Minutes of the Development Control Committee meeting held on Wednesday, 10 July 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 D George (Vice-Chair), Councillor N Robinson, Councillor M Bound, Councillor S Godesen, Councillor P Harvey, Councillor D Leeks, Councillor S Mahaffey, Councillor D Potter, Councillor J Westbrook and Councillor M Westbrook

7/19  Apologies for absence and substitutions

There were no apologies for absence.

8/19  Declarations of interest

Cllr M Westbrook declared that he had a pre-determined position on application number 19/00450/FUL and stood down from the Committee.

Cllr S Mahaffey declared that he had a pre-determined position on application number 19/00845/RET and stood down from the Committee.

9/19  Urgent matters

There were no urgent matters.

10/19  Minutes of the meeting held on 12th June 2019

The Minutes of the meeting held on 12th June 2019 were confirmed by the Committee as a correct record and signed by the Chair.

11/19  Applications for planning permission and public participation thereon

The following Public Participation took place:

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1. Application – 18/03728/RES: Approval of all remaining Reserved Matters for Appearance, Landscaping, Layout and Scale for the erection of 90 dwellings granted under outline planning permission for 17/00148/OUT. Site: Land South Of Manor Farm Bloswood Lane Whitchurch Hampshire

The Committee considered the report set out on pages 47 to 83 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.

Disappointment was expressed regarding the commencement of works on site for Phase 2 with the demolition of buildings. The work had been undertaken on the site ahead of, and in breach of, approving pre-commencement conditions which sought to secure the control of dust and other airborne pollutants and to protect any wildlife present on the site, such as nesting birds within the barns.

The main concern raised was for the significant tree on/adjacent to the site (Lime) should be given as much space as possible. Members agreed with the Tree Officer that the Lime Tree needed to be given appropriate space to thrive and survive and should not be left in a situation that the new occupants would immediately seek to prune or even remove the Lime tree.

The Landscape, Biodiversity and Trees SPD (2018) (SPD) advised that trees should shape development proposals and be considered as part of the planning process and ensure that many environmental benefits of trees were recognised. It was highlighted that The Lime Tree was classified as a category A, which had a canopy of 20 meters and could survive another 200 years.

It was acknowledged that in order to protect the Lime Tree two extra conditions would be added to the reserved matters:-

- That the permitted development rights for extensions, outbuildings and hard surfaces are removed for Plots 70 and 71 in order to minimise damage to the root protection area further back from the proposed rear elevation and the extent of development within proximity to its canopy.

- To provide details of protection (e.g. bollards/fencing) to the land adjacent to the car parking area to minimise the opportunity for vehicles straying onto the land about the tree outside of the laid out spaces.
RESOLVED that: the application be APPROVED for the following reasons and subject to the conditions listed at the end of this report.

Reasons for Approval

1. The proposed development would deliver housing development on land within the Settlement Policy Boundary of Whitchurch and upon an allocated site within the Basingstoke and Deane Local Plan and would be in accordance with the Borough’s Land Supply requirements. The proposal therefore accords with Policies SD1, SS1 and SS3.6 of the Basingstoke and Deane Local Plan 2011-2029, the provisions of the National Planning Policy Framework (2019).

2. The proposed development would have an impact on the local landscape character and scenic quality of the area but would successfully mitigate that impact whilst delivering housing on a site allocated within the Basingstoke and Deane Local Plan. The proposal therefore complies with the National Planning Policy Framework (2019) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029 and Policy LD2 of the Whitchurch Neighbourhood Plan 2017.

3. The proposed development would provide affordable housing to meet an identified need. As such the proposal would comply with the National Planning Policy Framework (2019); Policy CN1 of the Basingstoke and Deane Local Plan 2011-2029, the Council's Housing Supplementary Planning Document (2018) and Policies HD1 and HD2 of the Whitchurch Neighbourhood Plan 2017.

4. The development would provide a safe and suitable access and would not cause an adverse impact on highway safety and adequate parking would be secured to serve the proposed development and as such the proposal would comply with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029 and Policy TR1 of the of the Whitchurch Neighbourhood Plan 2017.

5. The proposal would conserve the biodiversity value and nature conservation interests of the site and as such the proposal would comply with the National Planning Policy Framework (March 2012), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and Policy LD2 of the Whitchurch Neighbourhood Plan 2017.

