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Minutes of the Development Control Committee held on 7th October 2015
at the Civic Offices, Basingstoke and Deane Borough Council at 18:30

Members of the Committee in attendance: Councillors D Sherlock
(Chairman) Mrs M Tucker (Vice-Chairman) M Bound, Mrs J Bowyer, G Hood,
D Potter, Mrs D Taylor, C Tomblin, M Westbrook

Substitutes: Councillor Leeks was replaced by Councillor Miller
Councillor Godesen was replace by Councillor Robinson

23/15 Apologies for Absence [Item 1]

There were no apologies for absence.

24/15 Declarations of Conflict of Interest [Item 2]

There were no declarations of interest.

25/15 Urgent Items [Item 3]

There were no urgent items.

26/15 Minutes [Item 4]

The Minutes of the meetings held on 9th September 2015 were confirmed by
the Committee as a correct record and signed by the Chairman.

27/15 Applications for planning permission and public participation
thereon [Item 5]

The following Public Participation took place:

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<td>Parish Council</td>
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<td>Councillor</td>
<td>Frost</td>
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<td>Support</td>
<td>Mr Stone</td>
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1. Application – 15/01225/OUT: Hybrid application for Full planning permission for the erection of a critical treatment hospital, cancer treatment, centre additional development including energy centre, service yard, link building and underground link. Helicopter landing strip and pad, associated internal roads, car parking and landscaping together with the means of access via a new roundabout on the A30. Outline planning permission for the details of siting and means of access to the site for proposed ambulance station and pathology laboratory with all other matters reserved. – Site Land West Of Ganderdown Copse Winchester Road Dummer Hampshire

The Committee considered the report set out on pages 1 to 117 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 and had mixed views with regards to the angular design of the building and whether it would complement the surrounding countryside.

Concern was raised over the potential increase of traffic on Trenchard Lane. The Committee noted that the proposed use of Trenchard Lane to access the site had been revised during the course of the application with its use downgraded to provide resilience for emergency vehicle access only in the event that the main A30 access is unavailable, and is to be controlled accordingly. The Committee recognised that the principal source of movements would be from staff and felt that a travel plan would mitigate the issue.

On the whole the Committee acknowledged that the proposed application of the critical treatment hospital would change the landscape character of the countryside and generate new traffic flows within the vicinity, but in turn would meet a particular community need and provide capacity for existing facilities in the Hampshire Hospital Foundation Trust catchment area to accommodate clinical provision for a growing population in the long term.

RESOLVED that: The applicant be invited to enter into a legal agreement (in accordance with the Community Infrastructure Levy Regulations 2010 and Policies C1, C2, C9 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011) between the applicant and the Borough and County Councils to secure:

- a bonded Full Travel Plan;
• an Access, Drop-off/Pick-up and Parking Servicing Management Plan;
• a Routeing and Directional Signage Strategy;
• completion of highway works as required by Hampshire County
  Council; and
• a landscape management plan.

Should the requirements set out above not be satisfactorily secured, then the
Planning and Development Manager be delegated to REFUSE permission for
appropriate reasons.

On completion of the legal agreement(s) the Planning and Development
Manager be delegated to grant planning permission subject to the following
reasons for approval and conditions:

Reasons for Approval

1 The proposal would provide for a community facility in a countryside
location, and of a scale which would bring a significant change to the
character of the surrounding landscape. The development therefore
represents a departure from Saved Policies C7, D5 and D8 of the
Basingstoke and Deane Borough Local Plan 1996-2011 but is deemed
acceptable having regard to other overriding material considerations in
the public interest.

2 The proposed development would have an impact on the landscape
classic and scenic quality of the area however this impact is not
considered to be of significant overriding demonstrable harm when
having regard to the provision of mitigation and other material
considerations in the public interest. The proposal therefore complies
with the National Planning Policy Framework (March 2012) and Saved
Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan

3 The proposed development would provide additional traffic generation
which can be safely accommodated on the highway network with the
site also provided with safe access in accordance with highway
requirements. The proposal would therefore accord with the National
Planning Policy Framework (March 2012) and with Saved Policies E1

4 The proposal would both conserve the biodiversity value and nature
conservation interests of the site and deliver extensive biodiversity
enhancements. The proposal would therefore comply with the National
Planning Policy Framework (March 2012) and Saved Policy E7 of the
Basingstoke and Deane Borough Local Plan 1996-2011.

5 The proposal would preserve the setting of special architectural or
historic interest of historic buildings and conservation areas in the
locality as well as known and potential archaeological interests in
accordance with the National Planning Policy Framework and

6 The proposed development would not increase the number of people or properties at a high risk of flooding, nor would increase the risk or severity of flooding elsewhere. The proposal incorporates provision for suitable drainage mitigation measures and complies with the National Planning Policy Framework and Guidance and Saved Policy A7 of the Basingstoke and Deane Borough Local Plan 1996-2011.

7 Adequate drainage (foul and surface water) can be provided for the development or can be adequately controlled through other legislation so as to ensure that there would be no adverse risk to property or the environment. The proposal would accord with Saved Policy A7 of the Basingstoke and Deane Borough Local Plan 1996-2011.

8 The proposal would not increase the risk of contamination at the site and would therefore accord with the aims of the National Planning Policy Framework (March 2012).

