

**Report To
Development Control Committee**

09 January 2019

Subject:	Applications for Planning Permission - Additional Information Received Before 10am Today
Status:	Open - Update
Ward(s):	As Index in the Main Agenda
Report Of:	Planning and Development Manager
Contact:	Mike Townsend Tel: 01256 845307 email: mike.townsend@basingstoke.gov.uk
Appendices:	None
Papers relied on to produce this report	<ol style="list-style-type: none">1 Application forms, accompanying documents and plans2 Previous applications and reports relating to site and land in the vicinity3 Consultation responses received from other Local Authority Departments, County Council and Statutory Consultees4 Responses received from Parish/Town Councils the public, local Councillors, amenity societies and any others5 Any other document referred to specifically in the report

SUMMARY

1 This Report

Is intended to:

- 1.1 Report additional information relating to applications reported on the agenda for the Development Control Committee.
- 1.2 Set out details of people who have requested the opportunity to address the Committee.

2 Recommendation

It is recommended that:

- 2.1 This 'Update Paper' is received by the Development Control Committee as additional, relevant information for the determination of planning applications on the agenda.

DETAIL/MAIN CONSIDERATIONS

3 Background Information

- 3.1 Planning applications are reported to the Committee as soon as possible after the end of the consultation period. However, responses to consultations, amended plans or additional relevant information may be received after the reports are written but before the Committee meeting. This information is reported in this 'Update Paper' and will be referred to by the officer presenting the report.

4 Current Situation

- 4.1 Information received by the Case Officers before 10.00am today is included in this report. Any information received after 10.00am may be included but is more likely to be reported orally.

5 Financial, Legal and Personnel Implications

- 5.1 These are as reported on the main agenda papers unless specifically mentioned.

6 Environmental and Sustainability Considerations

- 6.1 These are as reported on the main agenda papers unless specifically

MAJOR

Item No	Ref No	Address	Ward Councillor	Recommendation
1	18/01892/FUL	Bishopswood Golf Course , Bishopswood Lane, Baughurst Tadley Central	Cllr Jonathan Richards	Refuse

Agenda Page: 17

Officer Presenting: Rebecca Murray

Objectors: Mr D O'Donnell

In Support: Mr N Cobbold, Mr T Grover, Mr K Pickett and Mr M Smith

Ward Councillor: Councillor Rhatigan

Viewing Panel

Members viewed the site on 4th January 2019 from the proposed hotel site and from the residential site. Members were met by the architect of the application. The loss of trees, relationship with the golf course, the highway network were pointed out. The extent of the proposed area for housing was observed along with explaining the location of the housing and its relationship with the adjacent housing in The Warren and also views from the Conservation Area. The extent of the loss of trees at both the residential and hotel sites was observed. It was noted that the residential development would not include affordable housing or open space provision.

Update

Bishopswood Golf Course site straddles two wards. The majority of the site lies within Tadley Central (Cllr Richards), with some of the site in Tadley South (Cllr Leeks and Cllr Carruthers). As such, the committee report on page 17 should reference both wards and three Cllrs as clarified. The incomplete list was as a result of a system error.

On page 38 of the agenda, it is incorrectly referenced that the proposed residential development will require the creation of an access onto Bishopswood Lane. For clarification, this is incorrect and should state New Road. In addition, in respect of nearby public transport to the proposed residential development this is Mulfords Hill, not Guttridge Lane as stated in the agenda, and therefore the nearest bus stop is located approximately 20 minutes walk (0.9 miles) from the proposed residential site entrance.

MINORS

Item No	Ref No	Address	Ward Councillor	Recommendation
2	17/03708/FUL	Land North Of Bramley Road, Bramley Road, Little London Pamber And Silchester	Cllr Marilyn Tucker Cllr Roger Gardiner	Refuse

Agenda Page: 53
Officer Presenting: Gregg Chapman

Update

- Planning History

Application 17/02666/FUL for the "Continued use of agricultural land for the secure storage of touring caravans and motorhomes; retention fence upon earth bund and retention of extended hardstanding and erection of 12 x 4m high poles to mount CCTV / lights" was refused on the 10.08.2018 and enforcement action agreed following the 8th August Development Control Committee meeting.

