Minutes of the Development Control Committee meeting held on Thursday, 21 June 2018 in Committee Rooms 1 & 2 - Deanes, Basingstoke and Deane Borough Council at 6.30 pm

Members of the Development Control Committee in attendance: Councillor P Miller, Councillor M Bound, Councillor R Cooper, Councillor D George, Councillor D Potter, Councillor D Sherlock and Councillor M Westbrook

12/18 Apologies for absence and substitutions

Councillor Harvey was replaced by Councillor Grant
Councillor N Robinson was replaced by Councillor Frost
Councillor Leeks sent his apologies
Councillor Godesen sent his apologies

Councillor Sherlock was appointed as Vice-Chair for this meeting only.

13/18 Declarations of interest

Councillor Bound declared an interest on application 18/00748/FUL and stood down from the Committee and spoke only as a visiting Ward Councillor.

14/18 Urgent matters

There were no urgent items.

15/18 Minutes of the meeting held on the 13th June 2018

The Minutes of the meeting held on 13th June 2018 would be approved at the Development Control Committee held on the 11th July 2018.

16/18 Applications for planning permission and public participation thereon

The following Public Participation took place:

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1. Application – 17/03114/FUL: Erection of 1 no. zero carbon 3 bed dwelling, pergola with PV panels, decking, associated landscaping, retention of existing building as a sculptor’s studio, and removal of mobile home Site: Hockleys Hole Well Street Burghclere RG20 9NF

The Committee considered the report set out on pages 17 to 48 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application and agreed that it met the requirements of paragraph 55 of the National Planning Policy Framework in conjunction with Policy SS6 due to the innovative and exceptional design.

The Committee were impressed by the low carbon property and thought that was an exemplar way forward.

Members commended the Officers for a well written report.

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

**Reasons for Approval**

1. The proposed development would be of a truly outstanding and innovative design of exceptional quality and relate to surrounding development in a sympathetic manner. It would also help to raise standards of design more generally in rural areas, reflect the highest standards in architecture, significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area. As such the proposal would comply with the requirements of paragraph 55 of the National Planning Policy Framework (March 2012) and Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

2. The proposal would not increase the risk of flooding at the site or on adjacent land and would therefore accord with the aims of the National Planning Policy Framework (March 2012).
3 The proposed development would preserve the landscape character and scenic quality of the area and as such is considered to accord with the National Planning Policy Framework (March 2012) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

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

5 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.

6 The proposal would conserve the biodiversity value and nature conservation interests of the site and as such the proposal would comply with the National Planning Policy Framework (March 2012) and Policy EM4 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:

   1345:P01, Location and Site Plans.
   1345:P02, Proposed Site Plan.
   1345:P03, Plan and Site Section.
   1345:P04, Plan and Site Section.
   1345:P05, Plan and Site Section.
   1345:P06, Plan and Site Section and Cross Section.
   1345:P07, Tree Context Plan and Site Sections.
   54HH01, Site Survey.
   TCP210416.01, Tree Constraints Plan.

   **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 shall commence on site until details of the types and colours of external materials 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 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 shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate). The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to improve the appearance of the site in the interests of visual amenity in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

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

i. means of access (temporary or permanent) to the site from the adjoining maintainable public highway, including the associated traffic management arrangements;

ii. the parking and turning of vehicles of site operatives and visitors off carriageway (all to be established within one week of the commencement of development);

iii. loading and unloading of plant and materials away from the maintainable public highway;

iv. storage of plant and materials used in constructing the development away from the maintainable public highway;
v. wheel washing facilities or an explanation why they are not necessary;

vi. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;

vii. measures to control the emission of dust and dirt during construction;

viii. a scheme for recycling and disposing of waste resulting from construction work; and

ix. the management and coordination of deliveries of plant and materials and the disposing of waste resulting from construction activities so as to avoid undue interference with the operation of the public highway, particularly during the Monday to Friday AM peak (08.00 to 09.00) and PM peak (16.30 to 18.00) periods.

x. the routes to be used by construction traffic to access and egress the site so as to avoid undue interference with the safety and operation of the public highway and adjacent roads, including construction traffic holding areas both on and off the site as necessary.

