

**Report To
Development Control Committee**

06 February 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

BASINGSTOKE & DEANE BOROUGH COUNCIL

DEVELOPMENT CONTROL COMMITTEE – 06/02/2019

UPDATE

MAJOR

Item No	Ref No	Address	Ward Councillor	Recommendation
1	18/01089/FUL	Land Adjacent To Aldermaston Road And Boundary Place, Tadley, RG26 4QA Baughurst And Tadley North	Cllr Michael Bound Cllr Robert Tate	Refuse

Agenda Page: 85

Officer Presenting: Katherine Fitzherbert-Green

In Support: Mr D Bradbury, Mr S Garnett

Ward Councillor: Councillor Tate

Update

Representation

A representation has been received from the applicant stating 'The Basingstoke Housing Team support the Homes England bid and that it has a likely change of being granted and generally support our approach'.

Consultations

Housing – comments in summary:

- Radian have shown firm interest in the site by applying to Homes England for grant funding prior to planning permission.
- Housing have confirmed to Homes England that provision of affordable rented housing is acceptable, that planning permission has not yet been granted and is a separate matter.
- An email has been sent to Radian confirming the process of applying for any funding from BDBC as Housing would with any registered provider.
- There appears to be confusion as, whilst the site sounds good from a housing perspective, this is of course subject to the formal planning process.

Assessment

Since publication of the Agenda, the Council received an appeal decision (ref APP/H1705/W/18/3200851) dated the 5th February 2019 for the site of 8 Broad Halfpenny Lane, Tadley for the erection of three dwellings. The only reason for refusal addressed the location of the site within Sector G of the DEPZ, approximately 812m

from AWE, and the impact of the development upon the Aldermaston off-site emergency planning arrangements.

In summary, the appellant contested that the limited numbers of persons likely to occupy three dwellings could reasonably be accommodated within the emergency plan contrary to the responses from the statutory consultees and therefore accorded with Policy SS7. The determining the appeal, the Inspector states that 'Policy SS7 requires weight to be given to the opinions of consultees and it is clear that the number of dwellings, not just population totals, is a relevant consideration'.

The Inspector additionally acknowledged that the development would generate an incremental increase in the number of dwellings affected by an incident. The Inspector found that 'the proposal would adversely impact on the functioning of the emergency plan in the event of an incident through adding to existing pressures on resources to respond to an incident'. It was concluded that the proposal for three dwellings conflicted with Policy SS7 and the NPPF (para 95) and that the harm identified would not be outweighed by other planning considerations. The appeal was dismissed.

The appeal decision is relevant to the development proposed at Boundary Place whereby this application considers residential development at a greater scale and in closer proximity to AWE at approximately 325m. The appeal decision reinforces the need to have regard to the statutory consultees and the impact of new development upon emergency planning requirements. It also confirms that the proposal for such development contrary to the consultee advice conflicts with Policy SS7 and the NPPF as advised within the Officer report.

MINOR AND OTHERS

Item No	Ref No	Address	Ward Councillor	Recommendation
2	17/02210/FUL	Freemantle Farm, Hannington Road, North Oakley Kingsclere	Cllr Donald Sherlock Cllr Ken Rhatigan	Approve subject to Legal Agreement

Agenda Page: 115
Officer Presenting: Lucy Page

Objectors: Mrs C Kinnear (on behalf of Mr S Swallow)
In Support: Mr G Marsden

Update

Viewing Panel

Members visited the site and were met by Lord Sainsbury and his Farm Manager. Members noted the conditions of the existing barn, and the position in relationship to the barn to be converted. Members also noted the position and separation of Site 3 and the fact that this element would be accessed from Ash Lane as well as the position and landscape surrounding site 2.

Item No	Ref No	Address	Ward Councillor	Recommendation
3	17/02211/LBC	Freemantle Farm , Hannington Road, North Oakley Kingsclere	Cllr Donald Sherlock Cllr Ken Rhatigan	Approve subject to Legal Agreement

Agenda Page: 156

Officer Presenting: Lucy Page

In Support: Mr G Marsden

Update

Viewing Panel

Members visited the site and were met by Lord Sainsbury and his Farm Manager. Members noted the conditions of the existing barn, and the position and relationship of the barn to be converted.