- Correspondence

A letter has been received from the Applicant regarding representations received from third parties for this application and application 17/02666/FUL. The Applicant disputes assertions set out in third party representation. This is regarding whether the site forms previously developed land. The agenda sets out the position and considerations in respect of the status of the land. The letter does not contain any new information or evidence which would alter the assessment made previously.

A letter from the Applicants agent was received on the 4th January 2019. This letter does not contain any new information or evidence which would alter the assessment made previously.

For clarity:

- the building to which the agent refers to as a 'Stable' is noted as the field shelter within the original committee report. Images are available of this structure on Google Street View prior its removal some time prior to 01/11/2016.
- there has not been any planning permission or lawful development certificate granted for the use of the site/land for equestrian purposes, the applicants application 16/03922/AGPD for an agricultural building signed and dated 17/10/2016 on the land adjacent to the site (where unlawful caravan storage is located) indicates that they considered that land to be in agricultural use at that time.

- the agent refers again to the Appeal Decision within another authority (APP/Y0435/W/17/3178790). As set out within the report, this Appeal is not directly comparable with this application, which, as with all applications, should be determined on its own merits.

Item No	Ref No	Address	Ward Councillor	Recommendation
3	18/01394/FUL	Land Rear Of, 17 Sainfoin Lane, Oakley Oakley And North Waltham	Cllr Diane Taylor Cllr Rob Golding Cllr Stuart Frost	Approve

Agenda Page: 74
Officer Presenting: Rebecca Murray

Parish/Town Council: Mr G Hewitt
Objectors: Mr and Mrs Cave
In Support: Ms H Greenslade, Mr J Santonocito

Viewing Panel

Members viewed the site on 4th January 2019 from the proposed access point, parking area to the front of no.17 Sainfoin Lane and from the rear of no.17 Sainfoin Lane where the proposed dwelling would be sited. Members were met by a member of the Parish Council and the Applicant. The access proposed was pointed out, along with the proposed design and site level changes. The existing trees along the south eastern boundary which adjoins the Coal Yard were confirmed as being within the site and in the ownership of the landowner and it was stated that it is the intention that these trees are retained.

The movements associated with the proposed use, and the relationship with neighbouring properties were noted and it was queried where and how construction traffic will access the site and how this will be reinstated following completion of development.

Update

Representations

An objection was received raising concerns in regards to:

- Impact on privacy and intrusion to No. 19 and 21 Sainfoin Lane
- Suggest changing the orientation of the terrace area to face the North West to alleviate impact on No. 19
- The proposal is not in context and out of character
- The type, height, canopy and root spread should be specified for all the proposed trees and shrubs.
- Sainfoin Lane is a consistent passage and enjoyed by all Bridleway users and

any additional vehicular traffic would not be safe or acceptable.

The agenda report addresses the impact of the proposed development on neighbouring amenity, the character of the area, and the highway.

Updated Conditions

Condition 5 concerning the spaces for construction vehicles and storage areas has been updated to ensure the areas impacted and landscape around the access is restored following completion of the construction of the dwelling. Condition 5 has been updated as follows:

5. The developer, within one week of the commencement of development, shall ensure that there is provision to be made for the parking and turning on site of operatives' and construction vehicles, together with storage on site of construction materials. The provision shall be retained and used for the intended purpose for the duration of the construction period and that area shall not be used for any other purposes other than the parking and turning of vehicles and storage of construction materials respectively. The area of land and the construction access will then be reinstated post completion and the landscaping will then be restored.
REASON: In the interests of highway safety and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.