**REASON:** Details are required prior to commencement because detail absent from the application and to ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers, the area generally and in the interests of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

6 Notwithstanding the details submitted no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position, design, of the proposed photovoltaic panels to be erected. The approved photovoltaic panels shall be erected in accordance with the approved details before the dwelling hereby approved is first occupied and shall subsequently be maintained.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of the amenities of the area and in accordance with Policies EM1, and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

7 No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence until a scheme for tree protection, prepared in accordance with BS5837 ”Trees in Relation to Design, Demolition and Construction” has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place other than in complete accordance with the approved tree protection scheme, unless otherwise agreed in writing by the Local Planning Authority. The tree protection scheme shall include the following information:
(a) A tree protection plan comprising a drawing at a scale of no less than 1:500 showing the position of protection zones, fencing and ground protection measures to be established for retained trees. Where applicable, two lines shall be shown demonstrating the lines of temporary tree protective fencing during the demolition phase and during the construction phase.

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

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

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

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

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

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

(h) Provision for signage of protection zones and precautionary areas;

(i) Details of contractor access during any demolition or building operations including areas designated for the storage of materials and equipment.

**REASON:** To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

The development permitted by this planning application shall be carried out in accordance with the FRA prepared by AA Environmental Ltd dated June 2016 and the Addendum FRA prepared by AA Environmental Ltd dated December 2017 and the following mitigation measures detailed within the FRA:

1. Finished floor levels and decking are set no lower than 103.75 metres above Ordnance Datum (AOD).
2. A 2m high floodable void beneath the building as described in section 3.7 of the FRA dated June 2016. This shall remain free at all times from any items which would prevent the free flow of flood water.
3. Provision of compensatory flood storage as described in section 2 of the FRA addendum and shown on drawing 163048/D/001.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

**REASON:** To prevent flooding elsewhere by ensuring that storage of flood water is provided; and to reduce the risk of flooding to the proposed development and future occupants for the lifetime of the development, in
accordance with paragraphs 102 and 103 of the National Planning Policy Framework and Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

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

(a) a desk top study carried out by a competent person documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2011; and, unless otherwise agreed in writing by the Local Planning Authority,

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

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants/or gases when the site is developed. The scheme must include a timetable of works and site management procedures and the nomination of a competent person to oversee the implementation of the works. The scheme must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 and if necessary proposals for future maintenance and monitoring. If during any works contamination is encountered which has not been previously identified it should be reported immediately to the Local Planning Authority. The additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'.

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

10 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 9(c) that any remediation scheme required and approved under the provisions of condition 9(c) has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Local Planning Authority in advance of implementation). Unless otherwise agreed in writing by the Local Planning Authority 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 9(c).

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

11 The dwelling hereby permitted shall not be occupied until provision for the turning of vehicles and the parking of three vehicles has been made within the curtilage of that property and the areas of land so provided shall not be used for any purpose other than the turning and parking of vehicles.

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

12 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C, D and E of Part 1 of Schedule 2 of the Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

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

13 No development shall commence on site until details of the design and materials to be used in the construction of the proposed gabion wall, 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.

14 Within three months of the first occupation of the dwelling hereby approved the mobile home at the site shall be removed from the site and the land returned to a condition to be agreed with the Local Planning Authority.

REASON: In the interests of the visual amenity of the area and in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.
No development, including any demolition works, soil moving, temporary access construction/widening, or storage of materials, shall commence until a Wildlife Protection and Mitigation Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the following:

details of how overshadowing of the watercourse by buildings will be minimised
a construction environmental management plan to outline what measures will be taken to prevent pollution during construction and occupation;
the times during construction when a specialist ecologist needs to be present on site to oversee works and
the measures required to address the protection of reptiles, bats, hedgerows, trees, stag beetles, dormice and breeding birds before and during development works.
No development or other operations shall take place other than in complete accordance with the approved Wildlife Protection and Mitigation plan.