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

7. The proposed housing development is development that is sensitive to pollution including noise and odour. There would be no significant detrimental impact to future residents beyond that which may be reasonably expected, as
8 Adequate drainage (foul and surface water) can be provided for the development and can be adequately controlled through other legislation, and through planning conditions, so as to ensure that there would be no risk to property or the environment. The proposal accords with Policy CN6 of the Basingstoke and Deane Local Plan 2011-2029 in this respect.

9 The development would not result in an adverse increase risk of flooding and as such the proposal would comply with National Planning Policy Framework (2019) and Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

10 The proposed development would respect the setting of designated heritage assets and as such complies with the National Planning Policy Framework (2019) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

11 The provision of a Section 106 agreement attached to the outline permission (reference 17/00148/OUT) has secured adequate infrastructure to mitigate the impact of the development in relation to community provision, open space, playing fields, play areas, affordable housing, transport and education. The development therefore complies with the National Planning Policy Framework (2019), Policies CN1, CN6 and CN9 of the Basingstoke and Deane Local Plan 2011-2029, Policies GD3, LD1, LD3, TR1, HD1, HD2 and CP1 of the Whitchurch Neighbourhood Plan 2017, the Community Infrastructure Levy Regulations 2010, the Housing Supplementary Planning Document, Hampshire County Council's Developers' Contribution towards Children's Services Facilities, the Council's Green Infrastructure Strategy (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:

- Site location plan - drawing no 180604/LP
- Site layout - drawing no 180604/SLO1 site layout Rev X
- Coloured site plan - drawing no 180604/CSDL-01 Rev C
- Site layout - parking - drawing no 180604/SLO2 Rev O
- Site layout - refuse - drawing no 180604/slO3 Rev M
- Site Layout - Refuse Layout - drawing no 180
- Cheriton - Floor Plans - drawing no 180604/HT/CHER-FP Rev F
- Cheriton - Elevations 2 - drawing no 180604/HT/CHER-EL2 Rev H
- Cranleigh - Floor Plans - drawing no 180604/HT/CRAN/FP Rev E
- Cranleigh - Elevations - drawing no 180604/HT/CRAN-EL Rev J
- Cranleigh - Elevations 2 - drawing no 180604/HT/CRAN-EL2 Rev B
For the avoidance of doubt and in the interests of proper planning.

No development above slab level shall occur until full details of the dedicated pedestrian and cycle access from the development through to Church Street to the south have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the first occupation of the dwellings hereby.
approved and maintained as such in perpetuity.

**REASON:** In the absence of full details being provided to accompany the application, details are required to secure the permeability of the site in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

3 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 or structure permitted by Classes A, E and F of Part 1 of Schedule 2 of the Order shall be erected on the application site within Plots 70 and 71 as marked on the approved Site Layout (drawing no 180604/SL01 Rev X) without the prior written permission of the Local Planning Authority on an application made for that purpose.

**REASON:** To ensure that safeguards are provided to protect an adjacent Lime tree that has public amenity value in the interests of local amenity and the enhancement of the development in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Policy LD3 of the Whitchurch Neighbourhood Development Plan 2014-2029.

4 No development above slab level shall occur on site until details have been submitted to and approved in writing by the Local Planning Authority setting out how the landscaping area to the east of the parking spaces positioned to the north of Plot 71 shall be protected from vehicles being parked or straying into the landscaping area. Such measures shall be installed in accordance with the approved plans prior to occupation of Plots 71-74 as marked on the approved Site Layout (drawing no 180604/SL01 Rev X) and shall be maintained and retained as such in perpetuity.

**REASON:** To ensure that safeguards are provided to protect an adjacent Lime tree that has public amenity value in the interests of local amenity and the enhancement of the development in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Policy LD3 of the Whitchurch Neighbourhood Development Plan 2014-2029.

5 Notwithstanding the details submitted, no development above slab level to Plots 1-6, 11-16, 21-28, 37, 40-48, and 78-86 shall occur until full details of the secure long stay and short stay cycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of these plots and shall thereafter be retained and maintained for their intended purpose.

**REASON:** In the absence of satisfactory details being submitted to accompany the reserved matters application, details are required in the interests of securing alternative modes of transport and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.
6 Notwithstanding the details submitted, no development slab level shall occur until scaled drawings at a scale of 1:5 setting out architectural detailing such as, but not limited to, brick string courses, ornamental brick patterns and tile hanging have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.

REASON: In the absence of satisfactory details being submitted to accompany the reserved matters application, details are required in the interests of promoting high quality development in accordance with Policies SS3.6 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Policy GD1 of the Whitchurch Neighbourhood Development Plan 2014 to 2029.

