

Minutes of the Development Control Committee meeting held on Wednesday, 13 January 2021 in Virtual Meeting - Zoom Webinar, Basingstoke and Deane Borough Council at 6.30 pm

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

71/20 Apologies for absence and substitutions

There were no apologies for absence

72/20 Declarations of interest

There were no declarations of interest.

73/20 Urgent matters

There were no urgent items.

74/20 Minutes of the meeting held on the 9th December 2020

The Chair confirmed that the minutes of the meetings held on the 9th December 2020 were confirmed by the Committee as a correct record.

75/20 Amendment to section 106 clauses in relation to Affordable Housing provision - 18/03146/FUL

The Planning and Development Manager introduced the report and provided Members with a summary of the planning application number 18/03146/FUL and the reason it was on the agenda for consideration.

He advised that at the Committee on 6th November 2019 the agreed resolution was for affordable housing to be provided on-site, secured by a legal agreement and have a two tier cascade. The first part of the cascade was that the 5 units would be offered to a register provider. If the register provider did not want the units, it would go to the next cascade for discount market housing and also a commuted sum of £100,000.

He confirmed that the Development Control Committee considered a report on 9 December 2020 seeking an amendment to a resolution to approve planning permission for a development at 42-46 New Road, Tadley for 42 retirement apartments, a retail unit and 5 flats. At the meeting on 9 December 2020 Members determined to decline the request to amend the resolution. Since that time circumstances have changed and this report is therefore brought back for the

Committee to consider an alternative amendment to the original resolution.

Discussions have subsequently continued with the applicant (partially delayed due to COVID) and the applicant sought a third option of an entirely off-site financial contribution of £202,326 prior to the occupation of the market units if the other two options were first proven unachievable. The applicant considered that this position had been made clear to the case officer prior to the November 2019 committee but this did not form part of that committee report.

On 9 December 2020 the Development Control Committee declined the third option of an entirely off-site contribution being included as a final part of the cascade arrangement. In doing so Members expressed concerns including regarding the ability to identify affordable housing schemes in the Tadley area where the total contribution could be spent given the restrictions on development associated with the Detailed Emergency Planning Zone (DEPZ).

Accordingly the position reverted back to the original resolution of the November 2019 Development Control Committee, which was to grant planning permission subject to the signing of a section 106 Agreement. As with all such resolutions these are worded such that if a section 106 Agreement cannot be completed officers are delegated to refuse the application on those grounds.

Following 9 December 2020 Development Control Committee meeting the applicant's agent confirmed in writing that the applicant would not complete a Section 106 Agreement without a third option of the cascade as it would potentially result in the market elements of the scheme being left unoccupied in the event of the other options not being fulfilled. Instead the intention to appeal a refusal of the planning permission was expressed. Given the narrowness of the issue that would form a reason for refusal (in essence this single point on the options of how the affordable housing provision would be secured), the resolution to grant planning permission and the council's current position in relation to not being able to demonstrate a 5 year housing land supply, officers have sought to engage as to whether there could be an alternative third option.

The Committee discussed the proposed amendment to section 106 clauses at length.

Some concern was expressed that the proposed third option meant the developer would not have to provide on-site affordable rented accommodation. It was however highlighted that the on-site provision of affordable rented was not in the approved resolution so it would not be possible to refuse on the grounds of rented accommodation.

Some Members thought it would provide an inappropriate mix of affordable housing.

It was suggested that the developer should seek a variation to the agreement if and when the developer could not fulfil the first and second options on the 5 units of affordable housing.

Some Members thought the third option could potentially let a buy to let landlord

take advantage of the 80% discount market dwellings on the open market and let the property at full market rent.

In Conclusion, some Members supported the amendment and acknowledged the implication of refusing the amended resolution to include the third option, would result in the refusal of planning permission for the whole development and therefore the potential of an appeal situation and the subsequent cost implications if lost. However the majority of Members were not satisfied with the proposal due to the various concerns previously expressed.

RESOLVED that: the Amendment to section 106 clauses was declined.

76/20 **Applications for planning permission and public participation thereon**

The following Public Participation took place:

<u>Interest</u>	<u>Name</u>	<u>Item no./Topic</u>
Parish Councillor	Ms Titcomb	Item 1 – 19/02956/FUL
Objector	Mr Crerar	Item 1 – 19/02956/FUL
Objector	Mr Bell	Item 1 – 19/02956/FUL
Objector	Mr Brunsdon	Item 1 – 19/02956/FUL
Support	Ms Turvey	Item 1 – 19/02956/FUL
Support	Ms Byrne	Item 1 – 19/02956/FUL
Councillor	Sanders	Item 1 – 19/02956/FUL
Support	Mr Cottrell	Item 2 – 19/02329/FUL
Support	Mr Cottrell	Item 3 – 19/03082/FUL
Support	Mr Cooper	Item 5 – 20/01558/HSE
Councillor	Tilbury	Item 5 – 20/01558/HSE
Support	Mr Cobbold	Item 6 – 20/01797/OUT
Support	Mr Griffin	Item 7 – 20/02065/FUL

1. Application – 19/02956/FUL: Demolition of existing farmhouse and erection of mixed use building comprising of Farm Shop, Bakery, Gift Shop and Plant Nursery (A1), Cafe/Restaurant (A3) and lecture/educational space (D1). Demolition of existing barn and erection of 1 no. 2 bed dwelling for agricultural workers. Re cladding of 2 no. existing barns, and associated car parking and landscaping. Site: Land at Sungrove Farm Abbey Wells Road East End Newbury

The Committee considered the report set out on pages 55 to 113 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application and said that the officer report provided was well-constructed and detailed.

It was generally thought that it was a small scale development and the proposal

would improve the existing site and any impacts would be minimal.

They also stated it was important to support local communities and employment in the rural areas and that the Area of National Outstanding Beauty (ANOB) should embrace the rural economy.

Some concern was expressed to the delivery times to the mixed-use building and the Committee requested that condition 32 be amended to include not after 7pm on Friday and Saturday.

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

Reasons for Approval

- 1 The development would have an acceptable design and impact on the local landscape and would not result in significant impacts on the character or visual qualities of the North Wessex Downs Area of Outstanding Natural Beauty. As such the proposal complies with the National Planning Policy Framework (February 2019), Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029, the Landscape, Biodiversity and Trees Supplementary Planning Document (2018) and the North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024.
- 2 The proposal would not result in any significant harm to existing trees of amenity value and as such the proposal accords with the National Planning Policy Framework (February 2019), Policy EM1 of the Basingstoke and Deane Local Plan (2011-2029) and the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).
- 3 The proposal would conserve the biodiversity value and nature conservation interests of the site and as such the proposal would comply with the National Planning Policy Framework (February 2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).
- 4 The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, or overbearing impacts to existing neighbouring properties, and as such would comply with the National Planning Policy Framework (February 2019), Policy EM10 of the Basingstoke and Deane Local Plan (2011-2029) and the Design and Sustainability Supplementary Planning Document (2018).
- 5 The proposed development would provide a safe and suitable access and adequate parking provision in accordance with highway requirements, and as such would accord with the National Planning Policy Framework (February 2019), Policies CN9 and EM10 of the Basingstoke and Deane Local Plan (2011-2029) and the Parking Supplementary Planning Document (2018).
- 6 Adequate drainage (foul and surface water) can be provided for the

development through planning conditions, and can be adequately controlled through other legislation, so as to ensure that there would be no risk to property or the environment. The proposal accords with the National Planning Policy Framework (February 2019) and Policy CN6 of the Basingstoke and Deane Local Plan 2011-2029.

