Meeting of the Development Control Committee meeting held on Wednesday, 6 April 2016 in Committee Rooms 1 & 2 - Deanes, Basingstoke and Deane Borough Council at 6.30 pm

Members of the Development Control Committee in attendance: Councillor D Sherlock, Councillor D Leeks, Councillor M Bound, Councillor J Bowyer, Councillor S Godesen, Councillor G Hood, Councillor D Potter, Councillor M Westbrook, Councillor D Taylor and Councillor I Tilbury

Substitutes: Councillor Mrs Tucker was replaced by Councillor Miller

66/15 Apologies for absence and substitutions

There were no apologies for absence.

67/15 Declarations of interest

There were no declarations of interest made.

68/15 Urgent matters

The Planning and Development Manager notified the committee that the Local Plan Inspectors Report had been received and therefore application items 1 (15/00975/FUL), 2 (15/00976/LBC), 5 (15/03119/FUL) and 10 (16/00300/FUL) of the agenda had been withdrawn to consider whether housing land supply implications were material to those applications.

69/15 Minutes of the meeting held on the 9th March 2016

The Minutes of the meeting held on 9th March 2016 were confirmed by the Committee as a correct record and signed by the Chairman subject to the following amendment:

That the conditions for application item 2 (ref 15/3790/OUT) be amended to add condition 12 as follows:

No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence until a scheme for tree protection has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place other than in complete accordance with the approved tree protection scheme, unless otherwise agreed in writing by the Local Planning Authority. The tree protection scheme shall include the following information:

a) A tree protection plan comprising a drawing at a scale of no less than 1:500 showing, with a solid line, all trees and other landscape features that are to be retained and, with a dashed or dotted line, those that are to be removed. This drawing shall also show the position of protection zones, fencing and ground
protection measures to be established for retained trees.

b) A British Standard 5837 Tree Survey schedule with tree reference numbers corresponding with trees on the plan required by section a) of this condition.

c) The specification for protective fencing and a timetable to show when fencing will be erected and dismantled in relation to the different phases of the development;

d) Details of any levels changes within or adjacent to protection zones;

e) Details of the surface treatment to be applied within protection zones, including a full specification and method statement to reduce negative impacts on trees including specifications and method statements for any special engineering solutions

f) The routing of overhead and underground services along with provisions for reducing their impact on trees to an acceptable level;

g) A specification and schedule of works for any vegetation management required, including pruning of trees and details of timing in relation to the construction programme;

h) Provision for briefing construction personnel on compliance with the plan, including incorporation of tree protection recommendations into a construction method statement;

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 (March 2012) and Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

70/15 Applications for planning permission and public participation thereon

The following Public Participation took place:

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<th>Interest</th>
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<th>Item no./Topic</th>
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<tr>
<td>Support</td>
<td>Mr and Mrs Old</td>
<td>Item 3 – 15/01565/RET</td>
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<tr>
<td>Councillor</td>
<td>Robinson</td>
<td>Item 4 – 15/03077/HSE</td>
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<td>Support</td>
<td>Mr Nardi</td>
<td>Item 7 - 15/04543/HSE</td>
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<td>Councillor</td>
<td>Mrs Osselton</td>
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<td>Mr Hurst</td>
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<td>Support</td>
<td>Mr Day</td>
<td>Item 4 – 15/04355/FUL</td>
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1. Application – 15/01565/ret: 8 Test Road Whitchurch Hampshire RG28 7LP

Erection of a replacement fence (retrospective)

The Committee considered the report set out on pages 111 to 117 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 application and whilst they had some sympathy with the applicant and acknowledged that Whitchurch Town Council had no objection to the fence, they considered that the fence was harmful to the character of the area.

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

Reasons for Refusal

1. A) The unauthorised timber fence and 9no. fence posts, by virtue of their inappropriate height, design and materials, would neither preserve nor enhance the special character and appearance of Whitchurch Conservation Area. By reason of being an inappropriate boundary treatment, the development is contrary to the National Planning Policy Framework (March 2012), Saved Policies E1 and E3 of the Basingstoke and Deane Borough Local Plan 1996-2011, and the Design and Sustainability Supplementary Planning Document 2008 (Appendix 4 - The Historic Environment: Conservation Areas).

B) If the Head of Law and Governance is satisfied with the evidence, and in the opinion of the Planning Development Manager it is expedient to do so, enforcement action as defined in Section 171A of the Town and Country Planning Act 1990 (as amended), be initiated requiring:

i) The reduction in height of the 7no. timber fence panels and 9no. concrete posts fronting the plot and as outlined in red on Appendix A as attached to a height not exceeding 1 metre; or

ii) Remove the 7no. timber fence panels and 9no. concrete posts and concrete base fronting the plot and as outlined in red on Appendix A as attached and make good all affected surfaces

Period of compliance: Within 2 months of the date of this notice.

Informative(s):-

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-

• 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.