9 The proposal would not give rise to any overriding significant or demonstrable impact on residential amenity and complies with the National Planning Policy Framework and Guidance, and Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

10 Through the provision of a Section 106 agreement the development will provide for landscape management and highway and transport measures to mitigate the impact of the development. The development therefore complies with Saved Policies C1, E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996 - 2011, the Community Infrastructure Levy regulation 2010 and Hampshire County Council 's adopted Transport Contributions Policy (September 2007).

subject to the following conditions and informatives:-

Conditions

1 The development hereby granted full planning permission shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

- General Arrangement Plan (dwg ref 0381-STL-00-LL - DR-L-XX-91001 rev P1) received 27 July 2015;
- Helipad Plan (dwg ref V4498-HSL-00-ZZ-DR-A-ZZ-0190-PL01) received 13 April 2015;
- Proposed Site Access Arrangements (dwg ref 14082-010 Rev B) received 27 July 2015;
- Proposed Site Access Arrangements (dwg ref 14082-011) received 13 April 2015;
- Ambulance Swept Path Analysis (dwg ref 14082-TR006 Rev C) received 27 July 2015
- Geometric Design Check Roundabout (dwg ref 14082-SK150529.1) received 27 July 2015;
- Proposed Secondary Access (dwg 14082-012 Rev B) received 27 July 2015; Proposed Footway Cycleway Link - Sheet 1 of 2 (dwg ref 14082-013 Rev B) received 27 July 2015;
- Proposed Footway Cycleway Link - Sheet 2 of 2 (dwg ref 14082-014) received 27 July 2015;
- Critical Treatment Centre - Planning Elevations 1 & 2 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-03005-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Elevations 3 & 4 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-03006-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Elevation Sections 5 & 6 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-03007-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Elevation Sections 7 & 8 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-03008-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Elevation Sections 9 & 10 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-03009-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Elevation Sections 11 & 12 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-03010-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Elevation Sections 13 & 14 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-03011-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Elevation Sections 15 & 16 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-03012-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Floor Plan L 00 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-02001-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Floor Plan L 01 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-02002-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Floor Plan L 02 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-02003-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Floor Plan L 03 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-02004-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Floor Plan L 04 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-02005-PL01) received 20 April 2015;
- Critical Treatment Centre - Planning Floor Plan L 05 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-02006-PL01) received 20 April 2015;
Critical Treatment Centre - Planning Roof Plan L 06 (dwg ref V4498-STL-00-ZZ-DR-A-ZZ-02007-PL01) received 20 April 2015;
Cancer Treatment Centre - Level 00 (Lower Ground Floor) Plan (dwg ref 5417-BDP-XX-00-GA-A-000001) received 13 April 2015;
Cancer Treatment Centre - Level 01 (Ground Floor) Plan (dwg ref 5417-BDP-XX-01-GA-A-000002) received 13 April 2015;
Cancer Treatment Centre - Level 02 (First Floor) Plan (dwg ref 5417-BDP-XX-02-GA-A-000003) received 13 April 2015;
CTC-CTH Underground Link (dwg ref 5417-BDP-XX-00-GA-A-000004) received 20 April 2015;
Cancer Treatment Centre - Elevations (dwg ref 5417-BDP-XX-XX-EL-A-000005) received 13 April 2015;
Cancer Treatment Centre - Sections (dwg ref 5417-BDP-XX-XX-EL-A-000006) received 13 April 2015;
Cancer Treatment Centre - Lower Courtyard Northwest Elevation (dwg ref 5417-BDP-XX-XX-EL-A-000007) received 20 April 2015;
Planning Elevations - Energy Centre (dwg ref V4498-STL-06-ZZ-DR-A-ZZ-03004-PL01) received 13 April 2015;
Planning Floor Plans - Energy Centre (dwg ref V4498-STL-06-ZZ-DR-A-ZZ-02601-PL01) received 13 April 2015;
Site Sections (dwg ref V4498-HSL-00-ZZ-DR-A-ZZ-0914-PL01) received 20 April 2015;
Detail Plan - Entrance Plaza (dwg ref V4498-HSL-00-ZZ-DR-A-ZZ-0916-PL01) received 13 April 2015;
Detail Plan - Wildflower Meadow (dwg ref V4498-HSL-00-ZZ-DR-A-ZZ-0917-PL01) received 13 April 2015;
Detail Plan - ED Entrance (dwg ref V4498-HSL-00-ZZ-DR-A-ZZ-0918-PL01) received 13 April 2015;
Detail Plan - Service Yard (dwg ref V4498-HSL-00-ZZ-DR-A-ZZ-0919-PL01) received 13 April 2015;
Detail Plan - Staff Access (dwg ref V4498-HSL-00-ZZ-DR-A-ZZ-0920-PL01) received 13 April 2015;
Visualisations - Landscape Masterplan (dwg ref V4498-HSL-00-ZZ-DR-A-ZZ-0912-PL01) received 13 April 2015;
Landscape Sectional Elevations (dwg ref 5417-BDP-XX-XX-SE-L-900001 Rev A) received 13 April 2015;
Landscape Sectional Elevations (dwg ref 5417-BDP-XX-XX-GA-L-900003 Rev A) received 13 April 2015;
Courtyard Masterplan (dwg ref 5417-BDP-XX-XX-GA-L-900004 Rev A) received 13 April 2015;
Tree Constraints Plan (dwg ref 1 Rev 0) received 04 August 2015
Tree Removal and Protection Plan (dwg ref V4498_RSK_Y_00__ZZ_DR_2_XX_0101 Rev 4).

REASON: For the avoidance of doubt and in the interests of proper
The development hereby granted full planning permission comprising the erection of a critical treatment hospital, cancer treatment, centre additional development including energy centre, service yard, link building and underground link, helicopter landing strip and pad, associated internal roads, car parking and landscaping together with the means of access via a new roundabout on the A30 shall be begun within three years from the date of this permission.

**REASON:** To comply with the provision of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Details of the appearance, landscaping, layout and scale of the proposed Pathology Laboratory and Ambulance Station of the development hereby permitted (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development of that phase is commenced. The development of all phases shall be carried out as approved.

**REASON:** In order to secure a satisfactory development and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

The development of the Pathology Laboratory and Ambulance Station hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters 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.

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.

Notwithstanding details shown on the approved drawings, no development shall commence on site pursuant to the elements of the approved scheme hereby granted full planning permission until full details of the types, textures and colours of all external materials to be used for those elements, including colour of mortar, together with samples, have been submitted to and approved in writing by the Local Planning Authority.

Notwithstanding any details submitted at the Reserved Matters stage, no development shall commence on site pursuant to the elements of the approved scheme hereby granted outline planning permission until
full details of the types, textures and colours of all external materials to be used for those elements, 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 unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the visual amenities of the area and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required in the absence of being provided to accompany the planning submission.

