

Minutes of the Development Control Committee meeting held on Wednesday, 10 February 2021 in Virtual Meeting - Zoom Webinar, Basingstoke and Deane Borough Council at 6.30 pm

Members of the Development Control Committee in attendance: Councillor P Miller (Chair), Councillor N Robinson, Councillor D George, Councillor D Leeks, Councillor S Godesen, Councillor J Frankum, Councillor S Grant, Councillor P Harvey, Councillor A McCormick, Councillor M Bound, Councillor D Potter and Councillor C Tomblin

77/20 Apologies for absence and substitutions

There were no apologies for absence

78/20 Declarations of interest

Councillor Harvey declared that he was involved in meetings over a year ago professionally over a nitrates issue discussed but it had nothing to do with Basingstoke and Deane Borough Council at the time but he wanted it on record for the purposes of being open and transparent.

Councillor McCormick requested that application number 20/02615/FUL be brought to the Development Control Committee but he confirmed he did not have a pre-determined position.

Councillor Harvey declared an interest in agenda item 6 - Request to Vary Section 106 Agreement in relation to Land at Chapel Hill, Kingsclere Road, Basingstoke as he had spoken as a visiting Councillor when it had previously been on the agenda for the Committee held on the 12th August 2020. Councillor Harvey stood down from the Committee for this item.

79/20 Urgent matters

There were no urgent items.

80/20 Minutes of the meeting held on the 13th January 2021

The Chair confirmed that the minutes of the meetings held on the 13th January 2021 were confirmed by the Committee as a correct record.

81/20 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>
Parish Councillor	Ms Phillips	Item 1 – 20/02375/OUT
Objector	Mr Zarecky	Item 1 – 20/02375/OUT

Objector	Mrs Brady	Item 1 – 20/02375/OUT
Objector	Ms Wightman	Item 1 – 20/02375/OUT
Support	Ms Wright	Item 1 – 20/02375/OUT
Councillor	Phillimore	Item 1 – 20/02375/OUT
Councillor	Tilbury	Item 1 – 20/02375/OUT
Support	Ms Dutfield	Item 2 – 20/02615/FUL
Support	Mr Bertram	Item 2 – 20/02615/FUL
Support	Mr Rose	Item 2 – 20/02615/FUL
Support	Mr Southwell	Item 2 – 20/02615/FUL
Objector	Mr Cobbold	Item 3 – 20/02065/FUL
Support	Mr Osborn	Item 3 – 20/02065/FUL
Support	Mr Bond	Item 4 – 20/00957/OUT
Parish	Ms Oram	Item 5 – 20/02990/HSE
Support	Mrs Charsley	Item 5 – 20/02990/HSE
Councillor	Tilbury	Item 5 – 20/02990/HSE
Councillor	Phillimore	Item 5 – 20/02990/HSE

1. Application – 20/02375/OUT: Outline planning application with all matters reserved except access for 75 dwellings, open space, allotments, landscaping and access via Sheep Fair Lane. Site: Land Adjacent Pond Close Pond Close Overton Hampshire

The Committee considered the report set out on pages 69 to 129 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 raised a number of concerns.

Members discussed contamination on the site and believed that the conditions in the report were inadequate to deal with the potential issue. It was also felt that the Contamination Desktop Study provided with the application was not satisfactory in determining the condition of the land and would like to have seen bore holes and the soil analysed.

Some Members said that there was insufficient information supplied with the application such as contamination, sewage, surface water drainage and an archaeological assessment. They expressed their disappointment that such important matters would be dealt with by conditions and discussed whether they should defer the application.

Concern was expressed with the access to the site and the standard of the non-adopted road.

Members considered the current position with the 5 year land supply and took into consideration Basingstoke and Deane's local plan and Overton's Neighbourhood Plan in their deliberations and concluded that it was an unsuitable site.

On the whole the Committee agreed with the Landscape Officer's objection to the proposal that it was a large development with a site area of 9.4 ha which would result in the loss of a significant area of countryside that forms an important part of the setting of Overton and would lead to adverse impacts on both landscape character and visual amenity of the area.

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

Reasons for Refusal

- 1 By virtue of its location and size, the proposed development would result in the loss of an area of undeveloped countryside that would significantly impact on the setting of the Village of Overton, adversely impacting on the local landscape character and scenic quality. The proposed development would not successfully integrate with surrounding development resulting in significant and adverse impacts on the visual quality of the area. It is not considered that this harm could be adequately mitigated against. The proposal is therefore contrary to Section 15 of the National Planning Policy Framework (February 2019) and Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029. The harm identified would significantly and demonstrably outweigh the benefits of the scheme contrary to paragraph 11d ii) of the National Planning Policy Framework (February 2019).
- 2 In the absence of any suitable legal agreement, or justification for the absence of a legal agreement, the proposed development does not make adequate provision for community and infrastructure contributions in relation to affordable housing; equipped play areas; allotments; delivery of on-site open space and kickabout space and accessible natural green space; landscape management plan and biodiversity mitigation plan. The proposed development is therefore contrary to the Community Infrastructure Levy Regulations 2010 (as amended), Policies CN1, CN6, CN8, CN9 and EM4 of the Basingstoke and Deane Local Plan 2011-2029), Policies LBE1, H1 and H3 of the Overton Neighbourhood Development Plan 2016-2020 and the guidance contained within the Planning Obligations for Infrastructure Supplementary Planning Document (March 2018) and the National Planning Policy Framework (2019).

Informative(s):-

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

proactively offering a pre-application advice (in accordance with paragraphs 39 - 46);
seeking further information following receipt of the application;
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.

2. Should the application be granted on appeal there may be a liability to pay Community Infrastructure Levy to the Council on commencement of development. This charge would be levied in accordance with Basingstoke and Deane Borough Council's CIL Charging Schedule and Section 211 of the Planning Act 2008.

2. Application – 20/02615/FUL: Demolition of existing building to provide 3 employment units for flexible uses within Class E (light industrial), B2 and B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, access, parking and landscaping Site: Motorola Ltd Jays Close Basingstoke Hampshire

The Committee considered the report set out on pages 130 to 166 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application and stated that it would be a good use of a brownfield site and that overall the impact to the area would be minimal.

The only slight concern was that the car parking provision was lower than the Supplementary Planning Document and might overspill onto the road.

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

Reasons for Approval

- 1 The proposed development would deliver employment opportunities through the redevelopment of an existing employment site thus making efficient use of land within a sustainable location in accordance with the Policies EP1 and EP2 of the Basingstoke and Deane Local Plan 2011-2029 and the provisions of the National Planning Policy Framework (2019).
- 2 The development would provide for an appropriate layout, scale, mass and design which would integrate with its surroundings and character of the area. The development would have due regard to the character and appearance of the area and would not result in harm to the visual amenity of the streetscene. The proposal would therefore comply 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 Supplementary Planning Document (2018).
- 3 The proposed development would not result in an undue loss of privacy or

cause undue overlooking, overshadowing, overbearing or noise and disturbance impacts to neighbouring properties and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

4 The development would provide safe and suitable access to the local highway network and would not cause an adverse impact on highway safety. In addition, adequate vehicle and cycle parking to serve the various land uses would be secured together with appropriate means of servicing and access for public transport and as such the proposal would comply with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029 and the National Planning Policy Framework (2019).