As a result of the amendment to condition 5, condition 16 has been updated to reflect the requirement for vehicular access during construction. Condition 16 has been updated as follows:

16. 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) no vehicular access other than that shown on the approved plans and required during the construction period, shall be formed to the site.
REASON: In the interests of highway safety and in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

Item No	Ref No	Address	Ward Councillor	Recommendation
4	18/02277/FUL	The Acorns, Bishopswood Lane, Baughurst Baughurst And Tadley North	Cllr Michael Bound Cllr Robert Tate	Approve

Agenda Page: 93
Officer Presenting: Rebecca Murray

Objectors: Ms S Armstrong
In Support: Mr M Doodes

Viewing Panel

Members viewed the site on 4th January 2019 from the proposed access point to the southern corner of the site. The location of the proposed access was pointed out and the extent of the proposed area to be developed. Some discussion occurred in relation to the matter of the access being a private civil matter and not a planning matter. In addition, discussion occurred regarding the neighbouring dwellings (The Whitehouse) and their access across the footpath for their residential dwelling and commercial business which extends past the proposed entrance to the proposed dwelling. The members viewed the relationship with The Hawthorns in respect of overlooking, privacy, access to light and amenity.

Update

Planning application BDB/52167 listed within the 'Planning History' section of the committee report is incorrectly listed. It should not be considered as part of site history as it is not within the sites red line boundary (the subject of this planning application before the committee). The site, which is immediately adjacent to the now application site, also falls outside of the Settlement Policy Boundary and would therefore be subject to a different assessment in respect of the principle of development.

A condition (15.) has been added to control the hours of construction operations.

15. No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Policy EM12 of the Basingstoke and Deane Local Plan 2011 - 2029.

In respect of trees, on page 102 of the agenda there is an error in respect of wording relating to conditions. It is confirmed that the conditions as listed at the end of the item within the agenda reasonably cover these matters.

Item No	Ref No	Address	Ward Councillor	Recommendation
5	18/02477/HSE	39 Blenheim Road, Old Basing, RG24 7HP Basing	Cllr Onnalee Cubitt Cllr Sven Godesen Cllr Paul Gaskell	Approve

Agenda Page: 111
Officer Presenting: Gregg Chapman

Objectors: Mr M Miller-Smith, Mr R Fern
In Support: Mr T Cruz (Developer) and Mr A Alfred (Architect)

Viewing Panel

Members viewed the site on 4th January 2019 from the front, rear and side gardens. The roof tile material and colour was observed.

Members were also invited to view the development from the neighbouring dwelling at no.37 Blenheim Road.

On site Members queried which aspects of the development had been undertaken since the previous permission, what was considered as permitted development and noted that some additional works may have been completed without the correct planning permissions (some of which are not included within the current application), including ground works to the rear garden levels and the rear garden fencing.

Members also discussed the appropriateness of the soakaway. It was made clear to the Members that the fencing, ground works and soakaway did not form part of the submitted application and regularisation of these works would need to be reviewed by enforcement officers.

Update

Amended Plans

An amended ground floor plan has been received (09/01/19) to identify proposed works/amendments to the previously approved application (17/03075/HSE), particularly in relation to the additional roof light and alteration to the roof light arrangement.

An amended site plan has been received (09/01/19) showing only the works that relate to this planning application.

Works that do not form part of the application

The swimming pool, fence to rear garden, water fountain and planters, do not form part of the application. The swimming pool has been in place for some time. The water fountain and planters would be permitted development. The erection of a two metre fence would, in itself, be permitted development, however this is linked to the below mentioned enforcement investigation.

The bridge and pond have also been removed from the plan as this does not form part of the application to be considered at committee. The applicant has confirmed that they will seek separate planning permission for this work.

