

**Minutes of the Development Control Committee meeting held on Wednesday, 6 March 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

**56/18 Apologies for absence and substitutions**

Councillor P Harvey was replaced by Councillor J Westbrook

**57/18 Declarations of interest**

Cllr M Westbrook declared that a family member was employed by the architect on application numbers 18/03200/HSE and 18/03201/LBC and therefore stood down from the Committee for those applications.

Cllr J Westbrook declared that a family member was employed by the architect on application numbers 18/03200/HSE and 18/03201/LBC and therefore stood down from the Committee for those applications.

Cllr D Leeks declared that the road on application number 18/03159/HSE backed on to his garden and therefore stood down from the Committee for this application.

**58/18 Urgent matters**

The Chair read out a public apology from Mr Kingston in regards to his inappropriate representation of the Parish Council on application numbers 17/02666/FUL and 17/03708/FUL at the Development Control Committee meeting held on the 18<sup>th</sup> August 2018.

**59/18 Minutes of the meeting held on 6th February 2019**

The Minutes of the meeting held on 6<sup>th</sup> February 2019 were confirmed by the Committee as a correct record and signed by the Chair.

**60/18 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>
Objector	Mr Dickinson	Item 1 – 17/00103/FUL
Councillor	Rhatigan	Item 1 – 17/00103/FUL
Councillor	T Robinson	Item 1 – 17/00103/FUL

Parish Councillor	Mrs Cuthill	Item 2 – 1802435/FUL
Objector	Mr Smith	Item 2 – 1802435/FUL
Support	Mr Scott	Item 2 – 1802435/FUL
Support	Mr Cottrell	Item 4 – 18/03159/HSE
Support	Mr Ayre	Item 5 – 18/03200/HSE
Support	Mr Ayre	Item 6 – 18/03201/LBC
Support	Cottrell	Item 7 – 18/03288/HSE
Councillor	Richards	Item 7 – 18/03288/HSE
Objector	Mr Pitch	Item 8 – 18/03718/HSE
Support	Mr Klemz	Item 8 – 18/03718/HSE
Councillor	Rowland	Item 8 – 18/03718/HSE
Objector	Bolton	Item 9 – BDB/660A

**1. Application – 17/00103/FUL: Change of use from agricultural land to a green burial site with car parking area and creation of new access. Site: Land At 456656 155228 Ibworth Road Ibworth Hampshire**

The Committee considered the report set out on pages 55 to 75 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 resulted in mixed views.

It was generally felt that the proposal would be located in a tranquil and beautiful area and liked the sympathetic design.

The main area of concern raised was regarding the potential impact on highway safety at the junction of Hook Lane with the A339 from a funeral cortege.

However, it was acknowledged that the Hampshire County Council Highways Officer raised no objection to the proposal but requested that a condition was added for the submission and approval of a construction method statement and a condition that the number of funerals undertaken would not exceed one a day.

Some members thought that visitors to the Area of Outstanding National Beauty could use the parking for the site.

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

**Reasons for Approval**

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

2. The proposed development preserves the landscape character and scenic quality of the area and as such is considered to accord with the National Planning Policy Framework (July 2018) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.
3. The development would not cause an adverse impact on highway safety and adequate parking would be provided to serve the proposed development and as such the proposal complies with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.
4. The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, overbearing or noise and disturbance impacts to neighbouring properties and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
5. The proposal would respect the environment for protected trees and as such would comply with the Council's Landscape, Biodiversity and Trees Supplementary Planning Document (2018) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.
6. The proposal would not lead to pollution of groundwater and as such would comply with Policy 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:  
  
1072028-16-09b, Site Plan.  
01, Landscape Proposals.  
1072028-17-02a, Site Plan.  
509.0010.002, Site access visibility splays.  
509.0010.004, Visibility splays at A339/Hook Lane.  
509.0010.001 Rev B, Access design and tracking.  
  
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 use of the site for burials shall not exceed one burial per day.

REASON: In the interests of the amenity of the area and in the interests of highway safety in accordance with Policies EM1 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 No external lighting shall be installed or erected at the site at any time.