- 7 The development would not result in an adverse increase in the risk of flooding and as such the proposal would comply with the National Planning Policy Framework (2019) and Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.
- 8 The proposed development would respect the setting of designated heritage assets and as such complies with the National Planning Policy Framework (2019), Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029 and the Heritage Supplementary Planning Document (2019).
- 9 The proposal would enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural enterprise and as such the proposal accords with the National Planning Policy Framework (February 2019) and Policy EP4 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 - drawing no PP3

Site Plan - drawing no 6 C

Proposed Floor Plan - drawing no 260-002

Proposed Elevations - drawing no 260-003 Rev A

Proposed Plan - Livestock Barn - drawing no 260-004

Proposed Roof Plan - Livestock Barn - drawing no 260-004B

Proposed Elevations - Livestock Barn (1/2) - drawing no 260-005

Proposed Elevations - Livestock Barn (2/2) - drawing no 260-006

Proposed Plan - Horticulture Barn - drawing no 260-007

Proposed Roof Plan - Horticulture Barn - drawing no 260-007B

Proposed Elevations - Horticulture Barn (1/2) - drawing no 260-008

Proposed Elevations - Horticulture Barn (1/2) - drawing no 260-009

Replacement Accommodation Elevations - drawing no 260-013A

Replacement Accommodation Plans - drawing no 260-012 Rev A

Proposed Acoustic Screen - received 02 September 2020

Landscape Masterplan - drawing no 3 Rev K

Landscape Context - drawing no 4 D

External Lighting Plan - drawing no 5 Rev D.

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 or other operations (including demolition, site preparation or groundworks) shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison;
- Arrangements for liaison with the Council's Environmental Protection Team;
- All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 0730 Hours and 18 00 Hours on Mondays to Fridays and 08 00 and 13 00 Hours on Saturdays and; at no time on Sundays and Bank Holidays;
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above
- Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours;
- Control measures for dust and other air-borne pollutants;
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- The development shall be carried out in accordance with the approved details.

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.

- 4 No development or other operations (including demolition, site preparation or groundworks) shall commence on site until a Construction Method Statement 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:

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

- the parking and turning of vehicles of site operatives and visitors off carriageway (all to be established within one week of the commencement of construction works (including ground works) pursuant to the development hereby approved);
- loading and unloading of plant and materials away from the maintainable public highway;
- storage of plant and materials used in constructing the development away from the maintainable public highway;
- wheel washing facilities or an explanation why they are not necessary;
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- measures to control the emission of dust and dirt during construction;
- a scheme for recycling and disposing of waste resulting from construction work; and 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 (06.30 to 09.30) and PM peak (16.00 to 18.30) periods.
- 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: In the absence of details being provided to accompany the planning application, details are required 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.

- 5 No development or other operations (including demolition, site preparation or groundworks) shall commence on site until an Arboricultural Method Statement, prepared in accordance with the BS5837 "Trees in Relation to Design, Demolition and Construction" (2012) has been submitted to and approved in writing by the Local Planning Authority. The statement shall outline how the trees to be retained will be protected during the development and shall include a tree protection plan along with specifications for all operations within the root protection area of retained trees. No development or other operations shall take place other than in complete accordance with the approved Arboricultural Method Statement.

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

- 6 No development or other operations (including demolition, site preparation or groundworks) shall commence on site until a plan showing the location of all existing and proposed utility services has been submitted to and approved in writing by the Local Planning Authority. This shall include gas, electricity,

communications, water and drainage. No development or other operations shall take place other than in complete accordance with the utility services plan.

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 and Policy EM1 of the Basingstoke and Deane Local Plan 2011- 2029.

- 7 No development above ground floor slab level shall commence on site until a Tree Planting Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the position, species and size of all new trees proposed for the development and shall include a plan to show all services and other infrastructure within the influence zone of the trees as they mature. The plan shall also include specific tree planting details, including tree pits to demonstrate that the underground soil volume and watering can be achieved to support the tree to healthy maturity. Details of protection of young trees to reduce the likelihood of breakage/vandalism to acceptable levels shall be provided. The development shall be carried out in accordance with the approved Tree Planting Plan.

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

- 8 No development (excluding demolition and site clearance) shall commence on site until a detailed surface water drainage scheme for the site, based on the principles within the 'Proposed Drainage Strategy Layout; Project No: 0113; Drawing No: 003; Revision: P2' has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
- a) An investigation of the condition of the existing ditches together with details of any required improvements to be carried out before any connection is made.
 - b) Confirmation on how impacts of high groundwater will be managed in the design of the proposed drainage system to ensure that storage capacity is not lost, and structural integrity is maintained.
- The development shall be carried out and thereafter maintained in accordance with the approved details.

REASON: To ensure that sustainable drainage systems are used to prevent flooding in accordance with the National Planning Policy Framework and Policy EM7 of the Basingstoke and Deane Local Plan 2011- 2029.

- 9 The mixed-use building hereby approved shall not be occupied or the use commence until a maintenance and management plan for the surface water drainage system, including a plan illustrating the organisations responsible for each element has 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 approved details.

REASON: Details are required to ensure that surface water run-off is managed in perpetuity to prevent flooding in accordance with the National Planning Policy Framework and Policy EM7 of the Basingstoke and Deane Local Plan 2011- 2029.

10 No development (except demolition of the existing buildings and removal of the hardstanding and any underground infrastructure) shall take place on site 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 Contamination Land Guidance at: <https://www.gov.uk/contaminated-land>. The development shall proceed in accordance with the approved details and any remediation scheme.

REASON: Details are required 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 replacement dwelling and the mixed-use building 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 10(c) that any remediation scheme required and approved under the provisions of condition 10(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 10(c), unless otherwise agreed in writing by the Local Planning Authority.

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

- 12 No development above ground floor slab level shall take place on site until a Biodiversity Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Management Plan shall provide the following:

- Details of the habitats/conservation features to be retained/created/enhanced;
- The methodology to be used to create the habitat/features;
- Details of the long-term management proposed for the establishment and maintenance of the habitat/nature conservation feature;
- Future Ecological Monitoring of the Habitat.

The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: In the absence of being submitted to accompany the application, details are required to secure the protection of species protected under The Conservation of Habitats and Species Regulations 2017 and The Wildlife and Countryside Act 1981 and in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

- 13 The development shall be carried out in accordance with the recommendations and procedures contained within the following:
- Chapter 4 "Evaluation and Recommendations" of the Great Crested Newt Survey by HDA dated September 2019.
 - Chapter 5 "Recommendations" of the Bat Survey Report by HDA dated September 2019.
 - Chapter 5 Recommendations" of the Dormouse Survey Report by HDA

- dated December 2019.
- Chapter 5 Recommendations" of the Reptile Survey Report by HDA dated September 2019.

REASON: In order to undertake a precautionary approach to site clearance, to provide mitigation and enhancements for protected species and ensure the delivery of measurable net gains for biodiversity, in accordance with the Conservation of Habitats and Species Regulations 2017, the National Planning Policy Framework and Policy EM4 of the Basingstoke and Deane Local Plan 2011- 2029.