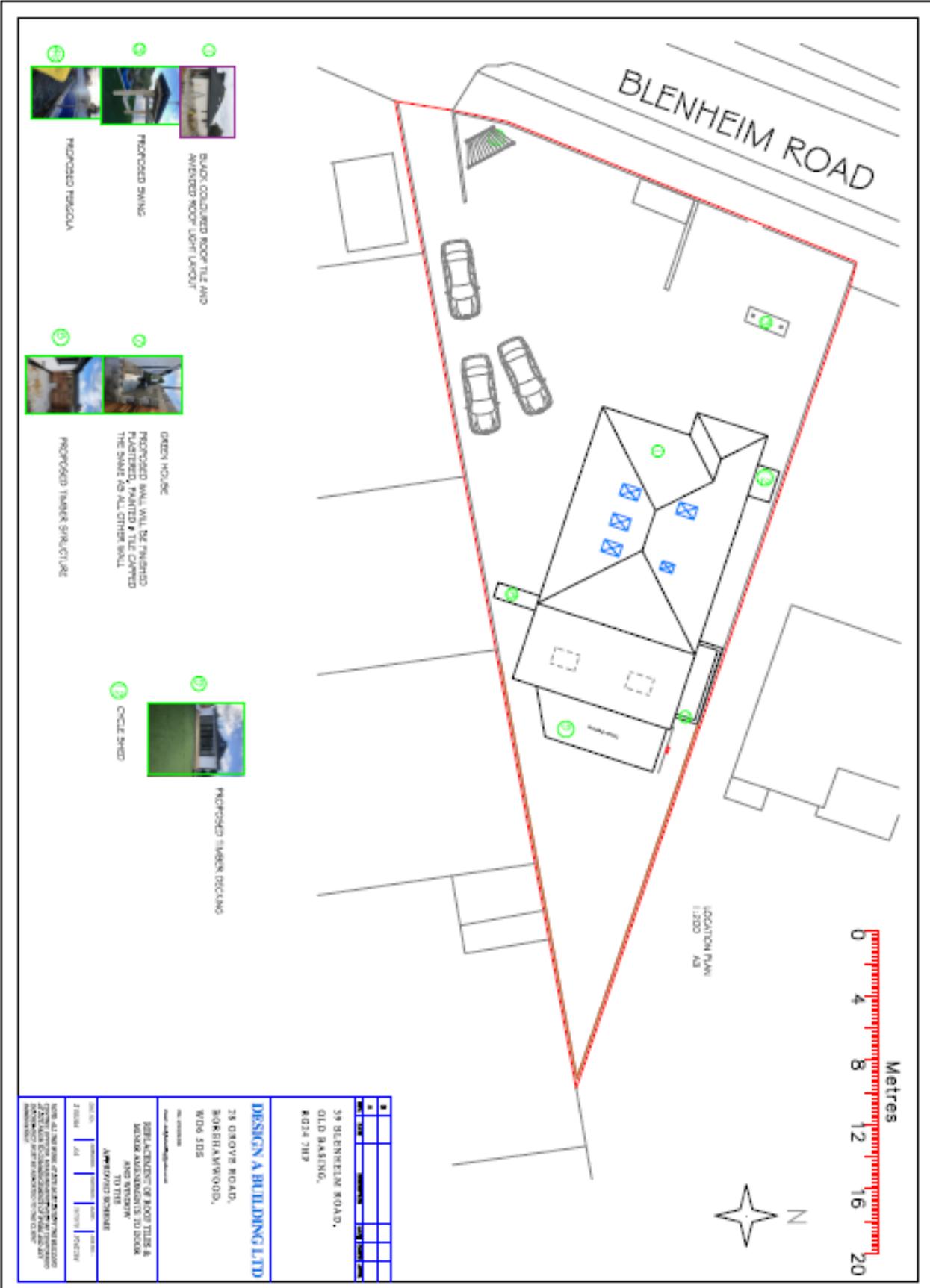
It is confirmed that an enforcement case has been opened regarding alleged raising of garden levels to the rear of the site.

Works that do form part of the application.