REASON: In the interest of the amenities of the area and the setting of the North Wessex Downs Area of Outstanding Natural Beauty and in accordance Policies EM1 and EM4 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 No development in respect of the surfacing and laying out of the car park and access track shall commence on site until details of the materials to be used for hard surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the use of the site as a green burial facility is commenced.

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

- 6 The use hereby approved shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of screen walls/fences/hedges to be erected together with the details design and location of any bins, benches or other furniture to be located at the site. The approved screen walls/fences and furniture shall be erected before the use approved is commenced and shall subsequently be maintained. 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: In the interests of the amenities of the area and in accordance with Policy EM1 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. Means of access (temporary or permanent) to the site from adjoining maintainable public highway, including the associated traffic management arrangements.
- ii. the parking and turning of vehicles of site operatives and visitors off carriageway (all to be established within one week of the commencement of development);

- 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 Notwithstanding the submitted details, prior to the commencement of works in relation to the landscaping of the site there shall be submitted to and approved a plan showing how native planting corridors to join up all woodlands within the area shall be implemented to bring about maximum biodiversity benefit. Prior to the commencement of the use hereby approved development shall be carried out in accordance with the approved plans and shall thereafter be maintained.

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

- 9 No memorials or headstones shall be erected at the site.

REASON: In the interests of the amenities of the area and in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

- 10 Notwithstanding the provisions of Town and Country Planning (Control of Advertisements) Regulations (or any Order revoking and re-enacting that Order with or without modification) no advertisement 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: in the interests of the amenity of the area and to safeguard the amenities AONB in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

- 11 No development or other operations shall commence on site until a Arboricultural Method Statement and a Tree Protection Plan have been

submitted to and approved in writing by the Local Planning Authority. The approved tree protection and measures shall be in situ on site prior to any site activity commencing and maintained until completion of the development. No development or other operations shall take place other than in complete accordance with the Arboricultural Method Statement and Tree Protection Plan.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure that reasonable measures are taken to safeguard protected trees in the interests of local amenity and the enhancement of the development itself, in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 12 Within once month of the commencement of development on site there shall be submitted for approval a plan which illustrates how the access to the site and the gates shall be arranged in order to maintain unobstructed access to the adjacent foot path and bridleway at all times. The development shall be constructed in accordance with the approved plan and shall thereafter be maintained as such.

REASON: In the interest of the amenities of the area and in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

**Informative(s):-**

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

or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

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

seeking 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.

3. The applicant should ensure that any burials are in line with our guidance. In particular:

at least 250 metres from any well, borehole or spring supplying water for human consumption or used in food production - for example at farm dairies  
at least 30 metres from any spring or watercourse not used for human consumption or not used in food production  
at least 10 metres from any field drain, including dry ditches

Groundwater within the Chalk aquifer is likely to be some 50m bgl and as such the presence of springs is highly unlikely. However, whilst no specific risk was identified, we would advise that if any weather chalk is exposed in graves, this should be covered by a layer of the overlying clay, prior to burials taking place. This will help further reduce any residual risk of pollutants migrating to groundwater.

4. The schedule of plants submitted states 1000 *Narcissus pseudonarcissus* bulbs will be planted. Hopgarden Copse to the west of the site is a designated ancient woodland site. Any daffodil planting would need to be of wild daffodils of local provenance.
5. It will need to be possible to access all the habitats to be created with the necessary machinery to maintain/mange them in the long term.
6. There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority. For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under S131 Highways Act 1980, and we would therefore encourage the applicant to contact us as soon as possible to discuss any works of this nature.
7. Nothing connected with the development or its future use should have an

adverse effect on the right of way, which must remain available for public use at all times.

8. No builders or contractors vehicles, machinery, equipment, materials, scaffolding or anything associated with the works should be left on or near the footpath so as to obstruct, hinder or provide a hazard to walkers.
9. The Tree Protection Plan and Arboricultural Method Statement should be drawn up to reflect the current British Standard BS 5837 2012 'Trees in Relation to Design, Demolition and Construction'. Further helpful advice is contained in the council's adopted Landscape, Biodiversity and Trees Supplementary Planning Document (2018).

**2. Application – 18/02435/FUL: Change of use of land from agricultural to a dog exercise area, with associated parking and erection of a 1.8m high fence  
Site: Church Field Land At OS Ref 468719 150901 St Marys Church Road  
Mapledurwell**

The Committee considered the report set out on pages 76 to 95 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.