2. Application – 15/03077/HSE - Ringshall, The Street, Bramley Hampshire

Erection of two storey side and front extensions, with single storey front extension to form entrance porch. Erection of new boundary fence and entrance gates

The Committee considered the report set out on pages 118 to 126 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 in relation to the proposed vehicular access and the adverse impacts of the access regarding increased risk and hazard from conflict to a nearby junction which they considered to be a significant consideration. They also felt that the width of the proposed two storey side extensions were too wide and would dominate and compete with the character of the original dwelling and the size of the dwelling in relation to the width of the plot.

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

Reasons for Refusal

1. The use of the proposed vehicular access to The Street, due to the shared arrangement with the neighbouring property 'Rosemullion' and inadequate sightlines would cause undue interference with the safety and convenience of users of the adjoining highway. As such the proposal is contrary to Saved Policy E1 of the Basingstoke and Deane Borough Local Plan (1996-2011) and Policy HW6 of the Hampshire County Council Highway Maintenance Management Plan 2014.

2. The proposed two storey side extensions, by virtue of their unsatisfactory design, disproportionate bulk, footprint, scale and massing in relation to the width of the plot would dominate and compete with the character of the original dwelling. The proposal would therefore fail to form subservient additions to the main property which would result in material harm to both the external appearance of the dwelling and character of the wider area. As such the proposed development would be contrary to Section 7 of the National Planning Policy Framework (2012), Saved Policy E1 of the Basingstoke and Deane Borough Local Plan (1996-2011) and Appendix 13 of the Design and Sustainability Supplementary Planning Document (2012).

Informative(s):-

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive 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 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 - 15/03859/HSE - Elm Cottage  Baughurst Road Baughurst Hampshire. Erection of a two storey side/rear extension and extension of existing conservatory

The Committee considered the report set out on pages 140 to 148 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 felt that whilst the proposed extension to the original dwelling was of a large scale, the design would not dominate the character of the original dwelling and there would be minimal impact to the street view.

The Committee also had concerns regarding insufficient information in relation to biodiversity in particular to bats. They concluded that subject to submission of additional biodiversity information being supplied to the satisfaction of the Biodiversity Officer, they were satisfied with the proposed application.

RESOLVED that: the application be APPROVED subject to receipt of satisfactory information to address outstanding matters related to biodiversity, consultation with the Biodiversity Officer (and any additional conditions that might be required as a result of that consultation) and the conditions set out below for the following reasons.

Reasons for Approval

1. The proposed development is appropriate in design terms and would not adversely dominate or compete with the host building and as such complies with the National Planning Policy Framework (March 2012); Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 and Appendix 13 of the Design and Sustainability Supplementary Planning Document.

subject to the following conditions and informatives:-

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:
   Block Plan (Dwg LBP/1504/07) - received 10/11/15
Proposed Floor Plans (Dwg PFP/1504/04) - received 02/11/15
Proposed Front _ Side (Dwg PE/1504/05) - received 02/11/15
Proposed Rear _ Side (Dwg PE/1504/06) - received 02/11/15

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

2 The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
REASON: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the existing building unless otherwise agreed in writing with the Local Planning Authority.
REASON: In the interests of visual amenity and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

4 Any further conditions as required by the Biodiversity Officer following submission of additional information pursuant to potential bat interest in the property.

Informative(s):-

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive 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 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.

2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-

   Considering the imposition of conditions

   In this instance:
   The application was acceptable as submitted and no further assistance was required.
In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.


The Committee considered the report set out on pages 149 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 concerns regarding the extension not being in keeping with neighbouring properties and its prominent location in a conservation area. The Committee suggested that the application be deferred to allow members to view the site and seek advice from the conservation officer on the proposed application.

**RESOLVED** that: the application be **DEFERRED** for a Site Viewing.


The Committee considered the report set out on pages 159 to 167 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application and considered that the proposed development would not have an adverse impact on the listed building, the character of the area or the conservation area. However concern was raised regarding the right of way and access to the proposed dwelling. The Committee considered the application to be acceptable but requested that the Hampshire County Council Countryside Officer be consulted to resolve matters regarding the access before planning permission is granted.

**RESOLVED** that: the application be **APPROVED** subject to consultation with the Hampshire Rights of Way Officer and receipt of that consultation response raising no objection or not objection subject to conditions (and any additional conditions that might be required as a result of that consultation) and the conditions set out below for the following reasons.