- 14 No development or other operations (including demolition, site preparation or groundworks) shall commence on site until a Reptile Mitigation Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In order to undertake a precautionary approach to vegetation clearance with regard to reptiles prior to works commencing and in order to present enhancements for reptiles, a key species, in accordance with the Conservation of Habitats and Species Regulations 2017, the National Planning Policy Framework and Policy EM4 of the Basingstoke and Deane Local Plan 2011- 2029.

- 15 No development above slab level shall commence on site for each of the differing elements of the development until details of the types and colours of external materials to be used, including colour of mortar and any stains/finishes to the timber cladding, together with samples for each element, 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 above slab level because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with Policies EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 16 Notwithstanding the details submitted, no development shall commence above ground floor slab level of the mixed-use building hereby approved until detailed hard and soft landscaping plans have been submitted to and approved in writing by the Local Planning Authority. The plans shall comprise (but not be limited to):
- Soft landscape details to include planting plans, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/ densities where appropriate.
 - Hard landscape details shall include the design, type, position and scale of hard paving and surfacing.
 - Details of boundary treatments to be erected or planted to include details

of the positions, designs, materials and finishes and/or full planting details with schedules of plants, species, planting sizes and proposed numbers/densities where appropriate.

- A programme of landscape implementation.

The approved hard landscaping and any hard boundary treatments shall be completed before the mixed-use building is first brought into use and shall thereafter be maintained in accordance with the approved details. The approved soft landscaping shall be carried out in accordance with the approved details and implementation programme with the soft landscaping scheme to be carried out in the first planting and seeding seasons following the commencement of the use of the mixed-use building unless otherwise agreed in writing with the Local Planning Authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved.

REASON: In the absence of full details being submitted to accompany the application, details are required to ensure the provision, establishment and maintenance of a high standard of landscape in accordance with the approved landscape masterplan and in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 17 No development shall take place above ground floor slab level of the mixed use building until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscape management and maintenance detailing, as a minimum, an implementation timetable for all landscaping works and a landscape management programme, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas. The development shall be carried out in accordance with the approved details.

REASON: In the absence of being submitted to accompany the application, details are required to ensure that the landscaping is appropriately implemented to allow the successful establishment of planting and is maintained in perpetuity in the interests of the character and appearance of the area and to maintain an enhanced level of biodiversity in accordance with Policies EM1 and EM4 of the Basingstoke and Deane Local Plan 2011-2029.

- 18 The development shall be carried out in accordance with all recommendations outlined in the:
- Air Quality Statement - Revision E
 - Lighting Impact Assessment 1401-DFL-LIA-001 Revision F
 - Noise Impact Assessment - Revision F.

REASON: To ensure that the buildings, structures and plant are adequately sound proofed in the interests of the amenities of the occupants of nearby premises and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 19 The operation of the bakery and the café/restaurant hereby approved shall not commence on site until full details of the arrangements for internal air extraction, odour control, and discharge to atmosphere from cooking operations, including any external ducting and flues has been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in accordance with the approved details and thereafter be maintained in accordance with the manufacturer's instructions and operated at all times when baking and cooking is being carried out.

REASON: In the absence of full details being submitted to accompany the application, details are required to protect the residential amenity of nearby receptors and in accordance with Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

- 20 The rating level of sound emitted from any fixed plant, machinery or deliveries associated with the mixed-use building shall not exceed background sound levels between the hours of 0700-2200 (taken as a 15 minute LA90 at the nearest sound sensitive premises) and shall be no greater than 5dB below the background sound level between 2200-0700 (taken as a 15 minute LA90 at the nearest noise sensitive premises). All measurements shall be made in accordance with the methodology of BS4142: 2014 Methods for rating and assessing industrial and commercial sound and/or its subsequent amendments. Where access to the nearest sound sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound sensitive property. Any deviations from the LA90 time interval stipulated above shall be agreed in writing with the Local Planning Authority.

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

- 21 The mixed-use building hereby approved shall not commence until visibility splays of 2.4m x 36m to the south and 2.4m x 41m to the north of the site access have been provided including the clearance of any structure and vegetation between 1m and 3m above the level of the adjacent carriageway. These splays shall be maintained in accordance with these requirements at all times thereafter.

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

- 22 The mixed-use building hereby approved shall not commence until any gates or other obstruction to the passage of vehicles have been set back a minimum of 12m as measured from the nearside edge of the adjacent highway. Any gates shall remain in this position at all times thereafter.

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

- 23 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 change of use permitted by Classes A, C, D, G, H, J, M, Q, R, S and V of Part 3 of Schedule 2 of the Order shall take place on the application site.

REASON: The change of use permitted by Classes A, C, D, G, H, J, M, Q, R, S and V may not be acceptable to the Local Planning Authority, having regard to the site's location and in accordance with Policies EM1, EM10, EM11, EM12 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 24 The occupation of the replacement dwelling hereby approved shall be limited to a person solely or mainly working, or last working, in the locality in agriculture as defined in Section 336(1) of the Town and Country Planning Act 1990, or a widow or widower of such a person, and to any resident dependants.

REASON: The site is in an area where new dwellings are not normally permitted except where there is an overriding need in the interests of agriculture or forestry in accordance with the advice contained within the National Planning Policy Framework (February 2019) and Policy SS6 of the Basingstoke and Deane Local Plan 2011-2029.

- 25 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 or bank holidays.

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

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

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

- 27 No development above slab level commence on-site until details of a scheme for the storage (prior to disposal) and collection of refuse and recycling, provided within the curtilage of the site, for the dwelling and mixed use building, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before occupation or the approved use commences, whichever is the sooner, and shall be thereafter retained and maintained in accordance with the approved

details.

REASON: Details are required because the details are absent from the application and in the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CN9 and EM10 of the adopted Basingstoke and Deane Local Plan 2011-2029.

- 28 No development above slab level shall commence on site until details of the long and short stay cycle store facilities have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed before the buildings are first occupied and thereafter maintained in accordance with the approved plans.

REASON: Details are required because insufficient information has been submitted with the application in this regard, in the interests of promoting sustainable modes of transport in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 29 The mixed use building shall not open for trade until the proposed car parking facilities have been laid out in accordance with the approved site plan (drawing no 6 C). The car parking provided shall thereafter be kept available at all times for the intended use.

REASON: To ensure the permanent availability of sufficient parking and manoeuvring area within the development in the interests of highway safety and in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

- 30 No development above slab level shall commence on site pursuant to the replacement dwelling until a Construction Statement detailing how the replacement dwelling shall meet a water efficiency standard of 110 litres or less per person per day 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.

- 31 The mixed-use building shall not open for trade before 08:00 hours or remain open after 19:00 hours on Mondays to Thursdays, and 08:00 hours to 21:00 hours on Fridays; and 09:00 hours to 21:00 hours on Saturdays; and 10:00 hours to 16:00 hours on Sundays. The external terrace shall not open before 08:00 hours or remain open after 19:00 hours on any day.

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.

- 32 No deliveries to the mixed-use building shall take place before 07:00 hours or after 19:00 hours Monday to Saturday. There shall be no deliveries on a Sunday.

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.

- 33 The mixed use building shall not open for trade until a Delivery and Service Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall detail how deliveries to the site and the servicing of the mixed use building (e.g. routing, timings and vehicle sizes) would be managed to minimise as far as reasonably practicable the impact of the delivery and servicing activities. The approved Delivery and Service Management Plan shall be fully implemented prior to the commencement of the use and shall thereafter be carried out and retained in accordance with the approved details.