Most of the Committee supported the application and were sympathetic to the farm diversification scheme that was in line with general aims of Local Plan Policies EM4.

It was suggested that any concerns expressed regarding the type of dog that would use the exercise area had been overstated and were content that only two people could book an hourly session.

The Committee did request that the following conditions be included to the application:-

- The 1.8m high fence be erected before the business is in operation.
- No usage of the dog exercise area before 12 noon on a Sunday morning.

Also, add an informative for the applicant to liaise with the church during other occasions such as weddings and funerals.

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

**Reasons for Approval**

- 1 The proposed change of use would provide rural diversification in line with the general aims of Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.



- 2 The proposal would not cause harm to the amenities of adjoining land uses more than could be reasonably expected from the site's current use. The proposal therefore accords with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 3 The proposed design of the site would not dominate or compete with the local character of the area and would not have a detrimental impact upon the character and appearance of the surrounding area or the adjacent Mapledurwell Conservation Area in accordance with the National Planning Policy Framework (February 2019) Sections 12 and 15 and Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.
- 4 The proposed development would not result in substantial harm to the special interest of the Grade II\* Listed Church of St Mary or its setting, and the less than substantial harm as a result of the development would be outweighed by the public benefits in accordance with Section 16 of the National Planning Policy Framework (February 2019) Section 16 and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

subject to the following conditions and informatives:-

### **Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Location Plan Drawing No. 1610\_01 (received 15 August 2018)  
Proposed Site Plan Drawing No. 1610\_004\_A (received 15 August 2018)  
Indicative Fence Detail Drawing No. 1610\_005\_A (received 15 August 2018)  
  
REASON: For the avoidance of doubt and in the interests of proper planning.
- 2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.  
  
REASON: To comply with Section 91 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.
- 3 The materials to be used in the construction of the fencing hereby approved shall be as detailed within the submitted supported statement and as shown on drawing no. 1610\_005\_A (received 15 August 2018).  
  
REASON: In the interests of visual amenity and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 4 Prior to the commencement of development details of both surfacing and soft landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. These details shall include, means of enclosure, soft landscaping details and car parking surface details. The soft landscape

details shall include a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, (including replacement trees where appropriate), noting species, planting sizes and proposed numbers/densities where appropriate, as well as any works to enhance wildlife habitats where appropriate. All hard and soft landscape works shall be carried out in accordance with the approved details and a timetable agreed with the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved.

REASON: Details are required prior to commencement because insufficient detail has been submitted with the application and in order to ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved plans and in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 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 gate, fence, wall or other means of enclosure permitted by Class A of Part 2, of Schedule 2 of the Order shall take place on the application site.

REASON: Any additional gate, fence, wall and other means of enclosure by Class A may not be acceptable to the Local Planning Authority, having regard to the site's location and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 Notwithstanding the submitted drawings, within one month of the commencement of development, full details of the refuse bins and collection facilities and the associated access routes shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be constructed and fully implemented prior to the occupation of the buildings hereby approved and shall thereafter be retained for that specific purpose.

REASON: In the absence of details being submitted to accompany the planning application, details are required in accordance with Policies EM1, EM10, EM11, EM12 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 7 Prior to the commencement of development the method of construction of the means of access and details of any proposed gates shall be submitted to and approved in writing by the Local Planning Authority. The approved access details shall be constructed and fully implemented before the use hereby approved is commenced and shall be thereafter maintained in accordance with the approved details.

REASON: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure

that a satisfactory means of access to the highway is constructed in the interest of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 8 Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the Arboricultural Impact Assessment produced by SJ Stephens Associates, project ref: 1258 (dated 10 December 2018).

REASON: To ensure that reasonable measures are taken to safeguard trees and hedges in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (2019) and Policy EM1 and EM11 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 between 0730-0900 or between 1700-1800 Monday to Friday or before the hours of 0800 nor after 1300 Saturdays, nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

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

- 10 During operation a maximum of 2 persons per hourly session (a maximum of 20 persons per day) shall be onsite at any one time and will be permitted to utilise the site for walking their dogs.