Item No	Ref No	Address	Ward Councillor	Recommendation
4	18/01341/FUL	Willow House, Stoke Road, St Mary Bourne Burghclere, Highclere And St Mary Bourne	Cllr John Izett Cllr Graham Falconer	Refuse

Agenda Page: 177

Officer Presenting: Trevor Campbell-Smith

In Support: Mr J Barkes, Mr I Lasseter

Update

Additional information

In response to the comments of the Landscape Officer, the applicant provided the following information on the 5 February 2019 to support the proposal outlining their landscape intentions:

1. Rather than gardenesque planting, our proposed garden plan is a very naturalistic concept, which will significantly increase habitat development within the area, by the introduction of wildflower meadows and native trees and shrubs. Currently the equestrian land does not offer great opportunity for diversity of habitat, due to being hard grazed.

2. Softening current hard angle of the existing ha ha with a curve that doesn't fight with the surrounding levels and flow of the land, using local materials and planting additional native trees to further develop the natural landscape.
3. Using native waterside plant species to expand water meadow character along the stream edges, to create a larger natural wetland habitat which will encourage a wider diversity of both plant and animal species.
4. To soften the edges of the recently introduced hazel plantation on the south eastern road side, which will create a more naturalistic boundary and privacy for neighbouring property.
5. Any boundary treatment between the proposed residential and equestrian landscape will be sympathetically developed, to provide a finish that is soft on the eye and in keeping with the surrounding countryside.
6. The straight line of the proposed garden boundary coming off the ha ha, will not be a hard landscape line in real terms. Rather it will be an organic line, softened using natural planting as per point 2.

The content of the above is noted however Officers consider that the supporting information does not overcome the concerns with regard to the proposal and its impact on the landscape and as such the recommendation for refusal of this application is maintained.

Viewing Panel

Members were greeted on site by the applicants, Mr and Mrs Barks, and by their planning agent, Mr Lassetter. Members noted the existing ha ha, the landscape character of the area surrounding the site and the approximate layout of the proposed new ha ha. Members also enquired as to the nature of the further method of enclosing the site beyond the extent of the proposed ha ha and the applicant confirmed that this was to be post and rail fencing.

Item No	Ref No	Address	Ward Councillor	Recommendation
5	18/01945/ROC	The Old Chapel , Baughurst Road, Baughurst Baughurst And Tadley North	Cllr Michael Bound Cllr Robert Tate	Approve

Agenda Page: 188

Officer Presenting: Katherine Fitzherbert-Green

Objectors: Mr PT & Mrs J A Markwick, Mrs A Kelly

In Support: Mr C Spencer

Ward Councillor: Councillor Tate

Update

Representations

One representation received expressing concern that the application is recommended for permission and hope that caveats will be put in place. It is stated that to date, the 'car restoration' has been run as a business and work has been done on other (non-classic) cars. Even if the business were scaled down, it will not be long before it is being run again as a business.

Item No	Ref No	Address	Ward Councillor	Recommendation
6	18/02210/FUL	Garage Site Off, Mansfield Road, Basingstoke South Ham	Cllr Seán Keating Cllr Gary Watts Cllr Colin David Regan	Approve

Agenda Page: 198

Officer Presenting: Katherine Fitzherbert-Green

Parish/Town Council:

Objectors: Mr J Morris, Ms D Hall

Update

Viewing Panel

Members visited the site noting the condition of the existing garage block, and the design and positions of the proposed dwellings relative to those bounding the site.

Item No	Ref No	Address	Ward Councillor	Recommendation
7	18/02322/FUL	Morrisons, Worting Road, Basingstoke Brookvale And Kings Furlong	Cllr Jack Cousens Cllr Michael Westbrook	Approve

Agenda Page: 224

Officer Presenting: Katherine Fitzherbert-Green

No Update

Item No	Ref No	Address	Ward Councillor	Recommendation
8	18/02323/ADV	Morrisons, Worting Road, Basingstoke Brookvale And Kings Furlong	Cllr Jack Cousens Cllr Michael Westbrook	Approve