REASON: In the absence of full details being provided, details are required in order to ensure that the servicing of the site will operate without adverse interference to the highway network and would minimise noise impacts in accordance with Policies CN9, EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.

Informative(s):-

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

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

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

Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

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

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

In this instance:

- the applicant was updated of any issues after the initial site visit;
- was provided with pre-application advice.

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

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

4. Clearance of onsite vegetation should ideally be undertaken outside of bird nesting season (March to August) inclusive. However due to other ecological constraints on site posed by other protected species this may not be possible. In such a situation areas should first be checked by a suitably qualified ecologist and should evidence of nesting be found then works should cease in that area until nesting has finished and fledglings have left the nest.

5. The applicant is advised to HCC website http://www3.hants.gov.uk/flooding/Hampshire_flooding/drainagesystems.htm for further information on recommended surface water drainage techniques.

6. Before undertaking any work which affects a public highway you must obtain specific written approval from the Director of Economy, Transport and Environment at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access (es) or other works on or to the public highway such as clearance of vegetation and removing of frontage walls. For further information, please contact highways.development.control@hants.gov.uk.
7. Basingstoke and Deane Borough Council encourages all contractors to be 'Considerate Contractors' when working in the Borough by being aware of the needs of neighbours and the environment.
8. The applicant is advised 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.
9. 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.

2. Application – 19/02329/FUL: Erection of 1 no. dwelling, detached garage and new access and extension of garden to existing dwelling Site: Land Adjacent Elangeni Baughurst Road Baughurst Tadley

The Committee considered the report set out on pages 114 to 139 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 believed it would fit in nicely with the street scene and have no detrimental impact.

Some Members did not agree with the suggestion of potential loss of the strategic gap between Baughurst and Tadley by the Parish Council.

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

Reasons for Approval

- 1 The proposal would not result in the erection of a dwelling in an isolated location within the countryside and the proposal is considered to represent a sustainable form of development. The proposal is therefore in accordance with the National Planning Policy Framework (February 2019) and Policies

SD1 and SS6 of the Basingstoke and Deane Local Plan 2011-2029.

- 2 The proposed dwelling would be of an appropriate design and siting, would relate to surrounding development and would not result in significant impacts on the local landscape character or scenic quality of the area. As such the proposal complies with Section 15 of the National Planning Policy Framework (February 2019), Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Design and Sustainability Supplementary Planning Document (2018).
- 3 The development would not cause an adverse impact on highway safety, subject to the submission of suitable visibility details, and adequate parking would be provided to serve the development. As such the proposal would comply with the National Planning Policy Framework (February 2019), Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Parking Supplementary Planning Document (2018).
- 4 The 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 Policies EM10 and EM12 of the Basingstoke and Deane Local Plan 2011-2029.
- 5 The proposed development would not cause any adverse impacts on biodiversity and as such the proposal is considered to be in accordance with the National Planning Policy Framework (February 2019). Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and the Landscape, Biodiversity and Trees Supplementary Planning Document (December 2018).
- 6 The site is located within proximity to the Atomic Weapons Establishment of Aldermaston and Burghclere. The proposed development can provide a means to ensure that the needs of the inhabitants of the development can be accommodated in the event of an emergency and as such the development would accord with the National Planning Policy Framework (February 2019) and Policy SS7 of the Basingstoke and Deane Local Plan 2011-2029.
- 7 The proposed development would not result in any adverse impacts to flooding within Flood Zone 1 and the Basingstoke Critical Drainage Area due to the scale of development. As such, the proposal complies with the National Planning Policy Framework (February 2019) and Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

subject to the following conditions and informatives:-

Conditions

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

Site Location Plan and Block Plan - drawing no, AB_01 rev E
Proposed Elevations - drawing no. AB_02 rev A

Proposed Floor Plans - drawing no. AB_03 rev A
Garage Plans - drawing no. AB_04 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 above ground floor slab level shall commence on site until a schedule of materials and finishes to be used for the external walls and roofs of the proposed development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with 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, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

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

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

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

- 6 The development hereby approved shall not be occupied 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.

- 7 The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until the properties have provision within each curtilage for refuse and recycling storage (prior to disposal) with a collection point not more than 15 metres carrying distance from a highway which is a carriageway, the surface materials from the carriageway to the waste container collection point shall be smooth and shall not hinder the movement of waste containers to the collection vehicle, have been provided for 1 number 240ltr refuse Wheelie bin, 1 number 240ltr recycling Wheelie bin and 1 number glass recycling box, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029.

- 8 The development hereby permitted shall not be occupied until the property has provision within its curtilage for secure cycle parking facilities for 2 long and 1 short stay places. The cycle storage shall thereafter be retained and maintained in perpetuity.

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

- 9 Prior to occupation of the dwelling hereby approved the proposed onsite vehicular parking and turning area shall be provided in accordance with the approved Site Location Plan and Block Plan (drawing no, AB_01 rev E). Thereafter, these areas shall be permanently retained and used for vehicular parking (for the avoidance of doubt this includes spaces within garages).

REASON: In order to provide a suitable and convenient on-site movement layout with adequate parking facilities in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011 to 2029.

- 10 No development shall take place on site above slab level until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping which shall specify species, planting sizes, spacing, numbers of trees/shrubs to be planted (including replacement trees where appropriate), the boundary treatments and any hard surfaces to be used. 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 above slab level 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 EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 11 The development hereby approved shall be carried out in accordance with the recommendations and procedures contained within Chapter 3.2 and Illustrated in Figure 3 of the Biodiversity Impact Calculation by The Ecology Co-op dated 8/1/2020. These described measurable net gains for biodiversity are to be retained throughout the lifetime of the development.

REASON: In order to deliver measurable net gains for biodiversity in line with Section 15 of the National Planning Policy Framework (2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029, The Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017.

- 12 The development shall not commence above slab level until a plan of artificial nest/roost boxes to be introduced into the scheme as described within Chapter 5 Opportunities for Enhancement of the Ecological Assessment Revision A by The Ecology Co-op dated 8/1/2020 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in perpetuity in accordance with the approved details.

REASON: In order to achieve ecological enhancements for key species in line with Section 15 of the National Planning Policy Framework (2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029, The Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017.

- 13 The development hereby approved shall be carried out in accordance with the recommendations and procedures contained with precautionary mitigation measures for bats, nesting birds, dormice, great crested newts, reptiles and hedgehogs listed under Chapter 4 Impact Appraisal of the Ecological Assessment Revision A by The Ecology Co-op dated 8 January 2020.

REASON: In order to effect protection mitigation for species in line with Section 15 of the National Planning Policy Framework (2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029, The Wildlife and

Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017.

- 14 Any gates or other obstruction to the passage of vehicles shall be provided at a minimum of 6m measured from the nearside edge of carriageway of Baughurst Road within the application site. This length of access shall be surfaced in a non-migratory material prior to first occupation and maintained in this condition thereafter.

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

- 15 No development shall take place on site until details of the surface water drainage system has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained thereafter 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 and to ensure adequate provision has been taken in regards to surface water flooding given the location of the site within an Upstream Critical Drainage area and in accordance with Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

Informative(s):-

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

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

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

In this instance:

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

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

3. The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application>. For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency>.
4. 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.
5. This planning permission does not authorise the undertaking of any workings within the highway (carriageway, footway or verge). A license/permit should be obtained from Hampshire County Council at Hampshire County Council Highways, Jacobs Gutter Lane, Totton, Southampton, Hampshire SO40 9TQ. Email: roads@hants.gov.uk or by the website at www.hants.gov.uk/highways.
6. If during development works any contamination of the land is encountered or suspected then this shall be fully assessed in accordance with the Contaminated Land Guidance for Developers. The developer must contact the Local Planning Authority as soon as possible and any action should be agreed in writing by the Local Planning Authority.
7. Any gates to be installed to the front of the site above 1m in height will require

a planning application to be submitted and considered by the Local Planning Authority.