**REASON:** The site contains two Habitats of Principal Biological Importance on Section 41 of the NERC Act 2006 - open water and semi-natural woodland. It also has the potential to support a number of other protected and/or notable species. These habitat types and species are a material consideration under Policy EM4. It is important the wildlife protection measures are known and in place prior to commencements to ensure they can be delivered and that wildlife will be protected throughout the construction period and in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

No development shall take place until details of a habitat enhancement scheme 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.
The details shall include:

- Purpose, aims and objectives for the scheme, taking into account the site's existing biodiversity. This is to include what open water habitat compensatory measures will be undertaken to compensate any increase shading of the open water and/or destruction of natural bank habitat so that the net gain in biodiversity is clearly documented;
- A method statement for implementation of the enhancement proposal
- Sources of habitat materials (e.g. planting stock and its origin) if applicable;
- Aftercare and long term management.

**REASON:** To help maintain and enhance the biodiversity of the area in the long-term, in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

Prior to first occupation of the dwelling hereby approved occupation, a "lighting design strategy for biodiversity" for new development shall be
submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used to access key areas of their territory, for example, for foraging; and
b) show how and where lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory.

All lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

**REASON:** In the interests of maintaining the biodiversity interests of the site and in accordance with Policy EM4 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.

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

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

In this instance:

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

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

3. If this development will result in new postal addresses or changes in addresses, please contact the council's Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can be found on the council's website.

4. The applicant's attention is drawn to the following advice from the Environment Agency. If it is intended to abstract more than 20 cubic metres of water per day from a surface water source (e.g. stream or drain) or from underground strata (via borehole or well) for any particular purpose then an abstraction licence will need to be obtained from the Environment Agency. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights.

5. Suggestions of other suitable habitat/wildlife enhancement proposals for the site are given in J Taylor's Biodiversity Enhancement and Management Plan updated 21st Nov 2016. Similarly, suggestions of suitable wildlife protection proposals for the site are given in J Taylor's Wildlife Mitigation and Protection Plan updated 21st Nov 2016. Any plans submitted will need to avoid the use of tentative language but instead detail exactly what actions will be taken so that they are enforceable.

2. Application – 18/00483/FUL: Erection of 1. no. 2 bed dwelling Site: Land To The East Of Dummer Down Lane Dummer Hampshire

The Committee considered the report set out on pages 49 to 68 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.

A discussion took place as to whether the proposed dwelling would be too large for the plot size and in keeping with the character of the area, which resulted in mixed views.

Some members liked the design and thought that it would be empathetic to the village.
Members agreed to request a condition for obscure glazing on the window to the stairwell to avoid any potential overlooking to the neighbouring property.

Some concern was expressed with the possibility of surface water run-off on the footpath, members asked for a condition to be included for appropriate drainage.

The Committee agreed to an additional condition on the ground levels, to ensure the ridge height of the dwelling would be appropriate having regard to its surrounding context, including relationship with neighbouring properties.

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

**Reasons for Approval**

1. The proposed development would preserve and/or enhance the character of the Dummer Conservation Area and as such complies with the National Planning Policy Framework (March 2012) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

2. The proposed development would respect the character of its surroundings in terms of street pattern, plot size, layout and form and as such complies with the National Planning Policy Framework (March 2012) and Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

3. The proposed development would be of an appropriate design and relate to surrounding development in a sympathetic manner and as such complies with the National Planning Policy Framework (March 2012); Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029; and Appendix 13 of the Design and Sustainability Supplementary Planning Document.

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

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

6. 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.

subject to the following conditions and informatives:-

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

Site Location Plan.
Block Plan
OV/DB/JW/02 Rev D, Proposed Site Plan.
OV/DB/JW/03, Street Scene.

**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 shall commence on site until details of the types and colours of external materials 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 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 ground level shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate). The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

**REASON:** In the interests of visual amenity in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

5. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of made
ground be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme 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. Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

**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, 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.

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

i. means of access (temporary or permanent) to the site from the adjoining maintainable public highway, including the associated traffic management arrangements;
ii. loading and unloading of plant and materials away from the maintainable public highway;
iii. storage of plant and materials used in constructing the development away from the maintainable public highway;

**REASON:** Required prior to commencement because detail absent from the application and to ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers, the area generally and in the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and National Planning Policy Framework (March 2012).

7 Notwithstanding the provisions 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) fences or other means of enclosure at road junctions shall be set back to the sight lines shown on the approved plan before the development hereby permitted commences on site and these visibility splays shall thereafter be permanently kept free of
obstacles.