7 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 at the first floor level to Plots 10, 17, 31, 32, 38, 43, 47, 51, 59, 75, 76, 78, and 84 as marked on the approved Site Layout (drawing no 180604/SL01 Rev X) 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 properties in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

8 No development above slab level shall occur on site until full details of the pumping station positioned within the open space have been submitted to and approved in writing by the Local Planning Authority. The details shall include the scale, height, external appearance and on site arrangement having regard to 'Secure by Design' principles. The construction of the pumping station shall be carried out in accordance with the approved details prior to the first occupation of the dwellings hereby approved and maintained as such in perpetuity.

REASON: In the absence of full details being provided to accompany the application, details are required to secure the permeability of the site 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 further information following receipt of the application;
- seeking amendments to the proposed development following receipt of the application;
- considering the imposition of conditions (in accordance with paragraphs 54-57).

In this instance:

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

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 be found on the council's website.

4. This Decision Notice must be read in conjunction with the Decision Notice issued under the outline planning permission (ref 17/00148/OUT) and the secured Planning Obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended). You are advised to satisfy yourself that you have all the relevant documentation.

5. The proposed studies to the dwellings marked as Plots 2, 5, 15, 37, 42, 45, 46, 48, 79, 81, 80, 83, 86 must be marketed/sold/leased as illustrated on the approved plans and not be identified as bedrooms to ensure that the
6. Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement required to ensure that adequate waste water network capacity is available to adequately drain the development.

7. The applicant is advised that an application is required under Section 257 of the Town and Country Planning Act 1990 for the extinguishment of part of the Public Right of Way 14 which will require confirmation by the Local Planning Authority or the Secretary of State.

8. There must be no surface alterations to a public right of way without the consent of Hampshire County Council as Highway Authority. To carry out any such works without this permission would constitute an offence under s131 Highways Act 1980.

9. No builders or contractors vehicles, machinery, equipment, materials, spoil, scaffolding or anything associated with the works should be left on or near the public footpath so as to obstruct, hinder or provide a hazard to walkers.

10. The applicant's attention is drawn to the consultation response from the Landscape Team dated 21 June 2019 which can be found at http://pad.basingstoke.gov.uk/DocumentViewer/?DocumentClassCode=DC&Folder1Reference=18/03728/RES which sets out the landscaping requirements for approval under conditions 19 and 20 of the outline planning permission referenced 17/00148/OUT.

11. The applicant is advised that all rear garden accesses should be provided with gates fitted with a key operated lock from both sides of the gate to enhance security.

2. Application – 19/00603/RES Reserved matters application (phase 2) for details of the appearance, landscaping, layout and scale of the erection of 48 dwellings and provision of allotments, with associated internal roads, parking, landscaping, open space, play area and footpaths, pursuant to outline planning permission 17/02874/OUT. Site: Land At Park Farm Station Road Oakley Hampshire

The Committee considered the report set out on pages 84 to 115 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 raised concern over the safety of the transition points to the pathway combined with a cycleway and asked Officers to include an appropriate informative.

Members were perplexed and disappointed about the parking provision on the site, as the size of the proposed garages did not meet the standards set out in the development retains parking commensurate with the size of the unit in accordance with the Parking Supplementary Planning Document (2018).
Council’s Supplementary Planning Development (SPD) and some of the parking spaces provided were smaller. It was however recognised that the applicant had over provided parking provision on the site and therefore met the requirements of the SPD.

Members welcomed the affordable housing provision, which was compliant with the Basingstoke and Deane Local Plan Policy CN1.

RESOLVED that: the application be APPROVED for the following reasons and subject to the conditions listed at the end of this report.

Reasons for Approval

1 The proposed development would deliver housing development on land within the Revised Settlement Policy Boundary of Oakley and on an allocated site within the Oakley and Deane Neighbourhood Plan and would be in accordance with in accordance with the Borough’s Land Supply requirements. The proposal therefore accords with Policy SS6 (g) of the Basingstoke and Deane Local Plan 2011-2029, Policies 1, 3 and 4 of the Oakley and Deane Neighbourhood Plan 2011-2029 and the provisions of the National Planning Policy Framework (February 2019).