7 All arboricultural detailing, protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the Arboricultural Impact Assessment - Stage 1 and 2 Arboricultural Report (ref 855671), provided by RSK Environment and dated 31/07/15. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself, in accordance with the National Planning Policy Framework (March 2012) and Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

8 Notwithstanding the details submitted, no development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:

- finished levels or contours;
- car parking layouts, other vehicle and pedestrian access and circulation areas;
- means of enclosure to all site boundaries and where this includes fencing, details of the type and materials for such fencing;
- hard surfacing materials;
- minor artefacts and structural features (e.g. furniture, refuse or other storage units, signs, lighting, external services, etc).

Soft landscape details shall include:

- a planting plan with specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, (including replacement trees where appropriate), noting species, planting sizes and proposed numbers/densities where appropriate;
- schedule of tree planting to include the specification of tree planting pits where appropriate with details of any included irrigation or drainage infrastructure and tree root barriers (if necessary) to prevent damage or disruption to any proposed hard surfacing or underground services, drains or other
infrastructure;
- details of the location of external lighting sufficient to demonstrate how lighting is to be achieved without conflict to proposed tree planting, with allowance for reasonable growth.

In addition, the submission shall include implementation timetables and maintenance programmes detailing all operations to be carried out to allow successful establishment of soft landscaping. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority which should include appropriate planting to be undertaken at the earliest opportunity. 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, to be agreed in writing by the Local Planning Authority.

**REASON:** To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs and in accordance with Saved Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required in the absence of being provided to accompany the planning submission.

9 No development shall take place on site until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, has been submitted to and approved in writing by the Local Planning Authority. The production of the landscape management plan shall also incorporate the long term maintenance of biodiversity enhancements. The landscape management plan shall be carried out and thereafter maintained in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal public, nature conservation or historical significance the area in accordance with Saved Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required in the absence of being provided to accompany the planning submission.

10 No development shall take place on site until a full detailed lighting scheme for both the construction and operation phases of the development has been submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall include full lighting specifications and address the cumulative effects of all external lighting sources in conjunction with the external effects of internal lighting from the buildings hereby approved upon the landscape character and nocturnal animals sensitive to external lighting (including dormice and bats). The lighting scheme shall conform to the Obtrusive Light...
Limitations for Exterior Lighting Installations for Environmental Zone - E2 (Rural) contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2011 unless otherwise agreed with the Local Planning Authority. The equipment shall be installed before the development is first occupied and shall thereafter be operated and maintained in accordance with the approved scheme.

REASON: In the interests of the amenities of the area and potential impact upon foraging bats and dormice, in accordance with Saved Policies E1, E6 and E7 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development in the absence of being provided within the application documentation.

11 Notwithstanding the details submitted, no development shall commence on site until an archaeological investigation of the site has been carried out in accordance with a written scheme of investigation which has first been submitted to and approved by in writing the Local Planning Authority. The investigation shall be carried out in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To assess the extent, nature and date of any archaeological deposits that might be present and the impact of the development upon these heritage assets in accordance with the advice contained within the National Planning Policy Framework (March 2012). Details are required in the absence of being provided to accompany the planning submission.

12 No development shall commence on site until a programme of archaeological mitigation in accordance with the approved written scheme of investigation as secured under Condition 11 has been submitted to and approved in writing by the Local Planning Authority. The programme of archaeological mitigation shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

REASON: To mitigate the effect of the works associated with the development upon any heritage assets and to ensure that information regarding these heritage assets is preserved by record for future generations in accordance with the advice contained within the National Planning Policy Framework (March 2012). Details are required in the absence of being provided to accompany the planning submission.

13 Following completion of the on-site archaeological fieldwork, a report shall be submitted to the Local Planning Authority and the Hampshire County Council Archaeologist in accordance with the approved programme of archaeological investigation as required by condition 11. This report shall include where appropriate, a post-excavation assessment, specialist analysis and reports, details of publication and public engagement.

REASON: To contribute to our knowledge and understanding of our
past by ensuring that opportunities are taken to capture evidence from
the historic environment and to make this publicly available in
accordance with the advice contained within the National Planning
Policy Framework (March 2012).

14 No development, including any site preparation, shall commence until a
scheme for the protection in situ of the Grade II listed milestone to the
A30 during the construction phase 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: To mitigate the effect of the works upon this heritage asset
thus ensuring its preservation in accordance with the advice contained
within the National Planning Policy Framework (March 2012) and
Saved Policy E2 of the Basingstoke and Deane Borough Local Plan
1996-2011. Details are required in the absence of being provided to
accompany the planning submission.

15 No development, including any site preparation, shall commence until a
Habitat Management Plan has been submitted to and approved in
writing by the Local Planning Authority. The Habitat Management Plan
shall detail the plans for biodiversity mitigation and enhancement
schemes, to include the open mosaic habitats (green and brown roofs),
aquatic habitats and woodland buffer zones and should be produced in
conjunction with the landscape scheme (including implementation,
management and maintenance) to ensure a consistent and
comprehensive approach to the site and to ensure that ecological
mitigation and enhancements are managed and resourced in
perpetuity. The CEMP should incorporate the mitigation measures
proposed within sections 8.6.7 to 8.6.8 of the Environmental Statement
- Chapter 8 Ecology and Nature Conservation Effects (as amended
July 2015) as a minimum. The development shall be carried out in
accordance with the approved details unless otherwise agreed in
writing with the Local Planning Authority.
REASON: In the absence of being provided to accompany the planning
application, details are required to secure the long term enhancement
of nature conservation interests, including protected species, in
accordance with advice contained within the National Planning Policy
Framework (March 2012) and Saved Policy E7 of the Basingstoke and

16 The development hereby permitted shall not be occupied until a
management agreement to co-ordinate use of the Helicopter Landing
Site with the on-going military low flying activities within the area have
been submitted to and agreed in writing with the Local Planning
Authority in consultation with the Senior Air Traffic Control Officer at
RAF Odiham. The development shall be operated in accordance with
the agreement management agreement unless otherwise agreed in
writing with the Local Planning Authority.
REASON: Details are required in the absence of accompanying the
planning application to ensure a coordination of activities and aircraft
safety to accord with advice contained in the NPPF to have regard to public safety.