**Reason for Approval**

1) The proposal would preserve the setting of the Listed Building, 27 Swan Street, and the scale, form, and design of the proposed new dwelling would preserve the character and appearance of the Conservation Area. As such the proposal complies with the National Planning Policy Framework 2012, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Saved Policies E2 and E3 of the Basingstoke and Deane Borough Local Plan 1996-2011.
Conditions/Reasons

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

- Location Plan received 24/12/2015
- Proposed Site and Floor Plan Drawing No.55/15/05/B received 24/12/2015
- Proposed Elevation Plan Drawing No.55/15/07 received 24/12/2015

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

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

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

3. No development shall commence on site until details of the types and colours of external materials to be used for the dwellinghouse and outbuilding, 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 unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** In the interests of the visual amenities of the area and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

4. No development shall take place, including any works of demolition, until a Construction Method Statement with details, schedules and drawings that demonstrates safe and coordinated systems of work affecting or likely to affect the public highway and/or all motorised and/or non-motorised highway users, has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall include for:

i. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken ‘in a manner that secures the health and safety of any person affected by the project.’

ii. means of access (temporary or permanent) to the site from the adjoining maintainable public highway;

iii. loading and unloading of plant and materials;

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;

**REASON:** 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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

5. No other works shall take place on site until the land facing the public footpath and within 2m of its nearside has been lowered so that the site and anything on it shall not be more than 0.6 metres above the level of the public footpath. The resultant visibility splays shall thereafter be maintained and kept free of obstacles. 
REASON: In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

6. The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until provision for the parking of 2 vehicles, together with unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrance of the property, have been made within the curtilage of the property and the areas of land so provided shall be thereafter retained and maintained and shall not be used for any purposes other than the turning, manoeuvring, loading and unloading and parking of vehicles and bicycles, and access for pedestrians, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of highway safety and in accordance with Saved Policies E1, A1 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

7. The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until refuse and recycling storage (prior to disposal) plus a collection point not more than 15 metres carrying distance from a highway which is a carriageway, and a transit route between the storage and collection points and to and from the public highway, have been provided within the curtilage of the site for 1 number 140ltr refuse Wheelie bin, 1 number 240ltr recycling Wheelie bin and 1 number glass recycling box, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained, unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

8. The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until the property has made provision within its curtilage for secure cycle parking facilities for 2 long and 1 short stay places with a transit route to and from the public highway, have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. The approved secure
cycle storage and transit route for bicycles shall be constructed and fully implemented before occupation or the approved use commences, whichever is the sooner, and shall thereafter be retained and maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To improve provision for cyclists and discourage the use of the private car wherever possible and in accordance with Saved Policy A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

9 No development shall take place 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 walls/fences/hedges to be erected along the boundaries. The approved boundary treatments shall be erected before the dwelling hereby approved is first occupied and shall subsequently be maintained in that condition. 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 prior to commencement because insufficient information was provided within the application in the interests of the amenities of the area and privacy of the occupiers of adjoining residential properties and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

10 No development shall commence on site until details for the provision of signage to be erected at the junction of the public right of way with the access to Feilden Court has been submitted to and approved in writing with the Local Planning Authority in consultation with Hampshire County Council. The signage shall undertake to warn contractors, delivery drivers and users of the site as to the likely presence of walkers on the footpath and a requirement to give way to these walkers. The signage shall be clearly visible to vehicle drivers during the hours of daylight. The approved signage shall be erected before any site works commence and shall thereafter be retained and maintained in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.

**REASON:** Details are required prior to commencement of the development due to not being included within the application and in the interests of highway safety and in accordance with Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

11 No deliveries of construction materials or plant and machinery and no removal of any spoil from the site shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public or bank holidays, 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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
12 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public and bank 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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

### Notes to Applicant

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 £97 per request or £28 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 paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-

   seeking further information following receipt of the application considering the imposition of conditions and or the completion of a s.106 legal agreement

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. subject to the following conditions and informatives:-

**Conditions**

**Informative(s):**-

1. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-

   offering a pre-application advice
   considering the imposition of conditions and or the completion of a s.106 legal agreement

   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.


The Committee considered the report set out on pages 168 to 176 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting. The Committee found the proposed extensions acceptable.

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

**Reasons for Approval**

1. The proposed development is appropriate in design terms and would neither dominate or compete with the host building and as such complies with the National Planning Policy Framework (March 2012); Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 and Appendix 13 of the Design and Sustainability Supplementary Planning Document.

2. The proposed development would be of an appropriate design and relates to its surroundings in a sympathetic manner and as such complies with the National Planning Policy Framework (March 2012); Saved Policy E1 of the
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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011

subject to the following conditions and informatives:-

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

   Site and Location Plan as Proposed (Dwg PL01.02) - received 24/12/15
   Plans, Elevations and Section as proposed (Dwg PL01.01 B) - received 08/03/16

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

2. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.
   REASON: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified in the approved plans and particulars unless otherwise agreed in writing with the Local Planning Authority.
   REASON: In the interests of visual amenity and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

Informative(s):-

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

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

1.3 The applicant's attention is drawn to the fact that the Local Planning
Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £97 per request or £28 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 paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:

- seeking amendments to the proposed development following receipt of the application;

- considering the imposition of conditions

  In this instance:

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

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

3. If at any time during the proposed works bats, or signs of bats, are found then all works must stop and advice should be sought from Natural England before any further work on the buildings proceeds. All bats and their roost sites are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010 from disturbance and harm.

Meeting ended: 20:15

Chairman