2 The proposed development would have an impact on the local landscape character and scenic quality of the area but would successfully mitigate that impact whilst delivering housing on a site allocated within the Oakley and Deane Neighbourhood Plan. The proposal therefore complies with the National Planning Policy Framework (February 2019) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

3 The proposed development would provide affordable housing to meet an identified need. As such the proposal would comply with the National Planning Policy Framework (February 2019); Policy CN1 of the Basingstoke and Deane Local Plan 2011-2029, the Council’s Affordable Housing Supplementary Planning Document.

4 The development would provide a safe and suitable access and would not cause an adverse impact on highway safety and adequate parking would be secured to serve the proposed development and as such the proposal would comply with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

5 The proposal would conserve the biodiversity value and nature conservation interests of the site and as such the proposal would comply with the National Planning Policy Framework (February 2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and Policy 10 of the Oakley and Deane Neighbourhood Plan 2011-2029.

6 The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, or overbearing impacts to existing neighbouring properties, and as such would comply with Policy EM10 of the
7 The proposed development would provide an appropriate mix of housing and as such the proposal would comply with Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029 and Policy 2 of the Oakley and Deane Neighbourhood Plan 2011-2029.

8 Adequate drainage (foul and surface water) can be provided for the development and can be adequately controlled through other legislation, and through planning conditions, so as to ensure that there would be no risk to property or the environment. The proposal accords with Policy CN6 of the Basingstoke and Deane Local Plan 2011-2029 in this respect.

9 The development would not result in an adverse increase risk of flooding and as such the proposal would comply with National Planning Policy Framework (February 2019) and Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

10 The proposed development would respect the setting of designated heritage assets and as such complies with the National Planning Policy Framework (February 2019) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029

subject to the following conditions and infortmatives:-

**Conditions**

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

- Proposed Site Layout (Drawing No. FD18-1607-P2 55 Rev L)
- Parameter Plan - Refuse (Drawing No. FD18-1607-P2 63 Rev D)
- Parameter Plan - Tenure (Drawing No.FD18-1607-P2 62 Rev D)
- Parameter Plan - Mix (Drawing No. FD18-1607-P2 61 Rev D)
- Parameter Plan - Parking (Drawing No.FD18-1607-P2 60 Rev D)
- Parameter Plan - Roads (Drawing No.FD18-1607-P2 64 Rev D)
- Plot 01 Plans and Elevations (Drawing No. FD 18-1607-P2 200)
- Plots 02, 10, 28, 43 and 46 Plans and Elevations (Drawing No. FD 18-1607-P2 205 Rev A)
- Plots 03-04 and 25-26 Plans and Elevations (Drawing No. FD 18-1607-P2 210 Rev A)
- Plots 05-08 Plans and Elevations (Drawing No. FD 18-1607-P2 215 Rev C)
- Plots 09 and 12 Plans and Elevations (Drawing No. FD 18-1607-P2 220 Rev A)
- Plots 11, 24, 45 and 47 Plans and Elevations (Drawing No. FD 18-1607-P2 225)
- Plots 13-15 Plans and Elevations (Drawing No. FD 18-1607-P2 230 Rev A)
- Plot 16 Plans and Elevations (Drawing No. FD 18-1607-P2 235)
- Plots 18-20 Plans and Elevations (Drawing No. FD 18-1607-P2 240 Rev A)
- Plot 22 Plans and Elevations (Drawing No. FD 18-1607-P2 245 Rev A)
Plots 23 and 44 Plans and Elevations (Drawing No. FD 18-1607-P2 250 Rev B)
Plots 27 and 48 Plans and Elevations (Drawing No. FD 18-1607-P2 260 Rev B)
Plots 29 and 42 Plans and Elevations (Drawing No. FD 18-1607-P2 265)
Plots 30 - 32 Plans and Elevations (Drawing No. FD 18-1607-P2 270 Rev A)
Plots 33-35 and 36-38 Plans and Elevations (Drawing No. FD 18-1607-P2 275 Rev A)
Plots 17 and 21 Plans and Elevations (Drawing No. FD 18-1607-P2 285)
Plots 39 - 41 Plans and Elevations (Drawing No. FD 18-1607-P2 280 Rev A)
Plots 01, 02, 10, 11, 16,17, 28, 29, 45 and 46 Garage Plans and Elevations
(Drawing No. FD 18-1607-P2 300 Rev A)
Plot 9 Garage Plan and Elevations (Drawing No. FD 18-1607-P2 305 Rev A)
Plots 12, 21, 24, 42, 43 and 47 Garage Plans and Elevations (Drawing No.
FD 18-1607-P2 310 Rev A)
Plots 22, 23, 27, 44 and 48 Garage Plans and Elevations (Drawing No. FD
18-1607-P2 315 Rev A)
Plots 33-35 and 36-38 Bin and Cycle Store Plans and elevations (Drawing
No. FD 18-1607-P2 350)
Proposed Site Sections (Drawing No. FD 18-1607-P2 700 Rev B)
Proposed Street Scenes (Drawing No. FD 18-1607-P2 701 Rev D)
Proposed Street Scenes (Drawing No. FD 18-1607-P2 702 Rev D)
Proposed Street Scenes (Drawing No. FD 18-1607-P2 703 Rev D)
Proposed Street Scenes (Drawing No. FD 18-1607-P2 704 Rev C)