17 No development, including any site preparation, shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and 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:

a) An incorporation of the ecological mitigation measures proposed within sections 8.6.1 to 8.6.6 and 8.6.11 to 8.6.15 of the Environmental Statement - Chapter 8 Ecology and Nature Conservation Effects (as amended July 2015);

b) Procedures for maintaining good public relations including complaint management, public consultation and liaison;

c) Arrangements for liaison with the Council's Environmental Protection Team;

d) 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, Bank and Public Holidays;

e) Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above;

f) 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;

g) Procedures for emergency deviation of the agreed working hours;

h) Control measures for dust and other air-borne pollutants;

i) Measures for controlling the use of site lighting whether required for safe working or for security purposes;

j) Measures to ensure that all contractors are to be 'Considerate Contractors' by being aware of the needs of neighbours and the environment as encouraged by BDBC when working in the Borough;

The development shall be carried out in accordance with the details of the approved plan unless otherwise approved in writing by the Local Planning Authority.

REASON: In the absence of being provided to accompany the planning application, details are required to secure the mitigation against the effects of the works associated with the development upon residential amenity, the highway network, local environment and nature conservation interests, including protected species, in accordance with advice contained within the National Planning Policy Framework (March 2012) and Saved Policies E1, E6 and E7 of the Basingstoke and Deane Borough Local Plan 1996-2011.
18 No works pursuant to this permission shall commence until there has been submitted to and approved in writing by the Local Planning Authority:-
(a) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as being appropriate by the Enzygo Phase 1 Desk Study Report and in accordance with BS10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice;
and, unless otherwise agreed in writing by the Local Planning Authority,
(b) 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.
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'. The development shall be carried out in accordance with the approved details.
**REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development in the absence of being included within the application submission.

19 The development hereby permitted shall not be occupied until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 18(b) that any remediation scheme required and approved under the provisions of condition 18(b) 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 18(b), 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 E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

20 Notwithstanding the details accompanying the planning application, no development shall take place on site until a scheme has been submitted to and approved in writing by the Local Planning Authority to detail the window glazing specification and room ventilation provisions (to include any mechanical ventilation) to ensure that internal noise levels for both the Critical Treatment Hospital and Cancer Treatment Centre hereby permitted shall not exceed internal noise criteria as detailed in Table 1:

<table>
<thead>
<tr>
<th>Proposed Room</th>
<th>Period</th>
<th>Noise Level (dB)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wards (including day recovery rooms)</td>
<td>Night-time (2300 – 0700)</td>
<td>&lt;30 LAeq, 1 hr</td>
</tr>
<tr>
<td>Operating theatres, reception areas</td>
<td>Daytime (0700-2300)</td>
<td>&lt;35 LAeq, 1 hr</td>
</tr>
<tr>
<td>Kitchens, laundry, physiotherapy, x-ray, utility and store rooms</td>
<td>Daytime (0700-2300)</td>
<td>&lt;45 LAeq, 1 hr</td>
</tr>
</tbody>
</table>

The internal noise criteria should be achieved without a requirement for windows to be fixed closed. The development shall be constructed in accordance with the approved details and shall be maintained thereafter unless otherwise agreed in writing by the Local Planning Authority.

REASON: To ensure that acceptable noise levels within the healthcare facilities are not exceeded in the interests of occupier amenity and in accordance with Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

21 The internal noise levels associated with any mechanical units and associated ductwork shall achieve the noise rating (NR) curve criteria identified in Table 2 of the Department of Health guidance 'Health Technical Memorandum 08-01: Acoustics'. The ventilation systems shall be designed to ensure that noise from external sources is not conducted into any habitable room unless otherwise agreed in writing with the Local Planning Authority.

REASON: To ensure that acceptable noise levels within the buildings hereby approved are not exceeded in the interests of user amenity and in accordance with Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

22 The buildings hereby permitted shall not be brought into operation until all works which form part of the scheme for protecting the proposed
buildings from noise as approved by the Local Planning Authority under conditions 20 and 21 above have been implemented and an acoustic testing carried out by a suitably qualified and competent acoustic consultant to verify that the internal noise levels agreed in condition 20 above have been achieved. The testing shall be carried out in accordance with a written protocol, details of which shall be submitted to and approved in writing by the Local Planning Authority before testing is carried out.

**REASON:** To ensure that acceptable noise levels within the dwellings are not exceeded in the interests of residential amenity and in accordance with Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

23 The buildings hereby permitted shall not be brought into operation until a noise impact assessment has been submitted and approved in writing by the Local Planning Authority to demonstrate that all plant or equipment will be equal to or below the existing background noise level as measured at the nearest noise sensitive dwellings. The development shall be carried out in accordance with the approved details and any measures required by the local planning authority to reduce noise from the plant or equipment shall be completed prior to it being brought into use.

**REASON:** To ensure that acceptable noise levels within the dwellings are not exceeded in the interests of residential amenity and in accordance with Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

24 Notwithstanding any details submitted to accompany the planning application, no development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the site has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall demonstrate that the surface water run-off generated up to and including the 1 in 100 year (30% climate change allowance) critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall also include details of how the scheme shall be maintained and managed after completion of the development. The approved scheme shall be implemented before the development is completed.

**REASON:** To ensure that the site does not generate adverse levels of surface water run-off within an area recognised to be at risk from associated flooding in accordance with Saved Policy A7 of the Basingstoke and Deane Borough Local Plan 1996-2011.