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

8 No development shall take place on site until details of the method of construction of the means of access have been submitted to and approved in writing by the Local Planning Authority. The approved access details shall be constructed and fully implemented before the commencement of building and other operations on the site or the use hereby approved is commenced and shall be thereafter maintained in accordance with the approved details.

**REASON:** Details are required prior to commencement because insufficient information has been submitted with the application in this regard, to ensure that a satisfactory means of access to the highway is constructed before the approved buildings in the interest of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

9 No part of the development shall be occupied until cycle parking and refuse storage and collection facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. Development shall be carried out, and thereafter maintained, in accordance with the approved details.

**REASON:** Details are required prior to commencement 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 to ensure adequate facilities for the storage and collection of refuse and recycling and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

10 Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the:
   - Barrell Tree Consultancy arboricultural assessment & method statement, ref: 17272-AA-AN,
   - Barrell Tree Consultancy tree protection plan, ref: 17272-BT1.
Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

**REASON:** To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

11 The development hereby approved shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification that the tree protection measures have been implemented fully in accordance with
the approved details (unless varied with the written agreement of the Local Planning Authority). Such verification shall comprise:
(a) Photographs demonstrating effective tree protection during development works in progress.
(b) Written confirmation, provided by a source of professional arboricultural provenance, that the tree protection measures were undertaken in accordance with the recommendations made in the arboricultural report.
(c) Presentation of a log book demonstrating that adequate arboricultural supervision was undertaken during critical construction operations including, but not limited to; the installation of temporary protective measures, the movement of any temporary protective measures, any work within the root protection areas of retained trees and the dismantling of temporary tree protective measures.

**REASON:** To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

12 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no building, structure or other alteration permitted by Classes A, B, C and E of Part 1 of Schedule 2 of the Order shall be erected on the application site without the prior written permission of the Local Planning Authority on an application made for that purpose.

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

13 The development hereby approved shall be carried out in accordance with the Ecological Appraisal by Davidson-Watts Ecology received 20/4/2018. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

**REASON:** To ensure that reasonable measures are taken to safeguard the biodiversity interests of the site, in accordance with the National Planning Policy Framework (March 2012) and Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

14 No development above ground level shall commence on site until a Construction Statement detailing how the new home 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.

15 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.

16 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.

17 No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and thereafter maintained in accordance with the approved details.

REASON: To protect the privacy of the occupiers of adjacent properties in accordance Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

18 The bottom section (50%) of the window on the south elevation serving the stairwell shall be glazed with obscured glass precise details of which, together with details of any means of opening, shall be submitted to and approved in writing by the Local Planning Authority before installation and shall be permanently maintained in that condition.

REASON: To protect the privacy of the adjacent property and to prevent overlooking, in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

19 No development shall take place until details of surface water drainage for the site, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved in writing by the Local Planning Authority. The drainage shall be provided in accordance with the approved details before the dwelling is occupied.
REASON: In order to secure a satisfactory standard of development and to attenuate surface water runoff from the site in accordance with Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029, coupled with the requirements of paragraph 103 and 109 of the National Planning Policy Framework 2012.

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

considering the imposition of conditions.

In this instance:

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

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

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

4. Highway Licence
Development should not commence on site until a licence has been obtained from the Highway Authority for any works which are carried out on any footway, carriageway, verge or other land forming part of the highway to ensure highway safety.

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.

3. Application –18/00612/FUL: Change of use from D1 to A3 uses (café) with ancillary A1 (shop) and A5 (hot food takeaway) uses, including the creation of an outside seating area and the installation of extractor fan with chimney. Site: The Courtyard at The Lychpit Centre Great Binfield Road Lychpit Basingstoke

The Committee considered the report set out on pages 69 to 87 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.

The Committee felt that the change of use was appropriate and would prevent the listed building falling into disrepair.

Members discussed the outside seating area and the avoidance of the tables encroaching further out into the courtyard. It was suggested that a discreet barrier should be considered. Officers referred to suggested condition 5 which required such details to be submitted and approved.