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

2 No development above damp proof course shall commence on site until a
schedule of materials, brick details and finishes to be used for the external
walls and roof(s) of the proposed buildings 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.

3 The development hereby permitted shall not be occupied or brought into use
until, a technical report demonstrating that all of the dwellings will achieve the
water efficiency standard of 110 litres of water per person per day (or less)
shall be submitted and approved by the Local Planning Authority. 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.
4 All proposed bathroom/en-suite/w/c windows hereby approved shall be obscure glazed and retained as such in perpetuity.

**REASON:** To protect the amenity and privacy of the occupiers and of the adjoining properties in accordance with Policy EM10 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 openings shall be inserted in the first floor side elevation of the following:

- Eastern elevation Plot 18
- Western elevation Plot 20
- Eastern elevation Plot 22
- Western elevation Plot 26
- Western elevation Plot 30
- Western elevation Plot 41

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:

- 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 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.

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 Council encourages all contractors to be 'Considerate Contractors' when working in the Borough by being aware of the needs of neighbours and the environment.

5. The applicant is reminded that a number of conditions placed on the outline permission, 17/02874/OUT, still require discharging in part. There are also conditions placed on 17/02874/OUT, whilst not requiring the need to be formally discharged, should be complied with.

6. The applicant is advised that further information with regards to surfacing materials, signage and barrier arrangements of the pedestrian and cycle access along the eastern boundary is required as part of the outline conditions. Such information should demonstrate a safe and convenient access arrangement between the new development and existing footpaths/highways.

3. Application – 19/00163/FUL: Replacement stable and hay barn, new foaling building along with new groom’s house and staff accommodation and horse exerciser. Site: Watership Down Stud Cow House Lane North Sydmonton RG20 9AE

This application had been WITHDRAWN prior to the meeting
4. Application – 19/00450/FUL: Change of use from use class A1 (shop) to use class A5 (fish and chips and kebab takeaway). Installation of new shopfront and kitchen extract system. Site: 8 Buckland Parade Basingstoke Hampshire RG22 6JN

The Committee considered the report set out on pages 142 to 158 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 raised concern with regard to staff parking and safe accessibility of delivery vehicles.

Members were not satisfied that the waste and storage details had not been provided with the application.

The Committee agreed to defer the application to obtain more information on the waste and storage facilities and a management plan for deliveries and staff parking.

The Chair asked a member of the public to leave the meeting following a disturbance from the public gallery and adjourned the meeting for five minutes.

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

To seek further information in relation to details of bin storage and collection facilities; staff parking and delivery management plan.

5. Application – 19/00845/RET: Change of use of land to residential, erection of fencing and erection of gates across track leading to copse (retrospective) Site: Land Adjoining 1 Flexditch Little London Road Silchester Hampshire

The Committee considered the report set out on pages 159 to 170 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 the applicant had liaised and worked closely with the Wildlife Trust to create an access so they could manage the adjoining Pamber Forest and Silchester Common Site of Special Scientific Interest.

**RESOLVED** that: the application be **APPROVED** for the following reasons and subject to the conditions listed at the end of this report.

**Reasons for Approval**

1. The development would be of an appropriate design and would relate in a sympathetic manner to the character of the surrounding area and make efficient use of land. As such it complies with the National Planning Policy Framework (February 2019), Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Design and Sustainability
The development is not considered to result in adverse harm to the Pamber Forest and Silchester Common Site of Special Scientific Interest (SSSI) or the loss or deterioration of irreplaceable habitats. As such, the proposals would not cause detrimental harm to biodiversity and the development accords with the National Planning Policy Framework (February 2019), Policy EM4 of the Basingstoke and Deane Local Plan and the Landscape, Trees and Biodiversity Supplementary Planning Document 2018.