5 Adequate drainage (foul and surface water) can be provided for the development and can be adequately controlled through planning conditions and other legislation to ensure that there would be no risk to property or the environment. The proposal accords with Policies CN6 and EM7 of the Basingstoke and Deane Local Plan 2011-2029 and the National Planning Policy Framework (2019).

6 The proposed development would provide for new landscaping on site appropriate to the character and context of the site. As such the proposal is considered to accord with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029 and the National Planning Policy Framework (2019).

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. 16-169-SGP-XX-XX-DR-A-130001 Rev A)
Proposed Site Plan (Drawing No. 16-169-SGP-XX-XX-DR-A-131002 Rev N)

Unit 1 - Gross External Area Plan (Drawing No. 16-169-SGP-01-ZZ-DR-A-121106 Rev D)

Unit 1 - Dimension Plan (Drawing No. 16-169-SGP-01-ZZ-DR-A-121105 Rev D)

Unit 1 - Proposed Office Floor Plans (Drawing No. 16-169-SGP-01-ZZ-DR-A-121102 Rev D)

Unit 1 - Proposed Warehouse Plan (Drawing No. 16-169-SGP-01-00-DR-A-121101 Rev C)

Unit 1 - Proposed Elevations (Drawing No. 16-169-SGP-01-ZZ-DR-A-121131 Rev D)

Unit 1 - Proposed Roof Plan (Drawing No. 16-169-SGP-01-R2-DR-A-121103 Rev C)

Unit 2 - Gross External Area Plan (Drawing No. 16-169-SGP-02-ZZ-DR-A-121106 Rev D)

Unit 2 - Dimension Plan (Drawing No. 16-169-SGP-02-ZZ-DR-A-121105 Rev

D)

Unit 2 - Proposed Office Floor Plans (Drawing No. 16-169-SGP-02-ZZ-DR-A-121102 Rev C)

Unit 2 - Proposed Warehouse Plan (Drawing No. 16-169-SGP-02-00-DR-A-121101 Rev C)

Unit 2 - Proposed Elevations (Drawing No. 16-169-SGP-02-00-DR-A-121131 Rev D)

Unit 2 - Proposed Roof Plan (Drawing No. 16-169- SGP-02-R2-DR-A-121103 Rev B)

Unit 3 - Gross External Area Plan (Drawing No. 16-169-SGP-03-ZZ-DR-A-121106 Rev D)

Unit 3 - Dimension Plan (Drawing No. 16-169- SGP-03-ZZ-DR-A-121105 Rev D)

Unit 3 - Proposed Office Floor Plans (Drawing No. 16-169-SGP-03-ZZ-DR-A-121102 Rev C)

Unit 3 - Proposed Warehouse Plan (Drawing No. 16-169-SGP-03-00-DR-A-121101 Rev C)

Unit 3 - Proposed Elevations (Drawing No. 16-169-SGP-03-00-DR-A-121131 Rev D)

Unit 3 - Proposed Roof Plan (Drawing No. 16-169-SGP-03-R2-DR-A-121103 Rev C)

Landscape Concept Plan (Drawing No.03 Rev D)

Landscape Concept Sections (Drawing No.04 Rev E)

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 slab level, shall commence on site until details of the types and colours of external materials to be used, 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 prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 No development above slab level, shall take place until full details of hard landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate,

proposed finished levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, location and design of hard surfacing materials.

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

(Note the requirements of condition 11 below, any submission needs to demonstrate compatibility with the drainage strategy)

- 5 Prior to the occupation of the proposed development soft landscape details shall be submitted and approved in writing by the local planning authority. Details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, (including replacement trees where appropriate), noting species, planting sizes and proposed numbers/densities where appropriate. In addition, implementation timetables and maintenance programmes detailing all operations to be carried out to allow successful establishment of soft landscaping. The approved soft landscaping details shall be implemented prior to occupation of the development. All soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the 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, to be agreed in writing by the Local Planning Authority.

REASON: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 The individual units shall not be brought into use until turning facilities have been provided of the respective unit in accordance with the details shown on the approved plan. The turning facilities shall be available for use by vehicles and kept free from obstruction throughout the lifetime of the development.

REASON: In the interests of highway safety, and in accordance with the National Planning Policy Framework (February 2019) and Policies CN9 and EM10 of the Basingstoke and Deane Borough Local Plan 2011- 2029.

- 7 The development of each unit shall not be brought into use until the car parking area shown of the respective unit on the submitted plan, have been constructed, surfaced and marked out in accordance with the details hereby approved, and that area shall be thereafter retained and maintained, and shall not be used for any purpose other than parking, turning, loading and

unloading of motor vehicles.

REASON: In the interests of highway safety and in accordance with the National Planning Policy Framework (February 2019) and Policies CN9 and EM10 of the Basingstoke and Deane Borough Local Plan 2011- 2029.

- 8 The development hereby approved shall be carried out in accordance with the submitted details of the long and short stay cycle parking facilities. The areas of land so provided shall be thereafter retained and maintained, and shall not be used for any purposes other than the parking of bicycles.

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

- 9 Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the Tree Protection Plan Drawing No. 02 Rev A

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

- 10 The drainage system shall be constructed in accordance with the Sustainable Drainage Statement Ref: JCB-BWB-ZZ-XX-RP-C-0001. Any changes to the approved documentation must be submitted to and approved in writing by the Local Planning Authority and Lead Local Flood Authority. Any revised details submitted for approval must include a technical summary highlighting any changes, updated detailed drainage drawings and detail drainage calculations.

REASON: To ensure the satisfactory maintenance of drainage systems and to ensure that there is no flood risk on or off site resulting from the proposed development, in accordance with the National Planning Policy Framework (February 2019) and Policy EM7 of the Basingstoke and Deane Local Plan 2011- 2029.

- 11 Details for the long-term maintenance arrangement for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the units. The submitted details shall include:
A) Maintenance schedules for each drainage feature type and ownership
B) Details of protection measures.

REASON: To ensure the satisfactory long term maintenance of drainage systems and to ensure that there is no flood risk on or off site resulting from the proposed development, in accordance with the National Planning Policy Framework (February 2019) and Policy EM7 of the Basingstoke and Deane Local Plan 2011- 2029.

- 12 Prior to development a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The CEMP shall include:

Procedures for maintaining good public relations including complaint management, public consolation and liaison;
Arrangements for liaison with the Council's Environmental Protection Team;

All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 0730 Hours and 2100 Hours on Monday to Fridays and 0800 and 1300 Hours on Saturdays and; at no time on Sundays and Bank Holidays;

No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday or Bank Holiday, nor on any other day except between the following times: Monday to Friday - 0900 to 1700 Hours unless in association with an emergency or with the prior written approval of the Local Planning Authority;

Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above;

Any water based pollutant run off together with appropriate mitigation measures;

Details of material storage;

construction access and parking;

Mitigation measures as defined in BS 5528: Parts 1 and 1: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works;

Procedures for emergency deviation of the agreed working hours;

Control measures for dust and other air-borne pollutants;

Measures for controlling the use of site lighting whether required for safe working or for security purposes; and

A waste disposal policy (including no burning on site).