3. Application –19/03082/FUL: Erection of 1 no. dwelling and associated parking and garage. Site: Land At OS Ref 460965 158882 Aldermaston Road Pamber End Hampshire

The Committee considered the report set out on pages 140 to 165 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.

It was highlighted that there was a good provision of public transport due to a regular bus service on the A340.

The Committee asked for a condition to be included for obscured glass for the bathroom window.

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

Reasons for Approval

- 1 The proposal would not result in the erection of one dwelling in an isolated location within the countryside and the proposal is considered to represent a sustainable form of development. The proposal is therefore in accordance with the National Planning Policy Framework (February 2019) and Policies SD1 and SS6 of the Basingstoke and Deane Local Plan 2011-2029.
- 2 The proposed dwelling, given its design and siting, would relate to surrounding development and would not result in significant impacts on the local landscape character or scenic quality of the area. As such the proposal complies with the National Planning Policy Framework (February 2019), Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029, and the Design and Sustainability Supplementary Planning Document (July 2018).
- 3 The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, overbearing or noise and disturbance impacts to neighbouring properties and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 4 The proposed development would provide safe access and adequate parking provision in accordance with highway requirements, and as such would accord with the National Planning Policy Framework (February 2019), Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Parking Supplementary Planning Document (2018).
- 5 Adequate drainage (surface water) can be provided for the development and

can be adequately controlled through planning conditions and other legislation to ensure that there would be no risk to property or the environment. The proposal accords with the National Planning Policy Framework (2019) and Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

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

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 Proposed Site Plan - drawing no AB_01 Rev C
Proposed Elevations - drawing no AB_05 Rev A
Proposed Plans - drawing no AB_06 Rev A
Proposed Garage - drawing no AB_07 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 above ground floor slab level shall commence on site until a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

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

- 4 Prior to commencement of the landscaping works a scheme of soft landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate) shall be submitted to and approved in writing by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful

establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before commencement of the landscaping works. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASON: Details are required 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 Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 5 No hard landscaping works shall commence on site until details of the materials to be used for hard and paved surfacing have been submitted to and approved in writing by the Local Planning Authority. The approved surfacing shall be completed before the adjoining buildings are first occupied and thereafter maintained.

REASON: Further details are required 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 Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 6 Prior to installation a plan indicating the positions, design, materials and type of screen walls/fences/gates/hedges to be erected or planted, shall be submitted to and approved in writing by the Local Planning Authority. The approved screens/walls/fences/hedges shall be erected or planted before the dwelling hereby approved is first occupied and shall subsequently be maintained as approved. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 Prior to occupation of the dwelling hereby approved the proposed onsite vehicular parking for at least 4 vehicles and turning areas shall be provided in accordance with the approved Site Plan (drawing ref: AB_01 Rev C). Thereafter, these areas shall be permanently retained and used for vehicular parking (for the avoidance of doubt this includes spaces within garages).

REASON: In order to provide a suitable and convenient on-site movement layout with adequate parking facilities in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011 to 2029.

- 8 The development hereby permitted shall not be occupied until the property has provision within its curtilage for refuse and recycling storage (prior to disposal). The surface materials from the carriageway to the waste container

collection point shall be smooth and shall not hinder the movement of waste containers to the collection vehicle, have been provided for 1 number 240ltr refuse Wheelie bin, 1 number 240ltr recycling Wheelie bin and 1 number glass recycling box, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029.

- 9 Prior to occupation of the dwelling hereby approved cycle storage, including space for the long term storage of at least 2 bicycles shall be provided within the curtilage of the property. The cycle storage shall be thereafter retained.

REASON: To ensure adequate cycle provision and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029.

- 10 No development shall commence until a Biodiversity Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Management Plan shall, as a minimum, provide:

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

The Biodiversity Management Plan shall be informed by the submitted biodiversity metric (Biodiversity Impact Calculation provided by the Ecology Co-op ref: P3484 dated 20/10/2020) and be representative of those depicted on the provided plan depicting the measures described in the biodiversity metric. The development shall be carried out and retained in accordance with the approved details.

REASON: In the absence of being provided within the planning submission, details are required in order to deliver biodiversity net gains for biodiversity in accordance with the National Planning Policy Framework (2019), Policy EM4 of Basingstoke and Deane Local Plan 2011-2029 and Principle B7 of the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).

- 11 The development hereby approved shall be carried out in strict accordance with the recommendations and procedures contained within Chapters 4 and 5 of the submitted Ecological Assessment by the Ecology Co-op dated 20/10/2020.

REASON: In order to avoid impacts on reptiles, bats and nesting birds in line with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

- 12 Prior to the installation of any external lighting, a bat sensitive external lighting scheme in line the Guidance note 8 Bats and Artificial Lighting by the Institute of Lighting Professionals and the Bat Conservation Trust should be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the approved details.

REASON: In order to prevent adverse impacts on foraging bats and possible dormice populations to meet with derogation test 3 of the Conservation of Habitats and Species Regulations 2017 and in accordance with Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029.

- 13 The development hereby approved shall be carried out in strict accordance with the submitted Tree Protection Plan (drawing ref: 8614106/18/2020 TPP dated 17/06/2020) and the Arboricultural Impact Assessment and Method Statement prepared by Harrison Arboriculture (document ref: 8614106/18/2020 dated 18/06/2020).

REASON: To ensure that reasonable measures are taken to safeguard protected/important landscape trees in the interests of the local amenities and the enhancement of the development itself, in accordance with Policies EM1, EM10 and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

- 14 The development hereby approved shall be carried out in strict accordance with the proposed drainage mitigation measures and SuDS systems as set out within chapters 7 and 8 of the submitted Flood Risk Assessment (FRA) and Sustainable Urban Drainage Systems (SuDS) report prepared by UK Flood Risk Flood Risk Consultants (document ref: QFRA 1735 Version 1 Dated 18/08/2020) and thereafter maintained in accordance with the Management and Maintenance Plans contained therein.

REASON: To ensure adequate provision has been taken in regards to surface water flooding and in accordance Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

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

REASON: In the absence of such details being provided within the planning submission, details are required to ensure that the development delivers a level of sustainable water use in accordance with Policy EM9 of the

- Basingstoke and Deane Local Plan 2011-2029.
- 16 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays.

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

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

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

- 18 The windows at first floor level on the northwest and southeast elevations of the proposed dwelling serving the bathroom and en-suite shall be glazed with obscured glass, to at least the equivalent of Pilkington level 4 standard. The window and glazing shall be installed prior to occupation

REASON: To protect the privacy of the adjacent properties and to prevent overlooking, 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 paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

seeking further information following receipt of the application;

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

considering the imposition of conditions and or the completion of a s.106 legal agreement (in accordance with paragraphs 54-57).