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

The development would not cause detrimental impacts to highway safety and would accord with the National Planning Policy Framework (February 2019), 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 approved shall be retained in accordance with the submitted details:
   - Block Plan
   - Views B; C; D

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

6. Application – 19/00927/FUL: Erection of 1 no dwelling with integral garage following demolition of existing dwelling. Site: Milletts Brow Newtown Common Newbury Hampshire

The Committee considered the report set out on pages 171 to 189 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 liked the design and felt that it was a good use of the land.

Members agreed that the proposed dwelling was of an appropriate size and scale to the site and compliant with EM10.

RESOLVED that: the application be APPROVED for the following reasons and subject to the conditions listed at the end of this report.

Reasons for Approval
1 The development accords with Policy EM10 respecting the local environment and distinctiveness, would not have a detrimental impact on neighbouring amenities and would be a high quality design.

subject to the following conditions and informatives:-

**Conditions**

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

- 1867.100 Site Location Plan
- 1867.101 Block Plan
- 1867.103 Proposed Floor Plans, Elevations and Section

**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 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 prior to occupation. 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.

5 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.

6 Prior to installation a plan indicating the positions, design, materials and type of screen walls/fences/gates/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.

7 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 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 character of the area and neighbouring amenities in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

8 The development hereby permitted shall not be occupied, until details of the provision of four vehicle parking spaces within the curtilage of the 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.

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 shall 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 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Design and Sustainability Supplementary Planning Document (2018).

The development hereby approved shall be undertaken in adherence with the procedures contained within paragraphs 4.4 and 4.5 of the Bat Survey produced by Crossman Associates, dated 12/03/2019.

REASON: In order to provide net gains for biodiversity in line with the National Planning Policy Framework (February 2019) and Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

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 (February 2019), Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029 and the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).

With the exception of the demolition of existing buildings, the removal of existing hardstanding and any 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 desk top study carried out by a competent person documenting all
the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2011;

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

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the desk study in accordance with BS10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice;

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

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

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

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

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

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(c) that any remediation scheme required and approved under the provisions of condition 12(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). 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(c).

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

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

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

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

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

16 No development above ground slab level shall take place until details and updated plans of the master bedrooms secondary window within the west elevation have been submitted to and approved in writing by the Local Planning Authority. This window shall be glazed with obscured glass which achieves at least the equivalent of Pilkington obscurity level 4, and shall be permanently maintained in that condition.

**REASON:** In the interests of proper planning and 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.

17 The bathroom and dressing room windows at first floor level on the west elevation of the dwelling hereby permitted shall be glazed with obscured glass which achieves at least the equivalent of Pilkington obscurity level 4, and shall be permanently maintained in that condition.
REASON: To protect the privacy of the adjacent property and to prevent overlooking, in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

18. 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 and C 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; to protect the privacy of neighbouring amenities and to ensure that development is carried out in a way which would not undermine the design merits achieved by the development in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

19. 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/made in the west elevation of the dwelling hereby approved without the prior permission of the Local Planning Authority on an application made for the purpose.

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

20. Prior to occupation of the dwelling hereby approved, a Construction Statement detailing how the new dwelling shall meet a water efficiency standard of 110 litres or less per person per day shall be 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.

Informative(s):-

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

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

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

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

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

In this instance:

- the applicant was updated of any issues after the initial site visit;
- suggestions were made by the case officer in order to move the application forward positively;

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. Plan 1867.101, the proposed Block Plan, incorrectly locates the proposed dwellings porch. The application in regards to this matter has been assessed based on the location of the porch as shown on plan 1867.103. The development, namely the location of the porch, shall be carried out in accordance with the details shown on plan 1867.103.

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.

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.

5. 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.

12/19 1-App Review

The Planning Manager introduced the report that updated Members on a review of the Local Requirements for information to be submitted with planning applications for them to be registered.

Resolved: That the Development Control Committee approves the approach to review of the Local Requirements as described in paragraph 3.3 of the report for implementation on or before 12 July 2019.

13/19 Quarterly Planning Appeals Report

The Planning Manager introduced the report which provided a summary analysis of the appeal decisions received in the period 01/03/2019 to 31/05/2019, which highlighted some of the issues drawn out by Planning Inspectors in arriving at their decision and should be taken into account when future decisions are made.

Resolved: Members of the Development Control Committee note the outcomes of the appeal decisions and the reasons given for those decisions.

Meeting ended 20:45

Chairman