The development shall be carried out in accordance with the approved details.

REASON: In order to avoid adverse impacts on key adjacent designated sites (Sites of Importance for Nature Conservation and Road Verges of Ecological Importance) (SINCs and RVEIs) and key habitats (Lowland Broadleaved Woodland) and species in line with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

- 13 The development hereby permitted shall not be occupied/brought into use until a technical report and a certification of compliance demonstrating that the development has achieved the water efficiency standard to meet the BREEAM `very good` standards for water consumption, has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: Details are required prior to occupation because insufficient

information was provided within the application and to improve the overall sustainability of the development, in accordance with Policy EM9 of the Basingstoke and Deane Local Plan 2011-2029.

- 14 The development shall be carried out in accordance with all recommendations outlined within the BWB Noise Impact Assessment Ref: NTE2361 and shall be fully implemented and completed before the use, hereby approved, is first commenced and shall be thereafter maintained. The noise mitigation measures shall ensure that the cumulative rated noise level of all external plant and internal noise breakout shall be controlled so that the specific level is 5 dB lower than the prevailing background noise levels.

REASON: To ensure that acceptable noise and vibration levels within the premise and adjoining/nearby dwellings and the curtilages of the premise and adjoining/nearby dwellings are not exceeded in the interest of residential amenity and in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 15 Within 1 month of the use hereby approved commencing a post completion noise assessment shall be carried out and submitted in writing for approval to the Local Planning Authority to verify that the cumulative rated noise level from all external plant and internal noise breakout is a minimum of 5 dB lower than the prevailing background noise level at the nearest noise sensitive receptor. The noise assessment must be carried out by a suitably qualified acoustic consultant/engineer and be undertaken in accordance with BS4142: 2014 - "Methods for rating and assessing industrial and commercial sound."

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

- 16 No development (excluding demolition, site clearance or ground works) shall take place on site until an Employment and Skills Plan (ESP) and Method Statement has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall set out:
- i) the objectives of the plan to secure quality employment, training and apprenticeship opportunities and create training and development opportunities;
 - ii) arrangements setting out how the developer and any future owner or occupier and their contractors as far as reasonably possible will work directly with local employment/training agencies, to include the voluntary and private sector providers, educational establishments plus Hampshire County Council's 'Hampshire Futures' Team;
 - iii) output figures for work placements, jobs created, construction career, information, advice and guidance events, training weeks on site, workforce qualifications, training plans and case studies based on industry benchmarks (those produced by the Construction Industry Training Board as part of their National Skills Academy for Construction)

against the approved construction costs of the development and the work types comprising the development;

- iv) a timetable and format for monitoring how the objectives of the plan have been delivered
- v) details of how the Employment and Skills Plan will be implemented, managed and monitored.

The development shall be carried out in accordance with the approved Employment and Skills Plan and Method Statement.

REASON: Details are required in the absence of information accompanying the application setting out how the development will encourage investment in employment skills and training in accordance with Policy EP1 of the Basingstoke and Deane Local Plan 2011-2029 and the Planning Obligations for Infrastructure Supplementary Planning Document (2018).

- 17 Development should be undertaken in strict accordance with the precautionary working methods relating to nest birds and bats listed in the Preliminary Ecological Site Walkover by Middlemarch Environmental dated 3rd September 2020.

REASON: In order to avoid possible adverse impacts on species of bats protected under The Conservation of habitats and Species Regulations 2017. Also to fulfil the prevention of adverse impacts on a key species as required under Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

- 18 The development shall not be brought into use until all areas associated with that unit for vehicle and pedestrians have been laid out with a hardened and drained surface. Provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the development. Such areas shall be retained for the lifetime of the development.

REASON: To ensure the satisfactory maintenance of drainage systems and to ensure that there is no flood risk on or off site resulting from the proposed development, in accordance with the National Planning Policy Framework (February 2019) and Policy EM7 of the Basingstoke and Deane Local Plan 2011- 2029.

- 19 No part of the development shall be brought into use until all existing redundant accesses have been permanently close and the footway crossings removed and footpath reinstated.

REASON: In the interests of highway safety and in accordance with the National Planning Policy Framework (February 2019) and Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029.

- 20 The means of vehicular access to the site shall be constructed in accordance with the approved plans (Drawing Nos. 172851-A03-01, 172851-A04 Rev C and 172851-A04-01) and no structure, erection or planting exceeding 1.0m in

height shall thereafter be placed within the visibility splays shown on the approved plans.

REASON: To ensure a suitable access and layout, in the interest of highway safety and in accordance with the National Planning Policy Framework (February 2019) and Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029.

- 21 The development hereby approved shall not commence until a road condition survey Jays Close is submitted to and agreed in writing with the Local Planning Authority. The scope of the survey shall be first agreed with the Local Planning Authority. The findings of the condition survey shall be monitored and reported to the Local Planning Authority at least every 6 months throughout the construction period of the development and any defects or damage attributed to construction activity to be rectified by the developer at their expense within 3 months of the defect being identified.

REASON: In the interests of highway safety and in accordance with the National Planning Policy Framework (February 2019) and Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029.

- 22 No additional floorspace or mezzanine floors shall be inserted in any of the units hereby approved without the prior written permission of the Local Planning Authority on an application made for that purpose.

REASON: To mitigate any potential significantly adverse impact on the Highways, in accordance with the National Planning Policy Framework (2019) and Policy EP3 of the Basingstoke and Deane Local Plan 2011- 2029.

- 23 The development hereby approved shall be carried out in accordance with the provision of 17 Electric Vehicle Charging Points as demonstrated upon the approved Site Plan. The development shall then be maintained in accordance with the approved plans.

REASON: To ensure that the development provides opportunities for sustainable transport modes in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029, the Basingstoke and Deane Parking Supplementary Planning Document, paragraph 110(e) of the National Planning Policy Framework.

- 24 Prior to the first occupation of the new units hereby permitted, a Full Travel Plan indicating how it is intended to encourage and implement proposals to result in a reduction in the need for car borne traffic to and from the site shall be submitted to the Local Planning Authority for approval in writing. The submitted details shall additionally set out how the Travel Plan measures (within a Travel Plan Bond) and costs for Travel Plan setup and monitoring are to be secured with the Local Highway Authority. The operation of the development shall be in accordance with the approved Travel Plan which shall be operational for the lifetime of the approved use. Any alteration to the approved Travel Plan shall be submitted in writing to the

Local Planning Authority on an application made for that purpose.

REASON: In the absence of sufficient details being provided relevant during the determination of the application in order to promote sustainable development with particular regard to travel in accordance with advice contained within National Planning Policy Framework, and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 25 Prior to the first occupation of the units hereby permitted a scheme detailing how the loading yard(s) will be managed to minimise noise between the hours of 2300hrs - 0700hrs shall be submitted to and approved in writing by the Local Planning Authority. Once approved in writing the use shall be carried out in full accordance with the approved scheme. Any alteration to the approved scheme shall be submitted in writing to the Local Planning Authority on an application made for that purpose.