25 Notwithstanding the submitted details, no development shall commence on site until full details (including plans and particulars) showing the detailed proposals for all the following matters of the development have been submitted to and approved in writing by the Local Planning Authority:
a) Full engineering details of the width, alignment, gradient, sight lines, internal directional signage and type of construction proposed for the vehicular, pedestrian and cycle routes (including the crossing facilities) and accesses, and for the avoidance of doubt a scheme to permit access, turning and waiting of public transport buses in a forward gear within the site, together with details of the surface lighting, the method of disposing of surface water, a programme for the making up of the vehicular, pedestrian and cycle routes and an independent Stage 2 Road Safety Audit covering the full extents of the internal movement network;
b) The detailed design of the vehicle parking facilities in accordance with the Transport Assessment and Travel Plan, including the conveniently located and signed parking facilities for people with disabilities (those confined to a wheelchair or others with mobility impairments) and the associated pedestrian/mobility compliant transit routes to/from the building entrances;
c) The provision of public and community transport pick-up/drop-off and passenger waiting facilities with sufficient capacity to serve the site, including the provision of access kerbs, seating, shelter(s), timetable information and signage and the associated pedestrian/mobility compliant transit routes to/from the building entrances;
d) The provision of conveniently located, easy to use and signed visitor (including taxis) pick-up/drop-off and waiting facilities, and the associated pedestrian/mobility compliant transit routes to/from the building entrances;
e) The locations, numbers, types, styles and signage of the conveniently located, easy to use and secure short and long-stay cycle parking facilities with sufficient capacity to serve the site. The long-stay cycle parking facilities shall be covered, weather and vandal proof and long-stay users shall be provided with access to suitable changing, shower, drying and storage facilities;
f) The locations and signage of the conveniently located, easy to use and secure Powered Two Wheelers parking facilities with sufficient capacity to serve the site. These facilities shall be drained, level, with a firm non-slip surface and a suitable provision of easy to use and secure anchoring points, and long-stay users shall be provided with access to suitable changing, shower, drying and storage facilities;
g) Vehicle swept path analysis demonstrating the ability for all service vehicles whether rigid and/or articulated, including the Hampshire Fire and Rescue's aerial ladder platform, to adequately service the site. Vehicles using the service areas shall be able to enter, load/unload, turn and exit in a forward gear; Details of the intended use of each service area (including the vehicle types, the frequency and duration of the servicing activities) shall be provided to demonstrate that each service area provides sufficient capacity to serve the site;
h) The provision and operation of the ambulance drop-off/pick-up and waiting facilities with sufficient capacity to serve the site (including by blue light emergency response ambulances) to provide safe
convenient and unhindered entry and exit by ambulances. Once approved in writing by the Local Planning Authority, the agreed details (‘a’- ‘h’) shall be fully implemented and thereafter retained in accordance with the agreed details.

**REASON:** In the absence of satisfactory details being provided to accompany the planning application, details are required in the interests of highway safety and in accordance with Saved Policies E1, A1 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

26 No development shall take place, including any site clearance works, until a ‘Site Clearance and Construction Method Statement’ that demonstrates safe and coordinated systems of work affecting or likely to affect the public highway has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the site clearance and construction period.

The Statement shall provide for:

a) compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken in a manner that secures the health and safety of any person affected by the project;

b) full details of the timetable and phasing plan covering the undertaking of the site clearance and construction activities;

c) the routing of construction traffic accessing and leaving the site via the principal highway network only (not via Trenchard Lane);

d) full details of a Scheme providing for the temporary means of access from the public highway (A30) including the associated traffic management measures (in accordance with Chapter 8 of the Traffic Signs Manual), the provision of suitable right turn facilities, access and forward visibility sight lines in accordance with the prevailing vehicle speeds to provide safe and convenient access, with written confirmation that the Scheme has been agreed with Hampshire County Council;

e) the provision of measures to prevent access to/from Trenchard Lane;

f) the parking of vehicles of site operatives and visitors clear of the public highway;

g) the safe loading and unloading of all plant and materials clear of the public highway;

h) the delivery, installation, commissioning, use and decommissioning of any proposed cranes or other large items of plant;

i) the storage of plant and materials used in constructing the development clear of the public highway;

j) the erection, design and maintenance of security hoarding, scaffolding and other measures to contain all site clearance and construction activities within the curtilage of the site;

k) measures to control the emission of dust, dirt and surface water during occupation of the site, to prevent emissions and surface water
from being discharged onto the public highway;
l) the location, layout, design and operation of vehicle and wheel washing facilities and the associated signage, management, inspection and maintenance measures to ensure that all vehicles leaving the site have been cleaned and dried sufficiently to prevent soil, mud, other debris and water from being deposited upon the public highway;
m) the provision of road sweepers and the associated management and inspection measures to ensure that the public highway is retained clear of soil, mud, other debris and surface water arising from this site, especially during periods of inclement weather;
n) a scheme for recycling and disposing of waste resulting from all the construction activities;
o) the management and coordination of deliveries and collections to avoid undue interference of the operation of the public highway Monday to Friday between 06:30-09:30 and 16:00-18:30;
p) a detailed before and after condition survey, including photographs, of the adjacent sections of the public highway network extending up to the A30 signalled control junction to the east (incorporating the junction with Trenchard Lane), 200m westwards from the western site boundary along the A30, and the southern section of Trenchard Lane from the junction with the A30 up to the northern site boundary with assurance that any damage caused by the undertaking of the construction activities is rectified prior to the occupation of this site; and
q) a schedule of any required highway licenses, traffic regulation orders (including any speed limit changes), temporary road closures or other consents from the Local Highway Authority.

REASON: In the absence of details being provided to accompany the planning application, details are required to ensure that the construction processes are undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers and the area generally in the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

27 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 07:00; nor after 18:00; Monday to Friday, before the hours of 08:00; nor after 13:00; Saturdays nor on Sundays or recognised bank or public holidays, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

28 No development shall take place until full details of the proposed foul drainage system shall be submitted to and approved in writing by the Local Planning Authority. The drainage system shall be constructed in accordance with the approved details prior to the occupation of the site.
buildings hereby permitted and shall be thereafter maintained in accordance with the approved details.

REASON: To prevent pollution of the water environment in accordance with Saved Policy E8 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required in the absence of being provided to accompany the planning submission.

Informatives:-

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 £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

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

• Seeking amended and additional information during the course of the application;
• considering the imposition of conditions and a Legal Agreement;

In this instance:

• the applicant was updated of any issues following receipt of consultation responses.
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. Birds nests, when occupied or being built, receive legal protection under the Wildlife and Countryside Act 1981 (as amended). It is highly advisable to undertake clearance of potential bird nesting habitat (such as hedges, scrub, trees, suitable outbuildings etc.) outside the bird nesting season, which is generally seen as extending from March to the end of August, although may extend longer depending on local conditions. If there is absolutely no alternative to doing the work in during this period then a thorough, careful and quiet examination of the affected area must be carried out before clearance starts. If occupied nests are present then work must stop in that area, a suitable (approximately 5m) stand-off maintained, and clearance can only recommence once the nest becomes unoccupied of its own accord.