Agenda Page: 246

Officer Presenting: Katherine Fitzherbert-Green

No Update

Item No	Ref No	Address	Ward Councillor	Recommendation
9	18/03245/HSE	43 Cyprus Road, Basingstoke, RG22 4UY Hatch Warren And Beggarwood	Cllr Dan Putty Cllr Terri Reid Cllr Rebecca Bean	Approve

Agenda Page: 256

Officer Presenting: Katherine Fitzherbert-Green

Objectors: Mr S Preedy

In Support: Mr C Bellsham

Ward Councillor: Councillor Bean

Viewing Panel

Members visited the site noting the scale of the proposed extension and its separation from the boundary shared with the immediately neighbouring property, number 41 Cyprus Road.

Update

Comments have been received from the Applicant in response to objections to the application. In summary, the applicant has advised that:

- the reason behind the application is to increase the number of bedrooms at the site for his children, as an alternative to moving house;
- they have discussed possible extensions with neighbours, prior to the submission of the current application;
- objections in relation to the extensions proximity to the side boundary and has confirmed that bin storage will be as per the existing situation, located within the rear garden;
- although they are unable to demonstrate parking spaces that accord with the

- Parking Supplementary Planning Document 2018, this is the existing situation.
- the possibility of re-locating the existing lamppost to be situated within proximity to 41 Cyprus Road is not being pursued;
- each application should be determined on its own merits. Notwithstanding this, several dwellings in the area have been subject to extensions and alterations which have altered the street scene.

The additional comments received to the application do not alter the assessment of the application and its recommendation to the Committee.

Item No	Ref No	Address	Ward Councillor	Recommendation
10	18/03276/ROC	Land At Frith Farm, South Of, Church Lane, Wolverton Baughurst And Tadley North	Cllr Michael Bound Cllr Robert Tate	Approve subject to Legal Agreement

Agenda Page: 269

Officer Presenting: Katherine Fitzherbert-Green

The item has been withdrawn from the Agenda.

Item No	Ref No	Address	Ward Councillor	Recommendation
11	18/03394/FUL	Doralea, The Green, Whitchurch Whitchurch	Dave George Cllr Chloe Ashfield	Refuse

Agenda Page: 289

Officer Presenting: Trevor Campbell-Smith

Parish/Town Council: John Buckley

In Support: Mr A Painter, Mr A Kail

Update

Viewing Panel

Members were greeted on site by the applicants. Members noted the original dwelling, the characteristics of the surrounding dwellings and the streetscene and the depth of extensions to neighbouring dwellings.

Item No	Ref No	Address	Ward Councillor	Recommendation
12	18/03430/FUL	Elderfield House, Bagmore Lane, Herriard Upton Grey And The Candovers	Cllr Mark Ruffell	Refuse

Agenda Page: 304

Officer Presenting: Katherine Fitzherbert-Green

In Support: Mr M Pettitt, Ms K Leroux-Harvey

Ward Councillor: Councillor Ruffell

Update

Viewing Panel

Members were greeted at the site by the applicant's agent, Mr Pettit. Members noted the proposed subdivision of the existing dwelling and the proposed landscaping to separate Elderfield Cottage (adjacent to the junction with the A339) from the curtilage of Elderfield House. Members noted the position of the proposed access to the three new dwellings and the positions of the dwellings within the existing plot.

Additional information

Additional Arboricultural information was received on the 29th January 2019. This information included an Arboricultural Assessment and Method Statement. The Tree Officer has considered this additional supporting information and considers that the impact upon affected trees would be acceptable. The encroachment within the Root Protection Areas of the retained trees is at an acceptable level and mitigation measures are proposed which would ensure that the trees can be protected and retained. The Tree Officer has suggested a number of conditions, and had the proposal been deemed acceptable, such conditions would have been imposed in order to safeguard the trees in the interests of local amenity.

In light of the findings of this additional information, reason for refusal 3 is removed.

Item No	Ref No	Address	Ward Councillor	Recommendation
13	18/03463/HSE	7 Eton Close, Basingstoke, RG22 4YE Hatch Warren And Beggardwood	Cllr Dan Putty Cllr Terri Reid Cllr Rebecca Bean	Approve

Agenda Page: 331

Officer Presenting: Trevor Campbell-Smith

No Update