REASON: To ensure that acceptable noise levels to the nearest dwellings are not exceeded in the interests of amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 26 No additional external lighting shall be installed on the site until full details of all proposed lighting (including the level of illumination) have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall comply with the Institution of Lighting Professionals Guidance Note for the reduction of obtrusive light 2011 (or any such later version), have regard to lighting guidelines produced by the Bat Conservation Trust, comprise the minimum level of lighting needed for security and operational processes, and be designed to minimise pollution caused by glare and spillage. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required in order to protect residential amenity, the character of the area and in the knowledge that bats are using the site for commuting and foraging grounds in accordance with Policies EM4, EM10 and EM12 of the Basingstoke and Deane Local Plan and the Wildlife and Countryside Act 1981.

- 27 With regard to the Class E use hereby approved (in addition to the B2 and B8 uses) the units hereby approved shall only be used as Class E (g) (iii) and not for any additional Class E use as defined in The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order [with or without modification].

REASON: In granting this permission the local planning authority has had regard to the special circumstances of this case, being in adequate car parking for other permitted uses within Class E and require the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area and in accordance with Policies EM4, EM10 and EM12

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;
considering the imposition of conditions.

In this instance:

the applicant was provided with pre-application advice;
the application was acceptable as submitted and no further assistance was required.

In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.
3. This planning permission does not authorise the undertaking of any works within the highway (carriageway, footway or verge). Any works within the

highway must be approved by S278 Agreement, details of which can be found at <https://www.hants.gov.uk/transport/developers/constructionstandards>

4. The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application>. For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency>.

3. Application – 19/02029/FUL: Demolition of 3 no. existing buildings. Conversion of agricultural barns to 3 no. dwellings, erection of 2 no. dwellings, erection of cartshed, boundary treatments, landscaping and alterations to access and parking. Site: Egbury Farm Barns Egbury Road St Mary Bourne Andover

The Committee considered the report set out on pages 167 to 221 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 requested that an informative be included in relation to reducing light spill.

RESOLVED that: The applicant be invited to enter into a legal agreement (in accordance with the Community Infrastructure Levy Regulations 2010 and Policies CN1, CN6 and EM4 of the Basingstoke and Deane Local Plan 2011-2029) between the applicant and the Borough Council to secure:

- Two on-site affordable houses
- A Biodiversity Enhancement and Mitigation Plan
- The Woodland Mitigation Plan and Package Treatment Plant Monitoring & Maintenance Strategy to ensure nutrient neutrality

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

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

Reasons for Approval

1 In the absence of an up to date development plan, the proposed development would deliver housing which would contribute towards mitigating against the overall shortfall of supply as well as providing economic, social and environmental benefits. In the planning balance, and applying a presumption in favour of sustainable development, it is not considered that the impact of the development would significantly and demonstrably outweigh the benefits when the policies of the National Planning Policy Framework (2019) as a material planning consideration are taken as a whole.

2 The proposed development would have an impact on the local landscape character however through an appropriate design scheme, including hard and soft landscaping, such impacts would be successfully mitigated. The proposal therefore complies with the National Planning Policy Framework (February 2019), Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029 and Policy P7 of the St Mary Bourne Parish Neighbourhood Plan 2011-2029.

3 The proposed development would provide two on-site affordable dwellings as such would comply with the National Planning Policy Framework (February 2019); Policy CN1 of the Basingstoke and Deane Local Plan 2011-2029 and the Council's Housing Supplementary Planning Document (2018).

4 The development would not have an adverse impact upon the heritage and architectural value of the buildings within the site and the surrounding heritage assets. The reestablishment of the historic courtyard layout and the continued maintenance and survival of the sites heritage assets to be converted would be a benefit. The proposals would accord with Section 16 of the National Planning Policy Framework (February 2019), Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029, and relevant guidance contained within the Heritage Supplementary Planning Document (2019).

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 the relevant guidance contained within the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).

6 The development would provide safe and suitable access to the local highway network and would not cause an adverse impact on highway safety. Adequate parking provision is also made and as such would accord with Sections 9 and 12 of 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).

7 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 would provide high quality amenities for future occupants. The development therefore complies with the Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the National Planning Policy Framework (2019).

8 The development would have a likely significant effect in combination with other developments and river catchments that flow into The Solent, leading to a cumulative increase in eutrophication and a deterioration in water quality, which in turn impacts upon the conservation interests of the designated European Sites. The likely significant effect is to be mitigated to achieve a nitrogen neutral development ensuring that there would be no adverse effect on the integrity of the designated sites. As such the proposal would accord with The Conservation of Habitats and Species Regulations 2017, the National Planning Policy Framework 2019 and Policy EM4 (Biodiversity, Geodiversity and Nature Conservation) of the Basingstoke and Deane Local Plan 2011-2029.

9 The provision of a Section 106 agreement would ensure that the development provides adequate infrastructure to mitigate the impact of the development in relation to affordable housing, biodiversity enhancements and nitrate mitigation and management. The development therefore complies with the National Planning Policy Framework (February 2019); Policies CN1, CN6 and EM4 of the Basingstoke and Deane Local Plan 2011-2029; the Community Infrastructure Levy Regulations 2010 as well as the Council's adopted Supplementary Planning Documents on Housing; Landscape, Biodiversity and Trees and Planning Obligations for Infrastructure.

subject to the following conditions and informatives:-

Conditions

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

P1-100 Rev C Site Location Plan
P1-101 Rev H Proposed Site Plan
P1-102 Rev G Proposed Site and Roof Plan
P2-104 Rev D Proposed House 3 Floor Plans
P2-105 Rev D Proposed House 4 Ground Floor Plan
P2-106 Rev D Proposed House 4 First Floor Plan
P2-107 Rev D Proposed House 5 Floor Plans
P2-108 Rev A Proposed House 1 and 2 Floor Plans
P2-109 Rev A Proposed Cart Shed Floor Plan
P3-103 Rev E Proposed Outer Elevations (NE&SE)
P3-104 Rev G Proposed Outer Elevations (NW&SW)
P3-105 Rev F Proposed Inner Elevations Site Sections AA&BB
P3-106 Rev G Proposed Inner Elevations Site Sections CC&DD
P3-107 Rev A Proposed Cart Shed 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 development hereby permitted shall not 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:

- the size, texture, colour and source of bricks including specials;
- the nature, source and bedding of flint work;
- the bonding and coursing of brickwork;
- mortar mixes and joint profile;
- the material, size, texture, colour, camber, source of slates and tiles;
- The material, colour, finish, size, profile and gauge of timber boarding;
- Materials and finishes to be used in the detailing of valleys, hips, ridges, gables, parapets, eaves and verges.

Notwithstanding approval of such information, all works of making good to historic fabric shall be undertaken using materials, finishes, and detailing to match those of the existing building in terms of external appearance.