4. The developer should enter into a formal agreement with Thames Water to provide the necessary sewerage infrastructure required to service this development.

5. The developer should enter into a formal agreement with the South East Water Company to secure a water supply to the site. Contact should be made via the South East Water Company, 3 Church Road, Haywards Heath, West Sussex. RH16 3NY. Tel: 01444-448200.

6. In accordance with the requirements of condition 16, the applicant is advised in the first instance to make contact with RAF Odiham Air Traffic Control - Senior Air Traffic Control Officer on 01256 367276.

7. The landscaping implementation secured by condition 8 should make provision for mitigation planting to be carried out where appropriate on the site prior to the commencement of building operations.

8. With respect to the required 'Site Clearance & Construction Method Statement' planning condition, the Applicant is advised to give careful and detailed consideration to the planning, design, coordination, management and construction of the proposed development to avoid any undue interruption of the safe and unhindered operation of the local highway network during the site clearance and construction periods. The 'Site Clearance & Construction Method Statement' also needs to take into account any relevant provisions contained within the Section 106 Planning Agreement as well as the Section 278 Highway Agreement(s). General guidance and advice which needs to be taken into account by the 'Site Clearance & Construction Method Statement,' including with respect to the provision of vehicle and wheel washing facilities is also provided by the below links:

- The Construction (Design and Management) Regulations 2015
  http://www.hse.gov.uk/construction/cdm/2015/index.htm
9. The applicant is advised that the conditions listed apply to the elements subject of both outline and full planning permission as hereby approved.

10. This Decision Notice must be read in conjunction with a Planning Obligation completed under the terms of Section 106 of the Town and Country Planning Act 1990 (as amended). You are advised to satisfy yourself that you have all the relevant documentation.

11. This Decision Notice must be read in conjunction with an Highways Agreement completed under the terms of Section 278 of the Highways Act 1980 (as amended). You are advised to satisfy yourself that you have all the relevant documentation.

12. The applicant is advised to undertake consultation with the Parish Councils of Dummer, North Waltham and Oakley and Deane as well as the Local Planning Authority (Highways Officer) when preparing the details pursuant to the Full Travel Plan and Routing and Signage Strategy as secured within the S106 Agreement.

13. The applicant is advised to undertake consultation with the Parish Councils of Dummer, North Waltham and Oakley and Deane when preparing the details pursuant to condition 10 relating to external lighting.

2. Application – 14/03776/FUL: Erection of building to form car showroom, vehicle servicing and associated storage, delivery and administration facilities. Alteration to car parking and landscaping (Amendments to approved application BDB/76781 to include additional showroom space, enclosed upper storey parking and vehicular access ramp and alterations to parking).- Site Harwoods Ltd Joule Road Basingstoke Hampshire

The Committee considered the report set out on pages 118 to 143 of the agenda and other matters discussed at the meeting.

The Committee discussed the issue of the potential noise from jet washing and requested that condition 22 be amended to include jet washing, which would take place inside the valeting enclosures and the shutter doors to the valeting bays to be kept closed whilst the valeting took place.
RESOLVED that: the application be APPROVED subject to the conditions listed below and for the following reasons.

Reasons for Approval

1. The proposal, through the safeguarding of existing jobs and creation of new jobs, will contribute to the economic well being of the residents of the Borough and secure economic growth. As such the proposal will comply with Saved Policy D5 of the Basingstoke and Deane Borough Local Plan and the National Planning Policy Framework (March 2012).

2. The site lies within the Houndmills Employment Area which is designated for industrial and employment uses (Classes B1, B2 and B8). As the proposals involve the creation of a non B1 use consideration need to be given to Saved Policy EC2. It is considered that the evidence contained within the submitted Planning and Economic Statement demonstrates that the proposal will comply with Policy Saved EC2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

3. Given the proposed landscaping and tree planting and the local economic benefits to the community associated with the proposal in particular the safeguarding of existing jobs and creation of new jobs, it is considered that the loss of part of the grassed open space can be justified under Policy C7 (iii) of the Basingstoke and Deane Borough Local Plan and the National Planning Policy Framework (March 2012) where the benefits outweigh the harm caused.

4. The proposed development would be of an appropriate design and relates to surrounding development in a sympathetic manner and as such complies with the National Planning Policy Framework (March 2012), Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011; and Appendix 7 of the Design and Sustainability Supplementary Planning Document.

5. It is considered that the requirements of Policy C8 part (i) have been met in that ‘there is adequate alternative local provision’ with the existing training use of the site, which is considered as an essential service, has now been re-provided.

6. The proposal would conserve the biodiversity value and nature conservation interests of the site and as such the proposal would comply with the National Planning Policy Framework (March 2012) and Saved Policy E7 of the Basingstoke and Deane Borough Local Plan 1996-2011.

7. The proposal would not increase the risk of flooding at the site or on adjacent land and would therefore accord with the aims of the National Planning Policy Framework (March 2012)
8 The development would not cause an adverse impact on highway safety and adequate parking would be provided to serve the proposed development and as such the proposal complies with Saved Policy A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

9 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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

subject to the following conditions and informatives:-

Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

New Showroom Floor Plans as Proposed Drg No P250 rev F received on 24/07/2015
Site Plan: Car Park Layout and Distribution Drg No P151 rev F received 24/07/2015
Elevations: As Proposed Drg No P260 rev F received on 24/07/2015
Site Plan as Proposed Drg No P150 rev K received 24/07/2015
Tree Protection Plan CBA/0036.04B received 18/05/2015
Site Location Plan Drg No P001 rev B received on 14/05/2015
Site Block Plan (As approved and as proposed) Drg No P002 rev C rev B received on 14/05/2015
Soft Landscaping Proposed Drg No 1417-300102 received on 14/05/2015
Site Sections Existing and Proposed Drg No P270 rev C received on 14/05/2015

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 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

3 No development shall commence on site until details of the types and colours of external materials to be used, including colour of mortar, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the visual amenities of the area and in
accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development because insufficient information has been submitted with the application and plans in this regard.