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 provide an economic use and thereby rationale for maintenance for this disused listed building, helping to prevent it from falling into disrepair and becoming a Listed Building at Risk. This is in accordance with Section 12 of the National Planning Policy Framework (March 2012); Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. It has been demonstrated that the existing use of the building is no longer
needed and is no longer practical or viable to retain. The proposed development therefore accords with the aims of Policy CN7 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 and documents:

   - Location Plan, 1:1250@A4, licence no. 100035409, received 27.02.2018
   - Site Plan, 1:500@A3, licence no. 100035409, received 27.02.2018
   - North Elevation (As proposed), 1:100@A4, dwg. no. 001, received 04.04.2018
   - East Elevation (As proposed), 1:100@A4, dwg. no. 002, 1st revision, received 27.02.2018
   - Proposed removal of plaster board wall (Proposed Floor Plan), 1:100@A4, dwg. no. 003, 1st revision, received 04.04.2018
   - Outdoor Seating Area, 1:200@A4, dwg. no. 004, received 18.04.2018
   - Proposed bin location for cafe, 1:200@A4, dwg. no 005, received 19.04.2018
   - Removal of walls surrounding toilet facility, 1:25@A4, received 27.02.2018
   - Email from the applicant to the case officer, specifying inter alia waste collection and extraction vent details, received 18.04.2018

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

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

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

3. The premises shall not open before 07:00 hours or remain open after 23:00 hours on Mondays to Saturdays, and 08:00 hours to 17:00 hours on Sundays or any recognised public holidays.

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

4. 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 with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

5 The area of external tables and chairs hereby approved shall be located only in the position shown on the approved plan 'Outdoor Seating Area', 1:200@A4, dwg. no. 004, received 18.04.2018. Notwithstanding these details, no tables, chairs, barriers, umbrellas, external signage or associated cafe paraphernalia shall be located outside of the cafe until full details of those proposed features have been submitted to and approved in writing by the Local Planning Authority.

**REASON:** To preserve the setting of the listed buildings, in accordance with Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

6 Notwithstanding the approved plans, the waste storage and disposal for this development shall be carried out and thereafter maintained in accordance with the information contained within the following plans and documents: Email from the applicant to the case officer, specifying inter alia waste collection and extraction vent details, received 18.04.2018 Proposed bin location for cafe, Teagether Ltd., 1:200@A4, dwg no. 005 rev. A 01, dated April 2018 (Received 19.04.2018)

**REASON** In the interests of preserving the amenity of the courtyard, the amenity of adjacent residential properties and to prevent pollution, in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

7 The public right of way known as Old Basing and Lychpit Footpath 6 shall be kept open and free of obstruction throughout the construction period.

**REASON:** In the interests of public amenities, and the preservation of unimpeded access to the public right of way, in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

8 Prior to first occupation of the development hereby permitted, any damage caused to the surface of Old Basing and Lychpit Footpath 6 caused by the construction traffic shall be made good to the satisfaction of the Rights of Way Officer, and the path shall be restored to not less than its minimum current width.

**REASON:** In the interests of public amenities, and the preservation of unimpeded access to the public right of way, in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

**Informative(s):**

1. 1.1 The applicant's attention is drawn to the fact that the above conditions (if any), must be complied with in full, failure to do so may result in enforcement action being instigated.
1.2 This permission may contain pre-commencement conditions which require specific matters to be submitted and approved in writing by the Local Planning Authority before a specified stage in the development occurs. This means that a lawful commencement of the approved development CANNOT be made until the particular requirements of the pre-commencement conditions have been met.

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

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

- offering pre-application advice;
- 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 provided with pre-application advice,
the applicant was updated of any issues after the initial site visit,
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. There must be no surface alterations to the right of way, nor any works carried out which affect its surface, without first seeking the permission of Hampshire County Council, as Highway Authority for Public Rights of Way. For the purposes of this proposal that permission would be required from this department of the County Council. To carry out any such works without this permission would constitute an offence under S131 Highways Act 1980, and the applicant is encouraged to contact Hampshire County Council as soon as possible to discuss any works of this nature.
4. Nothing connected with the development or its future use should have an adverse effect on the right of way, which must remain available for public use at all times.

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

6. All vehicles, including those of contractors and deliveries, which would be accessing the site via a right of way, should give way to public users at all times.

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

8. The applicant is advised that all vehicular access to the site should be from the Lychpit Centre Car Park, not from the Little Basing Road.

   It should also be noted that it is not possible for the Local Planning Authority to restrict vehicular access to the site from Little Basing, due to the status of this road as a Private Street, which has been recognised as being capable of adoption by Hampshire County Council.