REASON: Details are required prior to commencement of development because insufficient detail was submitted with the application, to ensure preservation of the special architectural / historic interest and/or setting of the listed building and the significance of non-designated heritage assets in accordance with the guidance contained within Section 16 of the National Planning Policy Framework (February 2019), Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029, Policy P7 of the St Mary Bourne Parish Neighbourhood Plan 2016-2029, the guidance contained within the Heritage Supplementary Planning Document (2019) and the St Mary Bourne Village Design Statement (2005).

- 4 Other than the demolition of the buildings to be removed from site as shown on Plan P1-101 Rev H, no development shall commence on site until full working details of all new and modified dormers, rooflights, windows and screens and internal and external doors to be incorporated in the scheme (in both the conversion and new build) 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.

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 and the significance of non-designated heritage assets 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, other than the demolition of the buildings to be removed from site as shown on Plan P1-101 Rev H no development hereby approved in respect of each building to be constructed, altered, extended and/or repaired shall commence on site until details of the position and type of installation of all new services visible external to the building have been submitted to and approved in writing by the Local Planning Authority. The information to be submitted shall include information on wiring, external lighting, cabling, rainwater goods, water supply and drainage pipework, flues, extract vent terminals and meter boxes. The works shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required prior to commencement of related development 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 and the significance of non-designated heritage assets 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.

- 6 Other than the demolition of the buildings to be removed from site as shown on Plan P1-101 Rev H, no development shall commence on site until full working details of eaves and verges to be incorporated in the scheme (in both the conversion and new build 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. Details shall be at a minimum scale of 1:20 and 1:5. The works shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required prior to commencement 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 and the significance of non-designated heritage assets 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.

- 7 Notwithstanding the approved plans 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 Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 8 Notwithstanding the approved plans prior to installation a plan indicating the positions, design, materials and type of screen walls/fences/gates/hedges and enclosures to be erected, shall be submitted to and approved in writing by the Local Planning Authority. The approved screen walls/fences/gates/hedges and enclosures 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 the guidance contained within Sections 12 and 16 of the National Planning Policy Framework (February 2019), Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029, Policy P7 of the St Mary Bourne Parish Neighbourhood Plan 2016-2029, the guidance contained within the Heritage Supplementary Planning Document (2019) and the St Mary Bourne Village Design Statement (2005).

- 9 Notwithstanding the approved plans prior to the commencement of soft landscaping works a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before commencement of the landscaping works. 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 Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029 and Policy P7 of the St Mary Bourne Parish Neighbourhood Plan 2016-2029, the guidance contained within the Landscape, Biodiversity and Trees Supplementary Planning Document (2018) and the St Mary Bourne Village Design Statement (2005).

- 10 Notwithstanding the approved plans, prior to installation, details of an external

lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with this plan. No other external lighting shall be erected within site, at any time, other than that approved.

REASON: In the interests of the visual amenities of the area, to minimise light spill and to avoid harmful impacts upon the sites biodiversity interests in accordance with Section 15 of the National Planning Policy Framework (February 2019), Policies EM1, EM4 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Policy P7 of the St Mary Bourne Parish Neighbourhood Plan 2016-2029.

- 11 Notwithstanding the submitted plans, with the exception of the demolition of existing buildings and removal of existing hardstanding and any underground infrastructure no works pursuant to this permission shall commence until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and thereafter maintained in accordance with the approved details.

REASON: Details are required in the interests of the amenities and character of the area in accordance with Policies EM1, EM10, EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 12 The development hereby approved shall be undertaken in adherence with recommendations and procedures contained within Chapter 6 Requirements and Recommendations of the Extended Phase 1 and Phase 2 Ecological Assessment by Pro Vision dated 12/2019.

REASON: In order to mitigate impacts on key habitats and species and to help maintain the biodiversity of the area in the long-term in accordance with the Conservation of Habitats and Species Regulations 2017, Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and in accordance with Section 15 of the National Planning Policy Framework (February 2019).

- 13 Prior to the commencement of development (including the demolition of the existing buildings) a Habitat Enhancement Management Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall describe and illustrate what ecological enhancements are to be introduced into the development scheme having regard to those contained within the Extended Phase 1 and Phase 2 Ecological Assessment by pro Vision dated 12/2019.

REASON: Details are required as insufficient information was provided with the application and to help protect and enhance the biodiversity of the area in the long-term, in accordance with Paragraph 170d of the National Planning Policy Framework (February 2019) and Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

- 14 Prior to the use of the southernmost access commencing, that to the northwest of Dwelling H1, visibility splays of 2.4 metres x 43 metres shall be provided for this access. Within these splays nothing between 1 metre and 3 metres shall be placed, built, planted or allowed to grow. These visibility splays shall thereafter be maintained in such condition.

REASON: In the interests of highway safety to ensure that acceptable access and egress is provided in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 15 Prior to occupation of the dwellings hereby approved, parking provision in accordance with that shown on P1-101 Rev H shall have been made within the site and shall be retained thereafter for such purposes.

REASON: To ensure adequate on site car parking provision for the approved development in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 16 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) England Order 2015, (or any Order revoking and re-enacting that Order with or without modification) no new vehicular or pedestrian access shall be formed to the site.

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

- 17 Prior to occupation of the dwellings hereby approved details of electric vehicle charging provision shall be submitted to and approved in writing by the Local Planning Authority. Such details should include the specification, appearance and siting of any charging points. Where charging points are not proposed, details of parking areas which can be conveniently retrofitted at a later date shall be provided. This includes details demonstrating that that electrical connections within the site are suitable for future use for electric vehicle charging. The development shall be carried out and thereafter maintained in accordance with the approved details.

REASON: Details are required prior to occupation due to the lack of information submitted in this regard as part of the application in accordance with the guidance contained within the Parking Supplementary Planning Document (July 2018) and Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011 to 2029.

- 18 Prior to the occupation of the dwellings hereby approved, the existing grain drying facilities within the agricultural building to the south of the application site, within the 'blue land' as shown on P1 -100 Rev B, shall be dismantled and removed.

REASON: To protect future occupiers from harmful levels of noise and disturbance in accordance with Policy EM12 of the Basingstoke and Deane

Local Plan 2011-2029.

- 19 No works pursuant to this permission, including demolition, shall commence until there has been submitted to and approved in writing by the Local Planning Authority:-

A desk top study carried out by a competent person documenting all potential sources of contamination on the site 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,

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

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

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

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

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

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

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

20 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 19(b) that any remediation scheme required and approved under the provisions of condition 19(b) has been implemented fully in accordance with the approved details. Such verification shall comprise;

- as built drawings of the implemented scheme;
- photographs of the remediation works in progress;
- Certificates demonstrating that imported and/or material left in situ is free of contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 19(b).

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

21 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority certificates demonstrating that a) sufficient sampling of imported material has taken place and b) the imported material is free from unacceptable levels of contamination. Sampling should take place in situ at a frequency of 1 per 100m³.

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.

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

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

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

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

- 24 A minimum of one of the dwellings hereby approved shall be built to accessible and adaptable standards. No development other than demolition shall commence on site until details of which properties are to be built to such standards are submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: Details are required in the absence of accompanying the planning submission, to ensure an appropriate co-ordinated high quality form of development and to enable people to stay in their homes as their needs change in accordance with Policy CN3 of the Basingstoke and Deane Local Plan 2011-2029 and Housing Supplementary Planning Document.