REASON: In the interests of amenities for the local area and neighbouring occupiers in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 11 The fence hereby approved shown on the approved plans shall be erected prior to the commencement of the use and shall be retained and maintained as such at all times thereafter.

REASON: To ensure the site is secure, can be properly managed and that dogs are contained within the site. In the interest of public safety and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 12 The use hereby permitted shall not take place on Sundays until after 12:00 hours (12pm).

REASON: To protect the amenities of St Mary's Church Sunday service and the occupiers of nearby properties 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;  
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. Application – 18/03079/FUL: Conversion of the existing building into a Class C3 dwelling. Site: Land At OS Ref 442629 155210 (The Green Hut) Upper Woodcott Whitchurch Hampshire**

**RESOLVED** that: the application was **WITHDRAWN** before the meeting.

**4. Application – 18/03159/HSE: Erection of two storey side and rear extension, single storey rear extension and front porch. Site: 7 Sandford Road Tadley RG26 4DA**

The Committee considered the report set out on pages 112 to 122 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 and paid particular attention to the size and bulk of the extension and determined that it would be subservient to the main dwelling and complied with Local Plan Policy EM10

They believed that the proposed extension would be in keeping with the street scene as there were various extensions in the local area and there would be no detrimental impact on the amenity of the adjoining property

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

**Reasons for Approval**

1 The proposed extensions are considered to be subservient to the existing dwelling and in keeping with the character of the surrounding area, and as such would be in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

2 The proposed development would not have an overbearing impact or result in the loss of amenity to the neighbouring properties, and as such would be 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:

AB\_01 Rev A Site Location Plan, Proposed Block Plan, Roof Plans and Existing Plans and Elevations  
AB\_02 Rev A Proposed Plans and 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 development hereby permitted shall provide for the parking of 3 vehicles 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 parking of vehicles, unless otherwise agreed in writing by the Local Planning Authority.

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

- 5 The first floor window in the south-east (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.

- 6 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-east (side) or north-west (side) elevation of the development hereby permitted 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.

#### **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.

#### **5. Application – 18/03200/HSE: Erection of single storey rear extension Site: 29 Milkingpen Lane Old Basing RG24 7DE**

The Committee considered the report set out on pages 123 to 136 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

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

Members felt that design of the extension was imaginative and would enhance the grade II listed building and would complement the local area.

It was suggested that the proposal was a positive way to extend the dwelling for modern living and they favoured the linked glass connection.

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

## Reasons for Approval

1 Notwithstanding the scale of the proposed extension the unique and contrasting design and views maintained of the existing building together with the removal of the existing porch are sufficient to maintain the special and architectural interest of the Listed Building, as such the proposals are considered to be in accordance with Policy EM11 of the Basingstoke and Deane Borough 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, received 07.12.2018:

Location Plan, 1:1250@A3, dwg. no. 288 -ACG-XX-00-DR-A-001 Rev. P2  
Site Block Plan, 1:500@A3, dwg. no. 288 -ACG-XX-00-DR-A-002 Rev. P3  
Proposed Ground Floor Plan, 1:100@A3, dwg. no. 288-ACG-XX-00-DR-A-200 Rev. P3

Proposed First Floor Plan, 1:100@A3, dwg. no. 288-ACG-XX-00-DR-A-201 Rev. P3

Proposed Northern and Southern Elevations, 1:100@A3, dwg. no. 288-ACG-XX-00-DR-A-300 Rev. P3

Proposed Eastern and Western Elevations, 1:100@A3, dwg. no. 288-ACG-XX-00-DR-A-301 Rev. P3

Proposed Section, No Scale

Proposed Elevation Detail, No Scale

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.