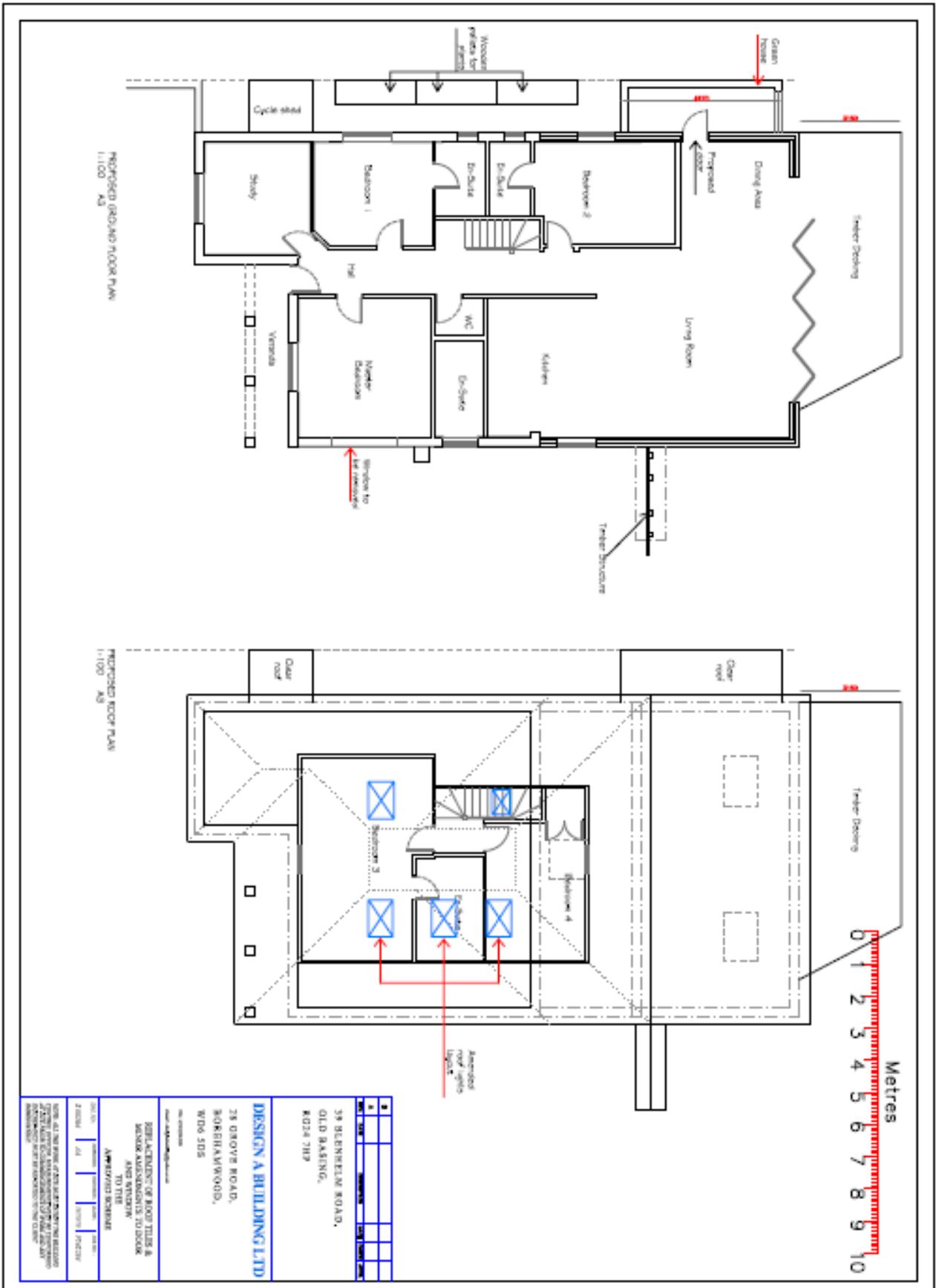
For clarity, the proposal and items to be considered by Members at committee are as follows:

- Change of roof materials to black roof tiles
- Addition of one rooflight and amended layout of rooflights (south elevation)
- Removal of one window at ground floor level (south elevation)
- Erection of timber structure (south elevation) (see agenda page 124)
- One new door (north elevation) to connect to greenhouse at ground floor
- Erection of greenhouse (partially implemented) (north elevation) (see agenda pages 126-127)
- Erection of cycle store
- Timber pergola and swing (front garden) (see agenda pages 123 and 125)
- Increase to the approved extension by 0.5m in width and length and 0.2m in height and replacement of previously approved bi-folding doors with a continuous bifolding door (see agenda page 126 and 127)
- Decking to the rear of the previously approved extension.