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

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

- 26 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 dwellings hereby approved.

REASON: To protect the amenities of neighbouring properties and the character and appearance of the buildings in accordance with Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 27 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-H within Part 1, Class A and C of Part 2 and Classes A and B of Part 14 of Schedule 2 of the Order shall be erected/carried out on the application site.

REASON: To preserve the rural and agricultural character of the site, to prevent harmful development to heritage assets and their setting in

accordance with the National Planning Policy Framework (February 2019), Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 28 The dwellings hereby approved shall not be occupied until the buildings and structures shown to be demolished on the approved site Plan (P1-101 Rev H) have been fully removed.

REASON: To ensure the preservation of the architectural / historic interest of the heritage assets, in the interests of visual amenities and in the interests of residential amenities in accordance with the guidance contained within Sections 12, 15 and 16 of the National Planning Policy Framework (February 2019) and Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 29 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, EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029 and the Design and Sustainability Supplementary Planning Document (2018).

Informative(s):-

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

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

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

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

In this instance:

- the applicant was updated of any issues after the initial site visit;
- meeting with the applicants architect and planning agent;
- considering amended plans;
- the application was subject to the imposition of conditions and a Section 106 Legal Agreement.

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 advised that in relation to condition 24 accessibility and adaptability standards are achieved by meeting requirement M4(2) or M4(3) of the Building Regulations 2015 or any subsequent government standard.
6. The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning

permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application>. For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency>.

7. This Decision Notice must be read in conjunction with a 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.

Please note that any information in relation to the discharge of planning obligations contained within the completed Section 106 Agreement in relation to this planning permission should be submitted to the Planning Infrastructure Monitoring Officer, Planning Development Team, in accordance with, or ahead of, the timeframes contained therein.

8. The applicant is advised that the provision of a site foul drainage treatment plant may require an Environmental Permit from the Environment Agency. Please see the following details: <https://www.gov.uk/permits-you-need-for-septic-tanks> for further advice.
9. The applicant is encouraged to take all reasonable measures to reduce light spill from the proposed roof lights to preserve the dark skies of the North Wessex Downs Area of Outstanding Natural Beauty.

4. Application – 20/00957/OUT: Outline application for the erection of 1 no. dwelling including layout. Site: Land At Pamber Green Riding School New Road Pamber Green RG26 3AQ

The Committee considered the report set out on pages 222 to 249 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

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

Reasons for Approval

1 The application would not result in the erection of a single dwelling in an isolated location within the countryside and the proposal is considered to represent a sustainable form of development. The proposal is therefore in accordance with the National Planning Policy Framework (February 2019) and Policy SD1 of the Basingstoke and Deane Local Plan 2011-2029.

2 The principle of a dwelling in this location would relate to surrounding development and would not result in significant impacts on the local landscape character or scenic quality of the area subject to an appropriately designed dwelling

and its siting within the site. As such the proposal 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 Supplementary Planning Document (July 2018).

3 The development would not cause an adverse impact on highway safety, subject to the submission of visibility details, and adequate parking would be provided to serve the development and as such the proposal complies 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).

4 The proposed development would not cause any adverse impact on biodiversity and as such the proposal is considered to be in accordance with the National Planning Policy Framework (February 2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and the Landscape, Biodiversity and Trees Supplementary Planning Document (December 2018).

5 Adequate drainage (foul and surface water) would be provided for the development and can be adequately controlled through planning conditions and other legislation so as to ensure that there would be no risk to property or the environment. The proposal would accord with Policy EM7 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
Site layout Plan Drawing Number 1 Rev 2

For the avoidance of doubt the red line shown on the location plan is the extent of the land granted planning permission.

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

2 Applications for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 and to prevent an accumulation of unimplemented planning permissions.

3 The development hereby permitted shall begin no later than two years from the date of approval of the last of the reserved matter to be approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51(2) of the Planning and Compulsory Purchase Act 2004) and to prevent an accumulation of unimplemented planning permissions.

- 4 Details of the access, appearance, landscaping and scale (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

REASON: To comply with Article 4 of the Town and Country Planning (General Development Procedure) Order 2015 (or any order revoking and re-enacting that Order) and in order to secure a satisfactory development and in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 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 Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 Applications for the approval of landscape reserved matters shall be accompanied by the following details as a minimum:

- Hard landscape details shall include the design, type, position and scale of boundary treatments, boundary treatment materials (including finishes) and hardsurfacing materials.
- Soft landscape details shall include full planting plans, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers /densities where appropriate. The landscaping scheme shall where reasonably practicable retain and enhance the existing boundary hedgerow.
- An implementation programme.

The development shall be carried out and thereafter maintained in accordance with the details so approved. 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: To ensure the provision, establishment and maintenance of a high

standard of landscape in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).

(Note the requirements of conditions 14, 15 and 16 below).

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

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

- 8 Application(s) for reserved matters shall be accompanied by details of the surface water drainage system which manages surface water at the site without increasing flood risk elsewhere. The development shall be carried out and maintained thereafter in accordance with the approved details.

REASON: Details are required at the reserved matters stage so that the detailed design of the development can provide adequate provision in regards to surface water flooding given the location of the site within an Upstream Critical Drainage area and in accordance Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

(note this condition needs to consider the hard landscaping detail required by condition 6 above)

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

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

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

REASON: To protect the amenities of the occupiers of nearby properties

during the construction period and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 11 The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until the property has provision within its curtilage for refuse and recycling storage (prior to disposal), the surface materials from the carriageway to the waste container collection point shall be smooth and shall not hinder the movement of waste containers to the collection vehicle and shall make space to provide 1 number 240ltr 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 as such.

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

- 12 Application(s) for reserved matters shall demonstrate provision within the curtilage for turning (enter, turn and leave in a forward gear), manoeuvring, loading and unloading of vehicles and the parking of vehicles, together with unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrance of the property, and the areas of land so provided shall be thereafter retained and maintained and shall not be used for any purposes other than the turning, manoeuvring, loading and unloading and parking of vehicles and access for pedestrians.

The amount of parking shall relate to the number of bedrooms proposed by future reserved matters application(s) and shall comply with the requirements in the Parking Standards Supplementary Planning Document (2018).

REASON: In the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029 and the Parking Standards Supplementary Planning Document (2018).

- 13 The development hereby permitted shall not be occupied or the residential use commence, whichever is the sooner, until cycle parking facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. Development shall be carried out, and thereafter maintained, in accordance with the approved details.

REASON: Details are required because insufficient information has been submitted with the application in this regard, to improve provision for cyclists and discourage the use of the car wherever possible and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029.

- 14 Application(s) for reserved matters relating to access shall demonstrate provision of unobstructed visibility sightlines of 2.4 metres by 43 metres, looking left and looking right at exit, at the junction of the vehicular site access with the public highway.
The dwelling shall not be occupied until the sight lines have been provided.

The sightlines shall be thereafter be retained, maintained and permanently kept free of obstacles more than 1m above the level of the adjacent carriageway.