## 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 service (in accordance with paragraphs 39 - 46);
  - o seeking further information following receipt of the application;

In this instance:

- o the applicant was updated of any issues after the initial site visit;
- o the applicant was provided with pre-application advice;

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 – 18/03718/HSE: Demolition of rear porch, erection of single storey rear extension. Internal works to form new bedroom/bathroom on ground floor and works to first floor bathroom. Site: 29 Milkingpen Lane Old Basing RG24 7DE**

The Committee considered the report set out on pages 137 to 152 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 Notwithstanding the scale of the proposed extension the unique and contrasting design and views maintained of the existing building together with the

removal of the existing porch are sufficient to maintain the special and architectural interest of the Listed Building, as such the proposals are considered to be in accordance with Policy EM11 of the Basingstoke and Deane Borough 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, received 07.12.2018:

Location Plan, 1:1250@A3, dwg. no. 288 -ACG-XX-00-DR-A-001 Rev. P2  
Site Block Plan, 1:500@A3, dwg. no. 288 -ACG-XX-00-DR-A-002 Rev. P3  
Proposed Ground Floor Plan, 1:100@A3, dwg. no. 288-ACG-XX-00-DR-A-200 Rev. P3

Proposed First Floor Plan, 1:100@A3, dwg. no. 288-ACG-XX-00-DR-A-201 Rev. P3

Proposed Northern and Southern Elevations, 1:100@A3, dwg. no. 288-ACG-XX-00-DR-A-300 Rev. P3

Proposed Eastern and Western Elevations, 1:100@A3, dwg. no. 288-ACG-XX-00-DR-A-301 Rev. P3

Proposed Section, No Scale

Proposed Elevation Detail, No Scale

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

- 2 The works to which this Listed Building Consent relate shall be begun before the expiration of 3 years from the date of the consent.

REASON: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51(4) of the Planning and Compensation Act 2004) and to prevent an accumulation of unimplemented consents.

- 3 No related works shall commence on site until full working details of all new and modified windows, glazed screens and internal and external doors to be incorporated in the scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing members, glazing, glazing units, glazing bars, means of achieving background ventilation, and methods of opening. They shall also include details of modifications to existing openings and shall clearly show the nature and relationship of new and retained/modified elements of construction. Details shall be at a minimum scale of 1:20 and 1:5. The works shall be carried out and thereafter maintained in accordance with the details so approved. Notwithstanding information submitted as part of or in support of the application, all replacement and new windows and external doors to the historic part of the property shall be single glazed. Windows and external

doors to the proposed extensions shall be double glazed.

REASON: Details are required prior to commencement of related works because insufficient detail was submitted in this regard, with the application to ensure preservation of the special architectural / historic interest and/or setting of the listed building in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (February 2019) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

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

- o The material, colour, finish, size, profile and gauge of timber boarding;
- o the nature of insulation and membranes employed;
- o the detailing of parapets, eaves and verges.

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

REASON: Details are required prior to commencement of work because insufficient detail was submitted with the application, to ensure preservation of the special architectural / historic interest and/or setting of the listed building in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (February 2019) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 Notwithstanding information shown on drawings, no related works shall commence on site until details of the position and type of installation of all new services internal to the building, detailing the impact of such services on the existing fabric have been submitted to and approved in writing by the Local Planning Authority. The information to be submitted shall include information on wiring, cabling, water supply and drainage pipework, and heating systems including central heating using radiators and/or underfloor heating. All work relating to services shall be undertaken strictly in accordance with the approved submission.

REASON: Details are required prior to commencement of related works because insufficient detail was submitted with the application to ensure preservation of the special architectural / historic interest and/or setting of the listed building in accordance with the guidance contained within the National Planning Policy Framework (February 2019) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 No related works shall commence on site until full working details of all works

of repair, renovation and retention of the on-site well has been submitted to and agreed in writing by the Local Planning Authority. These requirements include provision of information relating to:

the position and details of the glass cap to be installed and;  
all proposed materials to be used and their relationship with the surrounding fabric

All work relating to the well shall be undertaken strictly in accordance with the approved submission.

REASON: Details are required prior to commencement of related works because insufficient detail was submitted with the application to ensure preservation of the special architectural / historic interest and/or setting of the listed building in accordance with the guidance contained within the National Planning Policy Framework (February 2019) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

**Informative(s):-**

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
  - 1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.
  - 1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. 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.
  - 1.4 No fees are required for the submission of details required under a condition imposed on a Listed Building Consent. Requests must however be made using the standard application form (available online) or set out in writing clearly identifying the relevant consent 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 service (in accordance with paragraphs 39 - 46);
- o seeking further information following receipt of the application;

In this instance:

- o the applicant was updated of any issues after the initial site visit;
- o the applicant was provided with pre-application advice;

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

**7. Application – 18/03288/HSE: Erection of single storey front/side extension.  
Site: 41 Newtown Tadley RG26 4BP**

The Committee considered the report set out on pages 153 to 161 of the agenda and other matters discussed at the meeting.