In this instance:

the applicant was updated of any issues after the initial site visit;

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

3. The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application>. For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency>.
4. The applicant is advised that this permission is only pursuant to the Town and Country Planning Act 1990 and is advised to contact the Planning and Development Manager with regard to the necessary consents applicable under the Building Regulations.
5. If this development will result in new postal addresses or changes in addresses, please contact the council's Street Naming and Numbering team on 01256 845539 or email shirley.brewer@basingstoke.gov.uk to commence the process. Details can be found on the council's website.

6. The applicant is advised that where discharges are proposed to a public sewer, prior approval from Thames Water Developer Services will be required with further information available at <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>.
7. If during development works any contamination of the land is encountered or suspected then this shall be fully assessed in accordance with the Contaminated Land Guidance for Developers. The developer must contact the Local Planning Authority as soon as possible and any action should be agreed in writing by the Local Planning Authority.
8. The development site has an overhead powerline crossing the site. The applicant is advised to contact Scottish and Southern Electricity Network to ensure that appropriate safety precautions are adopted for new development in proximity to these live overhead lines. Contact can be made at GE@ssen.co.uk or on 0800 0483516.

4. Application – 20/01418/PIP: Application for Permission in Principle for residential development of a minimum of 1 no. dwelling and a maximum of 2 no. dwellings Site: Land at Griffons Court Mount Close Highclere Hampshire

The Committee considered the report set out on pages 166 to 183 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 permission in principle which resulted in mixed views.

Some Members agreed with the landscape officer's comment in the report that the proposal would result in an "unacceptable adverse impact on landscape features". Concern was also expressed that the site included a number of trees which would need to be removed to accommodate the development.

Various Members highlighted that it was an established built up area with a low density and were therefore satisfied that the site could accommodate the proposal.

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

Reasons for Approval

- 1 The location, land use and amount of development is considered to be acceptable and as the Council cannot currently demonstrate a 5 year Housing Land Supply. The proposal is considered to be in accordance with Paragraph 11 of the National Planning Policy Framework (2019).

subject to the following informatives:-

Informative(s):-

1. This permission in principle (PIP) shall cease to have effect three years after the date of this Decision Notice. The Technical Details Consent (TDC) relating to the proposed development must be granted prior to the expiration of the PIP.
2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-
 - seeking amendments to the proposed development following receipt of the application;

In this instance:

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

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. Basingstoke and Deane Borough Council implemented its Community Infrastructure Levy (CIL) on the 25th June 2018. The required forms have been submitted for CIL contributions to be calculated if applicable. From these forms, it would appear that the development would not be exempt from any CIL payments. CIL will apply to the development consented through the permission in principle route if a TDC has been granted. Charges will become due from the date that a chargeable development is commenced.
4. The Local Planning Authority would recommend early pre-application discussion on the Technical Details Consent (TDC).
5. The Technical Details Consent (TDC) Key Development considerations that are required are as follows:
 - A Design and Access Statement which addresses how any proposed development would:
 - i) Respect the established pattern and character of surrounding development; and
 - ii) Ensure that an acceptable level of residential amenity would be available to the occupants of the dwelling and neighbouring properties in terms of amenity space, privacy, outlook and levels of natural light, in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan (2011-2029), Design and Sustainability Supplementary Planning Document 2018 and guidance within the National Planning Policy Framework (February 2019).
 - A Tree Survey, an Arboricultural Impact Assessment, and an Arboricultural Method Statement, in accordance with BS5837: 2012 "Trees in Relation to Design, Demolition and Construction", in accordance with Policy EM1 of the Basingstoke and Deane Local Plan (2011-2029),

and guidance within the National Planning Policy Framework (February 2019).

- A Preliminary Ecological Assessment, a DEFRA biodiversity metric and an associated plan relating any key habitat features and requirements for avoidance/mitigation or compensation in accordance with Policy EM4 of the Basingstoke and Deane Local Plan (2011-2029), Landscape and Biodiversity Supplementary Planning Document 2018 and guidance within the National Planning Policy Framework (February 2019).
- A surface water drainage scheme in accordance with Policy EM7 of the Basingstoke and Deane Local Plan (2011-2029), and guidance within the National Planning Policy Framework (February 2019).
- New homes are required to meet a water efficiency standard of 110 litres per person per day, in accordance with Policy EM9 of the Basingstoke and Deane Local Plan (2011-2029), and guidance within the National Planning Policy Framework (February 2019).
- A site plan which displays the proposed access points and demonstrates suitable levels of intervisibility can be provided from the site access, both for vehicles and pedestrians. The proposed site plan should also display any pedestrian routes within the site, display the proposed parking layout and provision for cycle parking and provide details for electric vehicle charging in accordance with Policies EM10 and CN9 of the Basingstoke and Deane Local Plan (2011-2029), guidance within the National Planning Policy Framework (February 2019) and Parking Standards Supplementary Planning Document (2018).
- A statement of how the development will be of a high quality of sustainable design which includes reference to how the layout, design and construction of the development will involve the efficient use of natural resources through reducing resource requirements in terms of energy demands and water use; the consideration of opportunities for renewable and low carbon energy technologies; the use of passive solar design to maximise the use of the sun's energy for heating and facilitate sustainable cooling of buildings; and the mitigation of flooding, pollution and overheating in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029, the Design and Sustainability Supplementary Planning Document (2018) and the National Planning Policy.

5. Application – 20/01558/HSE: Erection of first floor extension over existing bungalow to create first floor living accommodation. Alteration to fenestrations, new front porch canopy and construction of raised decking to the rear. Site: Lee Cedars Winchester Street Overton RG25 3NB

The Committee considered the report set out on pages 184 to 197 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 development would be of an appropriate design and would relate to the street scene and character of the area and as such complies with the National Planning Policy Framework (February 2019), Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029 and Section 11 of the Design and Sustainability Supplementary Planning Document (2018).
- 2 The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, overbearing or noise and disturbance impacts to the occupiers of neighbouring properties and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
- 3 The proposed development would provide adequate parking provision in accordance with highway requirements and would not detrimentally affect highway safety. As such the development would accord with the National Planning Policy Framework (February 2019), Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Parking Supplementary Planning Document (2018).
- 4 The proposed development would not cause any adverse impact on biodiversity and as such the proposal is considered to be in accordance with the National Planning Policy Framework (February 2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and the Landscape, Biodiversity and Trees Supplementary Planning Document (December 2018).

subject to the following conditions and informatives:-

Conditions

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

Location Plan (drawing no. MiCo 32/101)
Block Plan (drawing no. MiCo 32/102A)
Roof Plan and Section (drawing no. MiCo 32/120A)
Proposed Elevations (drawing no. MiCo 32/131C)
Proposed Floor Plans (drawing no. MiCo 32/111C)

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 above slab level until details of the types and colours of external materials to be used, including details of the screens for the raised decking area, 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 above slab level 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 The 1.8m and 1.2m high screens on the elevations of the proposed raised decking area, as shown on the approved plans, shall be installed prior to occupation of the development and shall be permanently maintained in that condition.

REASON: To protect the privacy of the adjacent properties and to prevent overlooking, 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 paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-

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

In this instance:

the applicant was updated of any issues after the initial site visit.

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

3. The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application>. For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency>.
4. If at any time during the proposed works bats, or signs of bats, are found then all works must stop and advice should be sought from Natural England before any further work on the buildings proceeds. All bats and their roost sites are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017 from disturbance and harm.

6. Application – 20/01797/OUT: Outline application for the erection of 1 no. dwelling including access and layout Site: Cottage Farm New Road Pamber Green RG26 3AG

The Committee considered the report set out on pages 198 to 221 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee discussed the proposed application and the only issue raised was surface water runoff. Members requested an informative be included to seek a

solution to secure attenuation on the site.