4 No development 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 unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** In the interests of visual amenity and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development because insufficient information has been submitted with the application and plans in this regard.

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

**REASON:** To improve the appearance of the site in the interests of visual amenity in accordance with Saved Policies E1 (ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development because insufficient information has been submitted with the application and plans in this regard.

6 No development shall take place on site until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately-owned, domestic gardens, has been submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out and thereafter maintained in accordance with the details so approved, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal public, nature conservation or historical
significance the area in accordance with Saved Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development because insufficient information has been submitted with the application and plans in this regard.

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

REASON: In the interests of the amenities and the privacy of the occupiers of adjoining residential properties and of the area and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development because insufficient information has been submitted with the application and plans in this regard.

8 No development shall take place on site until details of any external lighting, including hours of operation, have been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed before the use is first commenced, and shall thereafter be operated and maintained in accordance with the approved scheme, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the area and adjoining residential properties in particular, in accordance with Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

9 The development hereby permitted shall be carried out in accordance with the approved details, including visibility splays, road and footway geometry, boundary features, access points, motor vehicle and secure cycle parking, refuse/recycling facilities, as shown on the approved drawings, unless otherwise agreed in writing with the Local Planning Authority:

REASON: For the avoidance of doubt to ensure development to a satisfactory standard and in the interests of proper planning and safety, in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

10 No development shall be commenced until detailed drawings showing modifications to and extinguishment of the existing highway (shown in principle on Drg 14011/P150 Rev K) have been submitted to and
approved in writing by the Local Planning Authority in consultation with the Local Highway Authority (Hampshire County Council), pursuant to an Agreement to be made under Section 278 of the Highways Act 1980 between the Developer and the Local Highway Authority, and the alterations to the highway shall be constructed to the satisfaction of the Local Planning Authority in consultation with the Local Highway Authority before any part of the development is brought into use.

**REASON:** In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development because insufficient information has been submitted with the application and plans in this regard. Details are required prior to development because insufficient information has been submitted with the application and plans in this regard.

11 No development shall be commenced until all necessary public highway extinguishment orders have been confirmed by the Secretary of State.

**REASON:** In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

12 No development shall take place on site until details of the method of construction of the altered means of access to the premises, including materials and finishes, telescopic bollards and their method of operation, visibility sightlines, gradient (maximum 1:12 (8%)), and surface-water drainage details that prevents surface water run-off from the site entering the public highway, have been submitted to and approved in writing by the Local Planning Authority. The approved access details shall be constructed and fully implemented before the development hereby approved is occupied or the use commence, whichever is the sooner and shall be thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To ensure that a satisfactory means of access to the highway is constructed before the approved development is operational in the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development because insufficient information has been submitted with the application and plans in this regard.

13 No development shall take place, including any works of demolition, until a Demolition and 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 demolition and construction phases of development.
The Statement shall include for:

i. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken 'in a manner that secures the health and safety of any person affected by the project.'

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

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

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

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

vi. wheel washing facilities or an explanation why they are not necessary;

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

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

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

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

xi. 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:** 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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development because insufficient information has been submitted with the application and plans in this regard.

**14** No part of the development hereby approved shall be occupied or the approved use commence, whichever is the sooner, until a Site Management and Delivery Plan, indicating how deliveries and collections will take place during both the operational hours of the approved use and out-of-hours, together with access, vehicles storage and parking, has been submitted to and approved in writing by the Local Planning Authority. The Site Management and Delivery Plan, shall be operational for the lifetime of the approved use and provide for periodic review, such timescales to be agreed in writing by the Local Planning Authority.
Planning Authority.

**REASON:** To ensure the operational use of the site 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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011. Details are required prior to development because insufficient information has been submitted with the application and plans in this regard.

15 The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until secure cycle parking facilities for 10 long and 10 short stay places 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. The approved secure cycle storage shall be constructed and fully implemented before occupation or the approved use commences, whichever is the sooner, and thereafter maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To improve provision for cyclists and discourage the use of the private car wherever possible and in accordance with Saved Policy A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

16 The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until provision for turning (enter, turn and leave in a forward gear) for all vehicles attending the site, including motor vehicle transporters (Drawing 4617/204 Rev A), loading and unloading of all vehicles and the parking of 201 vehicles, comprising 62 display, 80 storage, 39 customer service and 20 customer/visitor (including 2 disabled spaces), have been constructed, surfaced and marked out within the curtilage of the premises in accordance with the approved details and the areas of land so provided shall not be used for any purposes other than the turning, loading and unloading and parking of vehicles, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** In the interests of highway safety and in accordance with Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

17 Unless otherwise agreed in writing with the Local Planning Authority the development hereby approved shall not comprise more than 18 motor vehicle workshop service bays, including one MOT bay and associated parking, within the red line of the premises.

**REASON:** To ensure on-site motor vehicle parking demand does not exceed supply and in the interests of highway safety and in accordance with Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

18 All wildlife protection and enhancement measures shall be carried out
in accordance with the Extended Phase 1 Habitat Survey submitted by ECOSA dated December 2014. The development shall be carried out in accordance with the approved report, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To help protect and enhance the biodiversity of the area in the long-term, in accordance with Policy E7 of the Basingstoke and Deane Borough Local Plan 1996-2011.

19 Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the CBA Trees Arboricultural Development Statement written by Alex Monk referenced CBA10036V1. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

**REASON:** To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with the National Planning Policy Framework (March 2012) and Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

20 No part of the development hereby approved shall be occupied or the approved use commence, whichever is the sooner, until a Travel Plan indicating how it is intended to encourage and implement proposals which will result in a reduction in the need for car borne traffic to/from the site has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be provide for periodic review, such timescales to be agreed in writing by the Local Planning Authority.

**REASON:** In order to promote sustainable development with particular regard to transport and in accordance with advice contained within National Planning Policy Framework, and Saved Policy A1 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

21 All recommendations and mitigation measures outlined in the Ion Acoustics Planning Noise Assessment Report A518/R02a and addendum dated 15/05/2015 shall be implemented and shall be completed before the use of the building, hereby approved, is first commenced and shall be thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To ensure that the plant is adequately sound proofed in the interests of the amenities of the occupants of nearby premises and in accordance with Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

22 All valeting and jet washing on site shall take place inside the valeting and car cleaning/wash enclosures and the shutter doors to the valeting and car cleaning/wash bays shall be kept closed whilst valeting and jet washing is taking place.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Policy E1.