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

**Reasons for Approval**

1 The development is of an appropriate design and relates in a sympathetic manner to the street scene and character of the surrounding area and as such complies with the National Planning Policy Framework (February 2019) Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Section 11 of the Design and Sustainability Supplementary Planning Document 2018.

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

subject to the following conditions and informatives:-

**Conditions**

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

Location Plan and Proposed Floor Plan - Drawing No. AB\_01 Revision C  
Proposed Elevations and Roof Plan - Drawing No. AB\_02 Revision C

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

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

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

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the approved plans and application forms.

REASON: In the interests of visual amenity and 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 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.

**8. Application – 18/03718/HSE: Erection of a one and half storey rear extension with associated internal and external alterations. Site: 6 Churchlands Bramley Tadley Hampshire**

The Committee considered the report set out on pages 162 to 178 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application.

Members said that although the size of the extension was quite large and close to the boundary, it was believed that it would not have a detrimental impact to the neighbouring properties.

Councillor Leeks left the meeting during this item.

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

**Reasons for Approval**

1 By virtue of the plot size and design and siting of the proposed development to the rear of the existing property, the proposal would have no adverse harm on the character of area, particularly on The Street where the development would be visible, and is acceptable in design terms. The proposal therefore complies with the National Planning Policy Framework (February 2019) and Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

2 The proposed development would provide adequate parking provision in accordance with highway requirements, and as such would accord with the National Planning Policy Framework (February 2019), Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Parking Supplementary Planning Document (2018).

3 The proposal would not result in any detrimental or harmful impacts to the amenities of adjoining neighbours. The proposal would therefore accord with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4 The proposal would preserve the character of the Bramley Conservation Area and as such the proposal would comply with the National Planning Policy Framework (February 2019) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

5 The proposal would not result in adverse harm to the nearby protected trees. The proposal would therefore accord with 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:

Location and Block Plans - 1816.19A  
Proposed Ground Floor Plan - 1816 . 20 B  
Proposed First Floor Plan - 1816 . 21 B  
Proposed Roof Plan - 1816 . 22 B  
Proposed Elevations - 1816 . 23 B  
Proposed Elevations - 1816 . 24 B  
Site Plan - 1816 . 26 B  
Proposed Ground Plan and Root Protection Zones - 1816 . 30 A  
Proposed GRD Floor - 1816 50C

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. In order to preserve the character and appearance of this part of the Bramley Conservation Area in accordance with Policy EM11 of Basingstoke and Deane Local Plan 2011-2029 and Policies D1 and D2 of the Bramley Neighbourhood Plan.

- 4 Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the Arboricultural report prepared by Sapling Arboriculture Ltd referenced J1126.06.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (February 2019) and Policy EM1 of the adopted Basingstoke and Deane Borough Local Plan 2011- 2029.



- 5 No development above slab level shall continue on site until a Tree Works Specification has been submitted to and approved in writing by the Local Planning Authority. The specification shall be prepared in accordance British Standard BS3998:2010 Tree Work-Recommendations. No development shall take place other than in complete accordance with the Tree Works Specification.

REASON: To ensure that reasonable measures are taken to establish trees in the interests of local amenity and the enhancement of the development itself in accordance with the National Planning Policy Framework (February 2019) and Policy EM1 of the adopted Basingstoke and Deane Borough 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  
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 was provided with pre-application advice

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

\* add/delete as appropriate

### **9. Application – BDB/660A - Land at Carlton and Campana House, Harts Lane, Burghclere**

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.

The Committee discussed the proposed tree preservation order.

It was highlighted that the preservation order was for Category A trees which meant they were of high quality and value and in such a condition as to be able to make a substantial contribution with a minimum life span of 40 years.

It was believed that the trees were good examples of their species and would fall under the description of trees of significant conservation or historical value.

The Tree Officer was asked to consider obtaining a tree preservation order for the entire woodland.

**RESOLVED** that: the tree preservation order BDB/660A be confirmed.

Meeting ended: 22:15

**Chairman**