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

Reasons for Approval

- 1 The application would not result in the erection of a single dwelling in an isolated location within the countryside and the proposal is considered to represent a sustainable form of development. The proposal is therefore in accordance with the National Planning Policy Framework (February 2019) and Policy SD1 of the Basingstoke and Deane Local Plan 2011-2029.
- 2 The principle of a dwelling in this location would relate to surrounding development and would not result in significant impacts on the local landscape character or scenic quality of the area subject to an appropriately designed dwelling and its siting within the site. As such the proposal complies with the National Planning Policy Framework (February 2019), Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Design and Sustainability Supplementary Planning Document (July 2018).
- 3 The development would not cause an adverse impact on highway safety, subject to the submission of visibility details, and adequate parking would be provided to serve the development and as such the proposal complies with the National Planning Policy Framework (February 2019), Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Parking Supplementary Planning Document (2018).
- 4 The proposed development would not cause any adverse impact on biodiversity and as such the proposal is considered to be in accordance with the National Planning Policy Framework (February 2019), Policy EM4 of the Basingstoke and Deane Local Plan 2011-2029 and the Landscape, Biodiversity and Trees Supplementary Planning Document (December 2018).

subject to the following conditions and informatives:-

Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan - Drawing No. 001 Rev PL01
 - Proposed Site Plan - Drawing No. 010 Rev PL07

For the avoidance of doubt the approval of drawing number 010 Rev PL07 relates only to the provision of the access from the public highway and layout and no other development as shown is approved by virtue of this permission.

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

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

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

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

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

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

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

- 5 No development above ground slab level shall commence until details of the types and colours of external materials and finishes to be used, including colour of mortar, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved.

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

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

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

- existing boundary hedgerow.
- An implementation programme.

The development shall be carried out and thereafter maintained in accordance with the details so approved. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved.

REASON: To ensure the provision, establishment and maintenance of a high standard of landscape in accordance with Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Landscape, Biodiversity and Trees Supplementary Planning Document (2018).

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

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

- 8 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.

- 9 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.

- 10 The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until the property has provision within its curtilage for refuse and recycling storage (prior to disposal), the surface materials from the carriageway to the waste container collection point shall be

smooth and shall not hinder the movement of waste containers to the collection vehicle and shall make space to provide 1 number 240ltr refuse Wheelie bin, 1 number 240ltr recycling Wheelie bin and 1 number glass recycling box, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029.

- 11 The development hereby permitted shall not be occupied or the residential use commence, whichever is the sooner, until the property has provision within its curtilage for turning (enter, turn and leave in a forward gear), manoeuvring, loading and unloading of vehicles and the parking of vehicles, together with unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrance of the property, and the areas of land so provided shall be thereafter retained and maintained and shall not be used for any purposes other than the turning, manoeuvring, loading and unloading and parking of vehicles and access for pedestrians.

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

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

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

- 13 Notwithstanding the approved drawings, the development hereby permitted shall not commence on site until unobstructed visibility sightlines of 2.4 metres by 43 metres, looking left and looking right at exit, at the junction of the vehicular site access with the public highway have been provided, and these sightlines shall be thereafter retained, maintained and permanently kept free of obstacles more than 1m above the level of the adjacent carriageway.

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

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

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

- 15 Notwithstanding the details submitted, the reserved matters application(s) shall include a tree survey. The tree survey shall inform an arboricultural implications assessment, and that in turn shall inform an arboricultural method statement. The arboricultural method statement shall outline how trees will be protected during the course of the development; including any engineering solutions deemed appropriate, and shall include an appropriately scaled tree protection site plan. All arboricultural detailing shall be submitted to the local planning authority for approval, and shall be produced in accordance with BS5837 "Trees in Relation to Design, Demolition and Construction" and the Landscape Biodiversity and Trees Supplementary Planning Document (2018). No development or other operations shall take place other than in complete accordance with the approved arboricultural detailing.

REASON: Details are required to ensure that the scheme relates to the approved development and 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 (2019) and Policy EM1 of the Basingstoke and Deane Local Plan 2011-2029.

- 16 Notwithstanding the submitted details, no development shall commence onsite until an amended Flood Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The drainage of the development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: Details are required in the absence of up to date information accompanying the planning application and to ensure appropriate management of water on site in order to prevent flood risk in accordance with Policy EM7 of the Basingstoke and Deane Local Plan 2011-2029.

- 17 Notwithstanding the submitted details, no development shall commence onsite until an updated Preliminary Ecological Appraisal (PEA) has been provided to and approved in writing by the Local Planning Authority. This PEA shall reflect the ecological constraints and proposals relating to the amended development as depicted in the Proposed Site Plan (Drawing No. 010 Rev PL07) by Morse Webb Architects dated November 2020. The development shall be carried out and thereafter maintained in accordance with the details so approved.

REASON: In order to better represent the amended scheme as put forward

in the Proposed Site Plan by Morse Webb Architects dated November 2020 to ensure net gains for biodiversity in line with the National Planning Policy Framework (February 2019) and Policy EM4 of the Basingstoke and Deane Local Plan 2011- 2029

- 18 No builders or contractors vehicles, machinery, equipment, materials, spoil or anything associated with the works shall be left on or near the Public Right of Way (Footpath Pamber 8) as to obstruct, hinder or provide a hazard to the legitimate users of the path.

REASON: In the interests of highway safety and the convenience of users of the Right of Way in accordance with Policy CN9 of the Basingstoke and Deane Local Plan 2011-2029.

Informative(s):-

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

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

1.3 The applicant's attention is drawn to the fact that the Local Planning Authority has a period of up to eight weeks to determine details submitted in respect of a condition or limitation attached to a grant of planning permission. It is likely that in most cases the determination period will be shorter than eight weeks, however, the applicant is advised to schedule this time period into any programme of works. A fee will be required for requests for discharge of any consent, agreement, or approval required by a planning condition. The fee chargeable is £116 or £34 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.
2. In accordance with paragraph 38 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and creative manner:-
 - seeking further information following receipt of the application;
 - seeking amendments to the proposed development following receipt of the application;
 - considering the imposition of conditions

In this instance:

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

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

3. The Borough Council declared a Climate Emergency during 2019 formally making this declaration at the meeting of Cabinet in September 2019. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a service provider but also those of the wider borough. In this respect, the Council is working with consultants at present to identify appropriate actions to achieve the targets that have been set. Beyond the requirements of any conditions that may be applicable to this planning permission and the current planning policy framework, the applicant is encouraged to explore all opportunities for implementing the development in a way that minimises impact on climate change. Where this in itself might require separate permission applicants can contact the council for advice through the following link: <https://www.basingstoke.gov.uk/before-making-a-planning-application>. For information more generally on the Climate Emergency please visit: <https://www.basingstoke.gov.uk/climateemergency>.
4. The application only considers the access and the principle of a single dwelling. Any design proposed at reserved matters stage will need to be of a suitably high quality, so as to achieve a satisfactory relationship with the character of the area.
5. In relation to Condition 6 the hard landscaping for the parking area should be non-migratory for a minimum of 6 metres measured from the nearside edge of the carriageway of the adjacent highway.
6. Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out within or over any footway, including a Public Right of Way, carriageway, verge or other land forming part of the publicly maintained highway. The development will involve works within the public highway. It is an offence to commence those works without the permission of the Local Highway Authority. In the interests of highway safety the development must not commence on-site until permission has been obtained from the Local Highway Authority authorising any necessary works, including street lighting and surface water drainage, within the publicly maintained highway. Public Utility apparatus may also be affected by the development. Contact the appropriate public utility service to ensure agreement on any necessary alterations.