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

- 15 Any gates or other obstruction to the passage of vehicles to be erected shall be set back a minimum of 6m measured from the nearside edge of carriageway of the adjacent highway. The fence, wall or hedge planted either side of the gates shall be set back at an angle of 45 degrees. The access between any gates or obstruction erected and carriageway shall be surfaced in a non-migratory surface material and shall be retained as such at all times.

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

- 16 Application(s) for reserved matters relating to access shall demonstrate the site access constructed with a non-migratory surface material for a minimum distance of 6 m. measured from the nearside edge of the carriageway of the adjacent highway.
The surface will be implemented, retained and maintained in that condition.

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

- 17 Prior to the commencement of development a Biodiversity Management Plan (BMP) which secure the biodiversity net gains laid out in the Biodiversity Metric Calculation supplied by Middlemarch Environmental dated September 2020 shall be submitted to and approved in writing by the Local Planning Authority. The BMP shall include:

- Details of the habitats/conservation features to be retained/created/enhanced;
- The methodology to be used to create the habitat/features;
- Details of the long-term habitat management proposed for the site and maintenance of the habitat/nature conservation feature;
- Future ecological monitoring of the habitat

The BMP should be derived from the provided biodiversity metric and be representative of those depicted on the provided plan depicting the measures described in the biodiversity metric.

The development shall be carried out and thereafter retained and maintained

in accordance with the approved details.

REASON: In order to deliver measurable net gains for biodiversity in line with Section 15 of National Planning Policy Framework (February 2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011- 2029 and Principle B7 of the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).

- 18 Ecological enhancements in line with those listed within the "Species Conservation Measures" section of the Biodiversity Impact Assessment by Middlemarch Environmental dated September 2020 should be introduced into the development.

REASON: In order to affect enhancements for key species and help achieve net gains for biodiversity in line with Section 15 of the National Planning Policy Framework (February 2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and Principle B7 of the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).

- 19 Development should be undertaken in line with recommendations and procedures contained within Recommendation 4, 5 and 6 of the Preliminary Ecological Appraisal by Middlemarch Environmental dated August 2020 with relation to external lighting and protected species mitigation.

REASON: In order to prevent adverse impacts on key species in line with Section 15 of the National Planning Policy Framework (February 2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).

- 20 In the event discoloured and/or odorous soils are encountered during foundations and other excavation works; or should any hazardous materials or significant quantities of made ground be found, then all development works shall be stopped and the Local Planning Authority contacted immediately. A scheme of works to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

REASON: It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the 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. It also ensures that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and promotes the interests of residential amenity and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 21 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 Class E; of Part 1; of Schedule 2 of the Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

REASON: To prevent the overdevelopment of the site in the interests of the visual amenity of the area and to safeguard the visual amenity of the area and landscape character, in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 22 Application(s) for the approval of reserved matters shall provide details of electric vehicle charging provision. Such details shall include the specification, appearance and siting of any charging points. Where charging points are not proposed, details of parking areas which can be conveniently retrofitted at a later date shall be provided. This includes details demonstrating that that electrical connections within the site are suitable for future use for electric vehicle charging. The development shall be carried out and thereafter maintained in accordance with the approved details.

REASON: Details are required prior to occupation due to the lack of information submitted in this regard as part of the application in accordance with the guidance contained within the Parking Supplementary Planning Document (July 2018) and Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011 to 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 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 Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application>. For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency>.
4. The application only considers the siting and the principle of a single dwelling. Any design proposed at reserved matters stage will need to be of a suitably high quality, so as to achieve a satisfactory relationship with the character of the area.
5. 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.
6. In regard to Condition 14 it is reminded that any gates installed which are over 1 metre in height and fronting the public highway would require a separate planning application to be made to the Local Planning Authority as would not fall within the criteria of Part 2, Class A of the Town and Country Planning

(General Permitted Development) (England) Order 2015 (as amended).

7. Before undertaking any work which affects a public highway (including a public right of way) you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out authorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact highways.development.control@hants.gov.uk
8. This development may result in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. The appropriate forms need to be provided with any reserved matters application.

5. Application –20/02990/HSE: Erection of side and rear extension, alterations to the roof to form additional living accommodation with dormer windows to the front, side and rear elevations and rooflights to all elevations. Site: Berrydown Lodge Berrydown Lane Overton RG25 3AB

The Committee considered the report set out on pages 250 to 262 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 said that the extensions would not be harmful to the locally listed building and were acceptable in its individual setting.

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

Reasons for Approval

1 By virtue of its size, form and design the proposed development would not cause harm to the significance of the locally listed building; 'Berrydown Lodge'. The proposals would therefore accord with Principles NDHA01, LLB01 and LLB03 of the Heritage Supplementary Planning Document (2019); Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029 and the requirements of the National Planning Policy Framework (February 2019).

subject to the following conditions and informatives:-

Conditions

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

Location Plan, Licence no. 1000361673, received 28.10.2020

Site and block plan, dwg no. 2159/04 Rev B, received 28.10.2020
Proposed floor plans and elevations, dwg no. 2159/06 Rev B, received 28.10.2020
Street elevation and site section, dwg no. 2159/07, received 28.10.2020

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 All work hereby permitted shall be undertaken using materials, finishes, workmanship and detailing to match that of the existing building. This includes:

- the size, texture, colour and source of bricks, including specials;
- the bonding and coursing of brickwork; mortar mixes, colour, and joint profile;
- the texture and colour of render;
- the size, texture, colour and type of roofing components, including tiles, ridges, valleys, eaves, hips, flashings and soakers.

Notwithstanding this, all works of repair to the surrounding fabric affected by the works hereby approved shall match the existing in terms of appearance.

REASON: In the interests of visual amenity and to preserve the architectural / historic interest of the locally listed building in accordance with the National Planning Policy Framework (February 2019) and Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 4 No development shall commence on site until full working details of all new and modified dormers, rooflights, windows and external doors to be incorporated in the scheme have been submitted to and approved in writing by the Local Planning Authority. Details shall include annotated elevations, sections and plans which are referenced to the approved plans. These details shall illustrate the nature of materials and finishes, framing members, glazing, glazing units, glazing bars, 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.

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 architectural / historic interest of the locally 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 The development hereby approved shall be undertaken in strict accordance with the recommendations and procedures contained within Chapter 4 Conclusions of the Bat Survey Report by Cherry Tree Ecology dated 13/9/2020.

REASON: In order to meet with derogation test 3 of the Conservation of Habitats and Species Regulations 2017 which states that actions "will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range". The mitigation scheme is also required in order to meet with Policy EM4 of Basingstoke and Deane Local Plan 2011-2029 which states there will be no adverse impacts on key species.

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;

In this instance:

- the applicant was updated of any issues after the initial site visit; amendments and additional information was requested of the applicant, in response to issues arising.

