

**BASINGSTOKE & DEANE BOROUGH COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE – 09/06/2021**

**UPDATE**

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Ward Councillor</b>	<b>Recommendation</b>
1	19/02422/FUL	Land At Os Ref 456743 145562, Popham Lane, North Waltham Oakley And The Candovers	Cllr Diane Taylor Cllr Hannah Golding Cllr Paul Gaskell	Approve subject to Legal Agreement

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**Officer Presenting:** Lisa Souden

**No Update**

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Ward Councillor</b>	<b>Recommendation</b>
2	19/02976/FUL	Land At Pamber Farm, Bramley Road, Little London Tadley And Pamber	Cllr Kerri Carruthers Cllr David Leeks Cllr Derek Mellor	Approve

**Agenda Page:** 83

**Officer Presenting:** Lisa Souden

**In Support:** Fiona Burgess, Chris Hyde

**Update**

It has been clarified by the Applicant that planting has already been undertaken along the footpath to the immediate west of the pond. This planting had been carried out prior to the determination of a previous planning application (19/02977/FUL) and secured with the approved plans for that application. Notwithstanding that, the previous application additionally secured further soft landscaping works by way of condition.

For clarity and consistency, the LPA has received an amended block plan, which mirrors that of the previously approved plan, but included the areas of pond to be infilled, as sought through this current application. As such, it is recommended that condition 1 as set out within the main agenda is amended to reflect this new drawing.

## AMENDED CONDITION 1

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

190839-101 Site Location Plan (dated Oct 2019)  
190839-102 Rev A Site and Block Plan (dated Oct 2019)  
Pond Treatment Plan Issue 3 (dated Aug 2020)

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

Notwithstanding the fact that this hedge has been planted, it is considered reasonable and necessary, in the interests of the visual amenity of the site to secure details of further soft landscaping works (in addition to the enhancements to the pond itself). As such, it is recommended that condition 3, as set out within the main agenda, remains in place. The Applicant has confirmed that they are satisfied with this approach and will seek to discharge the condition at the same time as the landscaping condition on 19/02977/FUL to ensure a consistent approach, in the event that planning permission is granted.

Item No	Ref No	Address	Ward Councillor	Recommendation
3	20/02954/FUL	Land At Wildwood Farm, Newnham Lane, Old Basing Basing and Upton Grey	Cllr Onnalee Cubitt Cllr Sven Godesen Cllr Mark Ruffell	Approve

**Agenda Page:** 101

**Officer Presenting:** Katherine Fitzherbert-Green

**Parish/Town Council:** Councillor Kate Tuck

**In Support:** Nick Cobbold

**Councillor:** Councillor Godesen

### **Update**

### **Representations**

A public representation has been submitted to the Tree Officer requesting that two veteran oak trees at the edge of the village be subject to a Tree Preservation Order. It is commented that the conditions for development are inadequate and it is hoped that efforts from the Tree Officer and Planning Officer could raise the bar on the biodiversity gains.

One of the trees referred to sits to within the application site to the northwest corner and the other to the northern side of Newnham Lane.

### Officer comment

The request for considering a Tree Preservation Order is a matter that sits outside of the determination of the planning application, being for review by the Tree Officer. Notwithstanding this, it is advised that the tree which sits within the application site subject of this request is positioned approximately 30m from the proposed construction of Plot 2. Members will note that the application has been subject to no objection from the Tree Officer subject to tree protection measures being implemented during construction as secured by condition 8.

Item No	Ref No	Address	Ward Councillor	Recommendation
4	20/03192/HSE	28 Woodroffe Drive, Basingstoke, RG22 6ND South Ham	Cllr Stephanie Grant Cllr Gary Watts Cllr Tony Jones	Approve

**Agenda Page:** 132

**Officer Presenting:** Katherine Fitzherbert-Green

### **No Update**

Item No	Ref No	Address	Ward Councillor	Recommendation
5	20/03222/FUL	White Bungalow , Ash Lane, Silchester Bramley	Cllr Simon Mahaffey Cllr Nicholas Robinson Cllr Chris Tomblin	Refuse

**Agenda Page:** 147

**Officer Presenting:** Katherine Fitzherbert-Green

**Objectors:** Michael Pragnell

**In Support:** Caroline Downie, Claire Macklin

### **Update**

A Committee Statement has been submitted on 26th April 2021 addressing points within the report. The agent notes that the site did not have a lawful use however consider the whole site to be previously developed land. This aspect has been addressed in the Officer's Committee Report where we have accepted part of the plot serving Plot 1 would constitute previously developed land as set out within both the Local Plan Glossary and the NPPF. Plots 2 and 3 would appear to be on agricultural land and are therefore excluded from the definition of previously developed land.

The Committee Statement states that the site is not major development due to being less than 10 residential units. The Officer's Committee Report sets out the NPPF definition for major development which includes sites on an area of 0.5ha or more whereby the application site measures 0.7ha. As a result, affordable housing

provision is required in this instance.

Furthermore, the Committee Statement refers to the Landscape Officer raising no objections to the development which the Officer has reached a differing view. This was covered within the report alongside a detailed assessment as to why the proposals are considered to be unacceptable on the basis that the new development would not be based on a clear understanding of local identity and context of the surrounding area, standing as prominent and suburbanising features in the current open landscape.