Conditions - Condition 1 has been amended to refer to the new application plans.



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Item No	Ref No	Address	Ward Councillor	Recommendation
6	18/02991/ROC	Land At Langdale, Woods Lane, Cliddesden Upton Grey And The Candovers	Cllr Mark Ruffell	Approve

Agenda Page: 129
Officer Presenting: Gregg Chapman

In Support: Mr Tony Thorpe (agent)
Ward Councillor: Councillor Ruffell

Update

Representation

Further comments were received on the 09/01/19 from Cliddesden Parish Council raising an objection to the proposal as set out in full below. No additional material considerations have been raised.

"Cliddesden Parish Council confirms its previous response that the area marked in the Site Plan (dated 01/09/18 drawing no 18/28/05(2) revision A) as 'retained land' should be used as green amenity space for the benefit of residents and wildlife.

The Parish Council is therefore opposed to this application due to evidenced intent to develop the plot (reference 18/03172/FUL - Land At Langdale, Woods Lane, Cliddesden. Erection of a detached dwelling and new access (between plots 3 and 4 approved under 18/01162/FUL)).

Should the Committee be minded to Approve, the Parish Council requests input from the Parish Tree Warden to an agreed Landscaping scheme for the 'retained land' to include native hedging, and native trees protected by Tree Preservation Orders."

Planning History

Following completion of the committee report as set out on page 129 of the agenda, application 18/03172/FUL for the erection of a detached dwelling and new access (between plots 3 and 4 approved under 18/01162/FUL) has been refused for the following reasons:

1. The proposed development would result in an incongruous form of development appearing unacceptably cramped, visually congested and urban, which would fail to respect the established pattern and verdant character of the surrounding area. As such, the development would not successfully integrate with the surrounding built form and would be detrimental to the visual amenity and character of the area. This would be

contrary to the requirements of Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011 - 2029 and the National Planning Policy Framework (July 2018).

2. The proposed development would, by virtue of its unacceptably cramped, visually congested and urban form, result in harm to the significance of the Cliddesden Conservation Area, by virtue of inappropriate development within its setting. Such harm would be within the 'less than substantial' category, but is not outweighed by any other wider public benefits. Therefore, the proposals are considered to be in conflict with the requirements of Section 16 of the National Planning Policy Framework (2018) and Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029.

Officer Comments

A subsequent site visit, undertaken on the 03.01.2019 found that works on site have progressed from that set out within the description section of the report (page 130). The rear properties, plots 3 and 4 were externally nearing completion. Plot 3 being the furthest progressed with its external brickwork and clay tiled roofing appearing complete. Works on plots 1 and 2 have also progressed, although have not reached their first floors as yet. The sites internal access road was in a worse condition than previously noted, churned up and muddy, presumably due to the weather and construction machinery.

Item No	Ref No	Address	Ward Councillor	Recommendation
7	18/03034/FUL	1 Loddon Mall, Basingstoke, Hampshire Eastrop	Cllr Gavin James Cllr Stuart Parker	Approve

Agenda Page: 142
Officer Presenting: Rebecca Murray

No Update

Item No	Ref No	Address	Ward Councillor	Recommendation
8	18/03184/HSE	6 Churchlands, Bramley, RG26 5DU Bramley And Sherfield	Cllr Venetia Rowland Cllr Nicholas Robinson	Approve

Agenda Page: 149
Officer Presenting: Gregg Chapman

Objectors: Mr B Pitch
In Support: Mr A Klemz
Ward Councillor: Councillor Rowland

Viewing Panel

Members viewed the site on 4th January 2019 from the proposed access point and rear garden of the proposal site and also from the rear garden of the neighbouring property no. 4 Churchlands. Members were met by a member of the Parish Council, the agent and the neighbour (no.4). The location of the proposed extension, its height and its relationship with the neighbouring property (no.4) were pointed out. Some discussion occurred in relation to the potential for the extension to be overly dominant on the neighbouring property (no.4) and in respect of the loss of trees to the front of the proposed store aspect of the extension. The agent clarified that the store was not a carport and would be open with no doors.