   For further information, please visit: https://www.hants.gov.uk/transport/searchesrightscharges/prospectivelymaintainable.

9. The applicant is reminded that this approval does not give any indication of any consent necessary under the Town and Country Planning (Control of Advertisements) Regulations 1992 which may or may not be required nor any indication that such consent will be forthcoming. The applicant is advised to contact the Planning and Development Manager in this regard.

4. Application – 18/00712/LBC: Internal and external alterations associated with a change of use, including the installation of extractor fan with chimney. Site: The Courtyard at The Lychpit Centre Great Binfields Road Lychpit Basingstoke

   The Committee considered the report set out on pages 88 to 100 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

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

   Reasons for Approval
1 The proposed works would preserve the special interest of the listed building, by virtue of their small scale and impact on the historic material fabric of this listed building. This is in accordance with Section 12 of the National Planning Policy Framework (March 2012); Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029; and Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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, 1:1250@A4, licence no. 100035409, received 27.02.2018**
- **Site Plan, 1:500@A3, licence no. 100035409, received 27.02.2018**
- **North Elevation (As proposed), 1:100@A4, dwg. no. 001, received 04.04.2018**
- **East Elevation (As proposed), 1:100@A4, dwg. no. 002, 1st revision, received 27.02.2018**
- **Proposed removal of plaster board wall (Proposed Floor Plan), 1:100@A4, dwg. no. 003, 1st revision, received 04.04.2018**
- **Removal of walls surrounding toilet facility, 1:25@A4, received 27.02.2018**
- **Email from the applicant to the case officer, specifying inter alia waste collection and extraction vent details, received 18.04.2018**

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

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

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

3 All works of repair to the surrounding fabric affected by the works hereby approved shall match the existing in all respects. The works shall be carried out and thereafter maintained in accordance with the approved details.

**REASON:** To preserve the special architectural / historic interest of the listed building in accordance with the guidance contained within the National Planning Policy Framework (March 2012) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

4 Notwithstanding the approved plans, the new flue hereby approved shall be made of metal, finished black, as specified in an email from the applicant to the case officer, specifying inter alia waste collection and extraction vent details, received 18.04.2018.
**REASON:** To preserve the special architectural / historic interest of the listed building in accordance with the guidance contained within the National Planning Policy Framework (March 2012) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

**Informative(s):**

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

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

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works.

1.4 No fees are required for the submission of details required under a condition imposed on a Listed Building Consent. Requests must however be made using the standard application form (available online) or set out in writing clearly identifying the relevant consent and condition(s) which they are seeking approval for.

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

- offering pre-application advice;
- 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 provided with pre-application advice, the applicant was updated of any issues after the initial site visit, additional information and amendments were requested of the applicant, to respond 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. If at any time during the proposed works bats, or signs of bats, are found then all works must stop and advice should be sought from Natural England before any further work on the building proceeds. All bats and their roost sites are protected under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010 from disturbance and harm.

4. The applicant is reminded that this listed building consent does not give any indication of any consent necessary for the display of advertisements attached to this building under the Planning (Listed Buildings and Conservation Areas) Act 1990 which may or not be required nor any indication that such consent will be forthcoming. The applicant is advised to contact the Planning and Development Manager in this regard.

5. Application – 18/00748/FUL: Erection of 1 no. 2 bed dwelling. Site: Pine Cottage Heath End Road Baughurst RG26 5ND

The Committee considered the report set out on pages 101 to 112 of the agenda and other matters discussed at the meeting.

The Committee discussed the proposed planning application.

Members thought that the design of the proposed development was an improvement to the previous refused planning application 17/03561/FUL, in terms of the provision of car parking spaces and vehicle manoeuvring to exit in a forward gear.

Members also considered that the revised design and layout had overcome concerns raised with regard to the previous application (referred to above) in relation to cramped layout.

The Committee acknowledged the Office of Nuclear Regulation’s advice against the proposed application due to the site being located within the Detailed Emergency Planning Zone. However, Members felt that the dwelling was small and would result in a limited increase to the population.