In addition to the Committee Report, amended plans were also received on 26th April 2021 in order to mitigate the neighbouring impact raised as a reason for refusal (no. 4). The changes will be detailed below to each plot.

#### Plot 1

The south side facing windows will be obscure glazed and two first floor windows to the north elevation will be obscure glazed and the balcony has been removed.

#### Plot 2

All windows on both sides to be obscure glazed.

#### Plot 3

All windows on both sides to be obscure glazed.

#### Officer Assessment

It is acknowledged that the windows that were causing overlooking across the plots now propose to be obscure glazed. However, the windows would still be opening. Therefore, if the development was otherwise acceptable, it would be conditioned that these openings only offer a high level opening to avoid overlooking when open.

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Ward Councillor</b>	<b>Recommendation</b>
6	20/03229/ROC	Queen Marys College, Cliddesden Road, Basingstoke Eastrop and Grove	Cllr John McKay Cllr Ronald Hussey Cllr Gavin James	Approve

**Agenda Page:** 175

**Officer Presenting:** Lisa Souden

#### **Update**

Following a review of the wording of Condition 2 with the applicant, it is considered that the wording should be altered to reflect the current parking hours allowed for under the previous application BDB/72970, which permits the use of the car park on 25 Weekend days and 45 weekday evenings between the hours of 08:00 and 22:30

as opposed to the 19:30 stated within Condition 2 of the main agenda.

### AMENDED CONDITION 2

The car park shall be available for general parking for the purposes of enrolment for a total of four days only in late August or early September each calendar year, between the hours of 08:00 and 19:30 hours. Outside of these times the car park shall only be used outside of the core restricted hours, as set out in Condition 1 of this permission, on no more than 25 weekend days in each calendar year and no more than 45 weekday evenings in each calendar year. On those occasions when the car park is used outside of the core restricted hours the car park shall not be used before 08:00 hours nor after 22:30 hours. A record of the occasions when the car park is used under this condition shall be maintained by the college and made available to the Local Planning Authority on request.

**REASON:** In the interests of the amenities of the neighbouring properties and in accordance with Policies EM10 of the Basingstoke and Deane Local Plan 2011-2029.

<b>Item No</b>	<b>Ref No</b>	<b>Address</b>	<b>Ward Councillor</b>	<b>Recommendation</b>
7	20/03569/FUL	4 Fairfields Road, Basingstoke, RG21 3DR Eastrop And Grove	Cllr John McKay Cllr Ronald Hussey Cllr Gavin James	Approve

**Agenda Page:** 186

**Officer Presenting:** Lisa Souden

**In Support:** Nigel Rose

### **Update**

Additional information has been submitted to address details that would have been secured through the discharge of condition process. The following plans/documents have been provided:

Proposed Cycle Store - Drawing No. P.307 A

Proposed Refuse Enclosure - Drawing No. P.308 A

Landscaping Plan - Drawing No. P.309

BS5837 Method Statement (Trees) by Tamla Trees consulting arborists - May 2021

### **Consultations**

Tree Officer: No objection to the arboricultural report.

### Officer Comment

Material details

The proposed refuse enclosure and cycle storage drawings have been submitted to detail the finishes of the structures (otherwise controlled by Condition 4). This outlines that the cycle storage would be hit and miss stained timber gates, sheeting rails and a single ply roof, an example photo has also been submitted to demonstrate the appearance. The proposed refuse enclosure would also be constructed of hit and miss stained timber fencing and again an example photo has been submitted on the plan. The proposed materials are considered acceptable and would not give rise to any harm towards the character of the area, street scene or the designated heritage assets in accordance with Policies EM10 and EM11 of the Local Plan.

### Landscaping

The proposed landscaping plan has been submitted to demonstrate some additional soft landscaping to soften the appearance of the site. In this regard, the proposed landscaping whilst limited in nature would aid in softening the site in particular as viewed from the public realm. The planting to the north of the refuse enclosure would be a welcome addition to the site noting that it would be viewed along the access to the rear car park area.

### Trees

Lastly a tree method statement and tree protection plan have been submitted to support the application. In this regard the Council's Tree Officer has reviewed the document and raised no objection to the submitted information. As such with the measures proposed under this document being adhered to there would be no adverse impact upon the nearby trees as a result of the proposal in accordance with Policy EM1 of the Local Plan.

A number of conditions have therefore been amended to reflect the submission of the above details.

### AMENDED CONDITION 1

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

Location Plan - Drawing No. L.301  
Proposed Elevations - Drawing No. P.305  
Proposed Plans - Drawing No. P304 Rev A  
Proposed Cycle Store - Drawing No. P307 Rev A  
Proposed Refuse Enclosure - Drawing No. P.308 Rev A  
Landscaping Plan - Drawing No. P.309

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

### AMENDED CONDITION 4

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the approved plans and application forms.

REASON: In the interests of visual amenity and in accordance with Policies EM10

and EM11 of the Basingstoke and Deane Local Plan 2011-2029.

AMENDED CONDITION 5

Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the BS5837 Method Statement (Trees) Job Reference: 02890Rv2 (report dated May 2021) and the submitted Tree Protection Plan (drawing no. 02890P\_TPP\_01 Rec C). The tree protection measures shall be retained for the duration of the construction works.

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 (2019) and Policy EM1 of the Basingstoke and Deane Local Plan 2011- 2029.