Advice about works within the public highway can be obtained from Hampshire County Council's Area Office, telephone 0845 603 5633.
7. If during development works any contamination of the land is encountered or suspected then this shall be fully assessed in accordance with the

Contaminated Land Guidance for Developers. The developer must contact the Local Planning Authority as soon as possible and any action should be agreed in writing by the Local Planning Authority.

8. 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.
9. In regard to Condition 14 it is reminded that any gates installed which are over 1 metre in height and fronting the public highway would require a separate planning application to be made to the Local Planning Authority as would not fall within the criteria of Part 2, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
10. The parking provision on site secured within condition 11 shall be in accordance with the Parking Standards Supplementary Planning Document (2018).
11. The applicant is advised that, to meet the requirements of condition 16, consideration should be given to the provision of attenuation basins on site together with other appropriate sustainable urban drainage methods that provide sufficient capacity to minimise the risk of off-site risks of surface water flooding.

7. Application – 20/02065/FUL: Demolition of a 3 bedroom bungalow and erection of a replacement 4 bedroom two-storey house Site: 25 Milkingpen Lane Old Basing RG24 7DD

The Committee considered the report set out on pages 222 to 239 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 at length.

Members considered Milkingpen Lane to be very narrow with a low bridge and were concerned with highway issues from the construction traffic and with the occupants having to exit the dwelling in a reverse gear due to the limited space available to turn their vehicles

Various Members thought that it was a well thought through scheme and would be an improvement to the existing dwelling and noted that although the residents might reverse onto Milkingpen Lane it would be no different to the neighbouring properties and therefore did not consider it to be an issue.

The Committee requested for a pre-commencement condition to secure a construction method statement and an informative to advise that the neighbouring property retains access during the construction process.

RESOLVED: to Delegate to the Planning and Development Manager to first serve

notice for the imposition of a pre-commencement condition securing a construction method statement and if agreement is received, then the application be **APPROVED** subject to the conditions listed below and for the following reasons.

Reasons for Approval

1. The development would provide for an appropriate layout, scale, mass and design which would integrate with its surroundings and the character of the area. The development would have due regard to the character and appearance of the area and would not result in harm to the visual amenity of the street scene. The proposal would therefore comply with the National Planning Policy Framework (February 2019); Policies EM1 and EM10 of the Basingstoke and Deane Local Plan 2011-2029, Policy OB&L7 of the Old Basing & Lychpit Neighbourhood Plan 2015 – 2029 and the Design and Sustainability Supplementary Planning Document (2018).
2. The proposed development would preserve the character and appearance of the Old Basing Conservation Area. The development would therefore accord with the National Planning Policy Framework (February 2019), Policy EM11 of the Basingstoke and Deane Local Plan 2011-2029 and OB&L6 of the Old Basing & Lychpit Neighbourhood Plan 2015 - 2029.
3. The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, overbearing or noise and disturbance impacts to neighbouring properties and as such complies with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
4. The proposal would (with appropriate conditions) conserve the biodiversity value and nature conservation interests of the site and as such the proposal would comply with the National Planning Policy Framework (February 2019) 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 development. As such the proposal would comply with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and the Parking Supplementary Planning Document (2018).

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 (drawing no. D2270-01 rev A)
Proposed Plans and Elevations (drawing no. D2270-02 rev C)
Proposed Site Plan and Street Scene (drawing no. D2270-03 revG)

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

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

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

- 3 No development above ground floor slab level shall commence on site until a schedule of materials and finishes to be used for the external walls and roof of the proposed development has 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: 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 and Policies OB&L6 and OB&7 of the Old Basing & Lychpit Neighbourhood Plan 2015 - 2029.

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

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

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

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

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

REASON: In the absence of such details being provided within the planning submission, details are required to ensure that the development delivers a level of sustainable water use in accordance with Policy EM9 of the

Basingstoke and Deane Local Plan 2011-2029.

- 7 The development hereby permitted shall not be occupied until the property has provision within its curtilage for refuse and recycling storage (prior to disposal) with a collection point not more than 15 metres carrying distance from a highway which is a carriageway. The surface materials from the carriageway to the waste container collection point shall be smooth and shall not hinder the movement of waste containers to the collection vehicle, have been provided for 1 number 240ltr refuse Wheelie bin, 1 number 240ltr recycling Wheelie bin and 1 number glass recycling box, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policies CN9 and EM10 of the Basingstoke and Deane Local Plan 2011- 2029.

- 8 The development hereby permitted shall not be occupied until the property has provision within the curtilage for secure cycle parking facilities for 2 long and 1 short stay places. The cycle storage shall thereafter be retained and maintained in perpetuity.

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

- 9 The development hereby permitted shall not be occupied until vehicle parking has been constructed in accordance with the approved details. Provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the development. The area shall not thereafter be used for any purpose other than parking, loading and unloading 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.

- 10 The bathroom window at the first floor level on the south elevation of the replacement dwelling shall be constructed with a high level opening and glazed with obscured glass, to at least the equivalent of Pilkington level 4 standard. The window and glazing shall be installed prior to occupation of the development and shall be permanently maintained in that condition.

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

11. No development or other operations (including demolition, site preparation or

groundworks) shall commence on site until a Construction Method Statement 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 direct access (temporary or permanent) to the site from the adjoining maintainable public highway;
- 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 construction works (including ground works) pursuant to the development hereby approved);
- 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 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 (06.30 to 09.30) and PM peak (16.00 to 18.30) periods.
- ix. 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: In the absence of details being provided to accompany the planning application, details are required 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.

Informative(s):-

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

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

be made until the particular requirements of the pre-commencement conditions have been met.

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

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

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

In this instance:

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

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

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

4. 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 2017 from disturbance and harm.

5. The development site contains a telegraph pole that has overhead lines connected to it. The applicant is advised to contact the relevant statutory undertakers to ensure that appropriate safety precautions are adopted for new development in proximity to these live overhead lines.
6. The neighbouring property should retain unfettered access during the construction process.

8. Application - 20/02818/ROC: Removal of conditions 6 and 7 of Planning Permission 19/02178/FUL Site: Hillside Farm Andover Road Highclere RG20 9SD

The Committee considered the report set out on pages 240 to 256 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 expressed concern on the removal of the conditions 6 and 7 in particular the following section of condition 6 “a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants/or gases when the site is developed.” It was felt that point had not been adequately addressed in the additional condition 8.

Members agreed to defer the application to seek clarification that the investigation had been carried out to appropriate standards and clarification as to why there would be no need for protective measures why the ground works and development proceeded.

In addition they requested for details on the impact of the removal of condition 6 and 7 and an explanation on how condition 8 as proposed would meet the requirements that conditions 6 and 7 would have done previously.

RESOLVED that: the application be **DEFERRED** to secure further clarification from Environmental Health that appropriate standards were used for the completion of the submitted Contaminated Land Intrusive Investigation; that there was no need for the information required by condition 7 of 19/02178/FUL to be submitted and confirmation that the proposed condition 8 in the Agenda is sufficient to cover the requirements of addressing contamination and verification.

Meeting ended 22:00

Chairman