RESOLVED that: Subject to consultation with the Office of Nuclear Regulation (ONR) and the National Case Work Unit for 21 days and taking on board any call in requirements or conditions suggested by them (delegated to officers to agree any conditions) the application be approved subject to the conditions listed below and for the following reasons:

Reasons for Approval

1. The proposed development would represent an efficient use of land and is of a scale and density which reflects the character and appearance of the area. The proposal would integrate satisfactorily with the surrounding properties and would provide suitable private amenity space for both Pine Cottage and the new dwelling. The development is in accordance with the National Planning Policy Framework, Policy EM10 of the Basingstoke and Deane

2. The site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding the Aldermaston Atomic Weapons Establishment (AWE). The proposal is for a modest two bedroom bungalow which would result in only a very small increase in population. Therefore notwithstanding its location within one of the most densely populated sectors of the DEPZ (Sector L), the development would not have a detrimental impact on the Aldermaston off-site emergency planning arrangements in respect of ability to respond to an evacuation. As such the proposal is considered to be in accordance contained within Paragraphs 120 and 172 of the National Planning Policy Framework 2012 and Policy SS7 of the Basingstoke and Deane Local Plan 2011-2029.

subject to the following conditions and informatives:-

Conditions

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

   AB-01 Rev B
   AB-02 Rev A

   **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 shall commence on site until details of the types and colours of external materials 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 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 shall take place, including any works of demolition, until a Construction Method Statement, including drawings, that demonstrates safe and coordinated systems of work affecting or likely to affect the public highway and or all motorised and or non-motorised highway users, has been
submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall include for:

i. means of access (temporary or permanent) to the site from the adjoining maintainable public highway, including the associated traffic management arrangements;

ii. loading and unloading of plant and materials away from the maintainable public highway;

iii. storage of plant and materials used in constructing the development away from the maintainable public highway;

**REASON:** Required prior to commencement because detail absent from the application and to ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers, the area generally and in the interests of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and National Planning Policy Framework (March 2012).

5. No development above ground level shall commence on site 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.

6. 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.

7. 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.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary walls/fences/hedges to be erected. The approved boundary walls/fences shall be erected before the dwelling hereby approved is first occupied and shall subsequently be maintained. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, details of which shall be agreed in writing by the Local Planning Authority before replacement occurs.

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

Notes to Applicant

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

In this instance:

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

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

6. Application –18/00934/HSE: Erection of first floor side extension and refurbishment of existing garage conversion. Site: 10 Wallis Drive Bramley RG26 5XQ

The Committee considered the report set out on pages 113 to 124 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 thought that the proposed extension was of an appropriate design and would not compete or dominate the host dwelling.

A conversation took place with regards to parking availability and whether there would be a detrimental effect to highway safety. Members concluded that as it was a quiet rural road on the outskirts of Bramley with no parking restrictions they could not anticipate any issues.

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

Reasons for Approval

1 The proposed development would be of an appropriate design and would relate in a sympathetic manner to the character of the area and as such complies with the National Planning Policy Framework (March 2012), Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029, Appendix 13 of the Design and Sustainability Supplementary Planning Document and the Bramley Neighbourhood Plan 2011-2029.

2 The proposed development would not be in full accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029 with regard to meeting the parking standards set out within the Council's Supplementary Planning Document Residential Parking Standards. However in this particular instance this under provision would not compromise highway safety and would provide safe and convenient access for all potential users and would not result in inappropriate traffic generation. On balance it is considered that the development would meet the overall aims of Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and accord with the National Planning Policy Framework (March 2012).

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 the occupiers of neighbouring properties and as such complies with Policies EM10 of the Basingstoke and Deane Local Plan 2011-2029.

subject to the following conditions and informatives:

**Conditions**

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

   - Location Plan and Existing Plans - 01
   - Proposed Plans and Elevations - 02

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

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

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the existing building.

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

4. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no additional openings shall be inserted in the west side elevation of the building without the prior permission of the Local Planning Authority on an application made for the purpose.

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

5. The garage conversion and first floor accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 10 Wallis Drive, Bramley.

   **REASON:** The unit of accommodation has insufficient private amenity space and parking space to be occupied separately from the main dwelling and in accordance Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
Informative(s):-

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

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

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

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

considering the imposition of conditions.

In this instance:

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

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

Meeting ended: 21:16
Chairman