Update

The agent confirmed that the extended covered area is to be used as a store (as per the current application drawings and design statement) - the reason for the change from the pre-application submission is that the Arboricultural consultant advised that the RPZ of the protected Fir tree precluded use as a car-port as originally intended.

Item No	Ref No	Address	Ward Councillor	Recommendation
9	18/03279/ HSE	42 Queens Road, Basingstoke, Hampshire Brookvale And Kings Furlong	Cllr Jack Cousens Cllr Michael Westbrook	Approve

Agenda Page: 160
Officer Presenting: Rebecca Murray

No Update

Item No	Ref No	Address	Ward Councillor	Recommendation
10	18/03304/FUL	The Upper Barn, Middle Barn And South Barn, Minchens Court, Minchens Lane Bramley And Sherfield	Cllr Venetia Rowland Cllr Nicholas Robinson	Approve

Agenda Page: 168
Officer Presenting: Gregg Chapman

Parish/Town Council: Mr T Durrant
In Support: Mr D Kemp
Ward Councillor: Councillor Rowland

Viewing Panel

Members viewed the site on 4th January 2019 from the proposed access point (front elevation) of the site. Members were met by a member of the Parish Council. The history of the site was pointed out and a discussion occurred in relation to the potential traffic impacts and loss of office space. Members attention was drawn to the specific amendments that the proposal seeks in respect of what can be considered a material planning consideration in the assessment of the application. In respect of the window alterations, the Parish Council also raised concerns regarding light pollution and strategic views across the open countryside to the rear of the building.

Update

Applicant Representation

Further correspondence has been received from the applicant's agent commenting on the report within the Agenda. In summary, the following points are raised:

- Report states that the floor area for Minchens Barn is 794sqm. This is believed to be wrong and may have been the full area of the residential scheme which included a second floor mezzanine. The correct gross floor area is 570sqm.
- The scheme is suggested to be compliant in terms of car parking spaces, with a requirement for 19 off street spaces. A total of 21 spaces are provided as well as cycle spaces
- There is no Neighbourhood Plan policy that limits storey heights to 2.5 storeys contrary to comments by the Ward Member and Parish Council.

Parish Representation

Following the amended plans Bramley Parish Council responded that whilst the changes were noted the original objection still stands, which is as referenced in the committee report.

Application Proposal

Members attentions are drawn to the description of the proposal which is for the following external alterations to the existing building:

- | | |
|----------------------------|---|
| East Elevation: | Two conservation rooflights and new entrance door with fixed light |
| South Elevation: | Three conservation rooflights, four entrance canopies, three new doors (replacing three existing windows), removal of one existing door and replacement with a window and infill brickwork |
| Western Elevation: | Seven conservation rooflights, two new windows at first floor level, three new doors, removal of two existing doors and replacement with two windows and infill brickwork, removal and infill with brickwork of one existing window |
| North Elevation: | Three conservation rooflights, replacement of existing ground floor window with obscure glazed window, removal of two existing windows and replacement with two doors, removal of an existing door and replacement with one window and infill brickwork, one new door, removal and infill with brickwork of one existing window |
| South Courtyard Elevation: | Two rooflights and replacement of existing ground floor window with obscure glazed window |
| North Courtyard Elevation: | Two conservation rooflights, replacement of existing ground floor window with obscure glazed window, removal of an existing door and replacement with one window and infill brickwork |

The site has historically been the subject of prior approval applications for the change of use of the existing building under the General Permitted Development Order 2015 (as amended).

The application before the committee does not include the change of use of any land or the building or any future potential of the applicant or future owner implementing any historical permissions in the future.

The matters to be assessed and considered relate solely to the external appearance and visual impact of the external alterations to the building and associated hard standing for three new vehicular parking spaces, bin storage, and cycle storage.