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 note that the red line shown on the submitted plans is not accepted by the Local Planning Authority as the domestic curtilage associated with this property.
4. The development hereby approved results in the requirement to make payments to the Council as part of the Community Infrastructure Levy (CiL) procedure. A Liability Notice setting out further details and including the amount of CiL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the Council prior to the commencement of development. Failure to submit the Commencement Notice prior to the commencement of development will result in the loss of any exemptions claimed; the loss of any right to pay by instalments; and additional costs to you in the form of surcharges. You are advised to await acknowledgement of receipt of the Commencement Notice from the Charging Authority before commencing any works. Further details can be viewed at <https://www.basingstoke.gov.uk/community-infrastructure-levy>.
5. The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application>. For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency>.

6. Application – 20/03003/FUL: Change of use from C3(a) dwelling house to C2 Residential institution to provide 6 bedrooms care home, to include single storey rear extension and alterations to front dormer, enlarge drive, conversion of garage and change gravel to permeable block paving,

replacement windows and doors and removal of rear conservatory Site: 168 Kempshott Lane Basingstoke RG22 5LA

The Committee considered the report set out on pages 263 to 282 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

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

Reasons for Approval

1 The development would provide for an appropriate layout, scale, mass and design which would integrate with its surroundings and character of the area. The development would have due regard to the character and appearance of the area and would not result in harm to the visual amenity of the streetscene. The proposal would therefore comply 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 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 neighbouring properties and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

3 The proposed development would provide safe access and 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).

4 Adequate drainage (foul and surface water) can be provided for the development and can be adequately controlled through planning conditions and other legislation to ensure that there would be no risk to property or the environment. The proposal accords with Policies CN6 and EM7 of the Basingstoke and Deane Local Plan 2011-2029 and the National Planning Policy Framework (2019).

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 and Block Plan (Drawing No.007)

Proposed Floor Plans (Drawing No.004 C)

Proposed Roof Plan (Drawing No.005 A)

Proposed Elevations (Drawing No.006 B)

Proposed Site Plan (Drawing No.009 B)

(Note for the avoidance of doubt: notwithstanding the information shown in

drawing No.009 B above **no garden room or concrete base for such a room is approved by virtue of this application** as it is not listed in the description of development and no detail has been provided).

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.

- 4 The development hereby permitted shall provide for the parking as illustrated on the submitted Site Plan (Drawing No.009), 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.

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

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

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

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

- 7 The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until the a scheme showing facilities for

refuse and recycling / cycle storage have been submitted to and approved in writing by the Local Planning authority. The scheme shall demonstrate;

- external appearance and details of materials; and
- surface materials from the carriageway to the waste container collection point shall be smooth and shall not hinder the movement of waste containers to the collection vehicle; and
- shall demonstrate capacity (refuse and recycling) that complies with the guidance contained within Appendix 3 of the Design and Sustainability Supplementary Planning Document (2018); and
- secure cycle storage;

Once approved in writing the scheme shall be implemented in full prior to the first occupation or the approved use commences and the areas of land so provided shall not be used for any purposes and shall be thereafter retained and maintained as such.

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; and secure cycle storage in the interest of amenity and highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 8 The development hereby approved shall not be occupied by more than six residents requiring care and shall be used for no other purpose other than the approved use as a C2 Residential Institution 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, to protect the amenities of the occupiers of nearby properties and in the interests of highway safety, in accordance with Policies CN9 and EM10 of the 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:-
 - 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 application was acceptable as submitted and no further assistance was required.

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

3. The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application>. For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency>.

82/20 **Request to Vary Section 106 Agreement in relation to management of Public Open Space Above White Building Car Park and Removal of Landscape Strip on Kingsclere Road Frontage from Public Open Space provision and Payment in Lieu - 19/01132/VLA - Land at Chapel Hill, Kingsclere Road, Basingstoke**

The Planning and Development Manager introduced the report and provided Members with a summary of the planning application number 19/01132/VLA and the reason it was on the agenda for consideration.

He confirmed that request to vary a Section 106 Agreement was considered by the Development Control Committee at its meeting on 12th August 2020. At the meeting the Committee expressed its concern over the proposal to remove the open space on the roof of the White Building car park from the transfer to the Council and for the area instead to be managed by a private management company due to the potential for additional maintenance costs that may be incurred falling on residents.

Members were content with the recommendation for the removal of the thin strip of landscape verge at the front of the site bounding Kingsclere Road from the previously approved public open space provision (and thus from the public open space transfer since this area was now required by Hampshire County Council Highway Authority and had been dedicated as highway within the Section 278 Highways Agreement) and to make a financial contribution towards off-site public open space in lieu.

Following this, the description of the proposed variation had been amended to include legal mechanisms to allow the Council's ongoing maintenance and management of the Public Open Space above the roof of the White Building, whilst still proposing the removal of the landscape strip from the Kingsclere Road frontage, with a financial contribution to off-site public open space in lieu.

The amended clauses within the Deed of Variation effectively gave a

covenant to grant the Council a right of access to maintain the open space above the White Building underground car park at the Council's expense in perpetuity (without taking on any liability for the carpark) rather than the Council taking a transfer of the land.

The revised wording now proposed within the Deed of Variation responds

positively to the concerns raised by Members of the Development Control Committee at its meeting on 12th August 2020. It was therefore recommended that the request to vary the terms of the original Section 106 Agreement secured under the outline permission (14/00865/OUT) and subsequent Deed of Variation in relation to the White Building (17/02279/FUL), be approved.

The Committee discussed the report and congratulated the officers for their work in finding a solution.

RESOLVED that: **The applicant be invited to enter into a Deed of Variation (in accordance with the Community Infrastructure Levy Regulations 2010 and Policies CN6 and EM5 of the Basingstoke and Deane Local Plan 2011-2029) between the applicant and the Borough and County Councils to secure:**

- Secure legal mechanisms to allow the Council's ongoing maintenance and management of the Public Open Space above the roof of the White Building car

park;

- Remove a thin strip of landscape verge at the front of the site bounding Kingsclere Road from the previously approved public open space provision (and thus from the public open space transfer since this area is now required by Hampshire County Council Highway Authority and has been dedicated as highway within the Section 278 Highways Agreement) and make a financial contribution towards off-site public open space in lieu.

83/20 **Land at the Junction of Roman Road and Worting Road, Basingstoke
Enforcement report - EC/18/00374/UOD2**

The Planning and Development Manager introduced the report which sought approval to undertake direct action to secure removal of an unauthorised advertisement and ancillary paraphernalia erected on a parcel of land known as Land at the Junction of Roman Road and Worting Road, Basingstoke. The council constitution did not provide delegation to officers for the taking of direct action.

The report provided Members with an overview of the planning and enforcement history which has sought to resolve a breach of the Advertisement Regulations.

He confirmed that the application for Advertisement Consent was refused on 11 January 2019, ref: 18/03151/ADV and no appeals had been lodged.

Following the refusal of the application, council officers had engaged in various discussions with the applicant in order to secure the voluntary removal of the unauthorised signage and associated paraphernalia. No attempts had been made, by the applicant or advertiser, to comply with the council's request.

As no attempts had been made to voluntarily remove the signage, it was proposed that direct action should be taken to secure its removal.

RESOLVED: Members of the Development Control Committee **APPROVED** the following:

To grant authority to take direct action, to secure the removal of the unauthorised signage and ancillary paraphernalia.

Meeting ended 22:20

Chairman