-suite first floor window within the south east elevation of plot 2, the en-suite first floor window within the north east elevation of plot 3, the en-suite first floor window within the north western elevation of plot 3 and the bathroom window at first floor within the south western elevation of plot 3 of the development hereby permitted shall be glazed with obscured glass, precise details of which, together with details of any means of opening, shall be submitted to and approved in writing by the Local Planning Authority before installation and shall be permanently maintained in that condition.

REASON: Details are required in the absence of accompanying the application 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.

- 22 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 additional openings shall be inserted in the south eastern elevations of plots 1 and 2 and the north western elevation of plot 3 of the development hereby approved without the prior permission of the Local Planning Authority on an application made for the purpose.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 23 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 building, structure or other alteration permitted by Classes A to F of Part 1 and Class A of Part 2 of Schedule 2 of the Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

REASON: To prevent the overdevelopment of the site in the interests of the amenity of the area, to ensure that any development is appropriate in relation to the sites retained tress and within the sites rural setting in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 24 The development hereby approved shall not be occupied until 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.

- 25 A minimum of 15% of the dwellings hereby approved shall be built to accessible and adaptable standards to enable people to stay in their homes as their needs change. No development above ground level (excluding demolition) shall commence on site until details of which properties are to be built to such standards are submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: Details are required in the absence of accompanying the planning submission and to ensure an appropriate co-ordinated high quality form of development and to accord with Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029 and Housing Mix and Lifetime Mobility Standards Supplementary Planning Document.

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

In this instance:

- o 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. If this development will result in new postal addresses or changes in addresses, please contact the Council's Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can also be found on the Council's website.
4. Shrub clearance should be undertaken outside of bird nesting season (March to August inclusive) if at all possible in order to avoid impact on nesting birds protected under the Wildlife and Countryside Act 1981. Should clearance be required during nesting season then the site should first be surveyed by a suitably qualified ecologist for signs of nesting and if any area found works should cease in that area until nesting has been completed and fledglings

have left the nest.

5. The Applicant is advised that in relation to condition 25 accessibility and adaptability standards are achieved by meeting requirement M4(2) or M4(3) of the Building Regulations 2015 or any subsequent government standard.
6. The Council encourages all contractors to be 'Considerate Contractors' when working in the Borough by being aware of the needs of neighbours and the environment.
7. This Decision Notice must be read in conjunction with a 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.
8. The development hereby approved results in the requirement to make payments to the Council as part of the Community Infrastructure Levy (CiL) procedure. A Liability Notice setting out further details and including the amount of CiL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the Council prior to the commencement of development. Failure to submit the Commencement Notice prior to the commencement of development will result in the loss of any exemptions claimed; the loss of any right to pay by instalments; and additional costs to you in the form of surcharges. Further details can be viewed at <https://www.basingstoke.gov.uk/community-infrastructure-levy> .

13. Application – 18/03463/HSE: Erection of single storey front, first floor side and two storey rear extension. Site: 7 Eton Close Basingstoke RG22 4YE

The Committee considered the report set out on pages 331 to 341 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 proposed development would be of an appropriate design and would relate in a sympathetic manner to the street scene and character of the area and as such complies with the National Planning Policy Framework (July 2018), Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029, 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 Policies EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 3 The proposed development would provide adequate parking provision in

accordance with highway requirements and would not detrimentally affect highway safety. As such the development would accord with the National Planning Policy Framework (July 2018), Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Parking Supplementary Planning Document (2018).

subject to the following conditions and informatives:-

Conditions

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

Proposed Alterations - Drawing Number: 01 Rev C - Received 16th January 2019

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 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 existing building.

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

- 4 The development hereby permitted shall not be occupied or the use commence, whichever is sooner, until provision for the parking of 3 vehicles, have been made within the curtilage of the property and the areas of land so provided shall be thereafter maintained and shall not be used for any purposes other than the manoeuvring, loading and unloading and parking of vehicles, and access for pedestrians.

REASON: In the interests of highway safety and in accordance with Policies CN9 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

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.

Meeting ended: 22:33

Chairman