23 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

24 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, unless otherwise agreed in writing by the Local Planning Authority.

REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

25 The premises shall not be open to the public or in operation before 08:00 hours or remain open after 18:00 hours on Mondays to Saturdays, and 10:00 hours to 16:00 hours on Sundays or any recognised public

REASON: To protect the amenities of the occupiers of nearby properties in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

26 The roof top parking shall solely be used for storage parking and only accessed by members of staff.

REASON: To protect the amenities of the occupiers of nearby properties in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

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 £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

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

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

In this instance:

- the applicant was updated of any issues after the initial site visit and receipt of consultation responses

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. With respect to the Means of Access Condition Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out within or project under or project over any footway, including a Public Right of Way, carriageway, verge or other land forming part of the publically 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, Hampshire County Council. 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 publically 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 0300 555 1388.
4. The applicants attention is brought to the following advice notes from the Environmental Agency:

Advice Note 1
The Environmental Permitting Regulations make it an offence to cause or knowingly permit any discharge that will result in the input of pollutants to ground or surface waters. Drainage from hardstanding areas that have the potential to be contaminated by fuels, chemicals or other polluting material must be connected to the foul sewer.

Advice Note 2
Any facilities for the storage of oils, fuels or chemicals shall be provided with secondary containment that is impermeable to oil, fuel or chemical and water, for example a bund, details of which shall be submitted to the local planning authority for approval.

Advice Note 3
Car wash liquid waste is classed as trade effluent. Before discharging to a sewer you must always get a trade effluent consent or enter into a trade effluent agreement with your water and sewerage company or authority. If you are not able to discharge effluent to the foul sewer it will be classed as waste and you must then comply with your duty of care responsibilities. More information regarding the discharge of trade effluent can be found at www.netregs.gov.uk

5. The applicants attention is also drawn to the protection of breeding birds under the Wildlife and Countryside Act 1981. This makes it an offence to kill or harm birds or damage or destroy their eggs. To avoid contravening these provisions it would be advisable to avoid carrying out any work that might damage an active nest during the bird breeding season (March to August inclusive).


The Committee considered the report set out on pages 144 to 152 of the agenda and other matters discussed at the meeting.

The Committee debated the proposed application and agreed that they would like to retain the engraved foundation stones and that amended plans showing the retention of those stones should be submitted prior to the issuing of the decision notice.
RESOLVED that: the application be APPROVED subject to the receipt of an amended plan showing the retention of the foundation stones, the conditions listed below and for the following reasons.

Reasons for Approval

1 The proposed advertisements are not considered to cause any significant impact on the amenity of the area and would not result in any adverse impact on highway safety. As such the proposal would comply with the National Planning Policy Framework (March 2012); and Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

subject to the following conditions and informatives:-

Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

   Site Location Plan - 1:1250 - received 15/04/15.
   Site Location Plan - 1:500 - received 15/04/15.
   Part Plans, Elevations and Signage Details - drawing number: FINAL/W/NL/784/501 Rev D- received 13/10/15

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

2 This consent shall be for a limited period of five years from the date of this notice.
   REASON: As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations.

3 The materials to be used in the construction of the external surfaces of the signage hereby permitted shall match, in type, colour and texture those on the approved plan 'Part Plans, Elevations and Signage Details - drawing number: FINAL/W/NL784/501 REV C - received 01/09/15' unless otherwise agreed in writing with the Local Planning Authority.

   REASON: In the interests of visual amenity and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

4 a) Any advertisements displayed and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

   b) Any hoarding or similar structure, or any sign, placard, board or
device erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

c) Where any advertisement is required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 to be removed, the removal thereof shall be carried out to the reasonable satisfaction of the Local Planning Authority.

d) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

e) No advertisement shall be sited or displayed so as to obscure or hinder the ready interpretation of any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway (including any coastal waters) or aerodrome (civil or military).

**REASON:** As required by the provisions of the Town and Country Planning (Control of Advertisements) Regulations

5 The luminance of the signs hereby approved shall be static and not exceed 600 candela per square metre and the surface finish of this sign must not generate glare or distraction to users of the adjoining public highway, plus the advertisements shall only be illuminated during the hours of the related business use of the premises.

**REASON:** In the interests of amenity and public safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

**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 £97 per request or £28 where the related permission was for extending or
altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

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

4. Application – 15/01949/FUL: Erection of double garage and workshop in association with the development approved under 15/00170/FUL (Erection of a three bedroom dwelling and associated change of use of land from agricultural to residential) – Site Newnham Edge Tynney Lane Newnham Hampshire

The Committee considered the report set out on pages 153 to 164 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 noted that the site would be a considerable distance from neighbouring properties and therefore would not have an adverse impact upon the residents.

Furthermore the materials that would be used blend in well and would complement the house.

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

Reasons for Approval

1. The proposed development preserves the character of the Conservation Area and as such complies with adopted policies in particular the National Planning Policy Framework (March 2012) and Saved Policy E3 of the Basingstoke and Deane Borough Local Plan.
The proposed development respects the rural character of its surroundings in terms of design, size and siting and as such complies with the National Planning Policy Framework (March 2012) and Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

The proposal would not result in any significant harm to the amenities of residents in the vicinity of the site. The proposal accords with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 in this respect.

subject to the following conditions and informatives:-

**Conditions**

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

   Site Location Plan Drawing No.NE/14/04 received 09/06/2015
   Proposed Site Plan Drawing No.NE/14/01/A received 09/06/2015
   Proposed Floor and Elevation Plan Drawing No.NE/15/04/A received 13/08/2015

   **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 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

3. No development shall commence on site until details of the types and colours of external materials to be used, 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 unless otherwise agreed in writing by the Local Planning Authority.
   **REASON:** Details are required prior to development because insufficient information has been submitted within the application and in the interests of the visual amenities of the area and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

4. No development shall commence, until joinery details of all windows and external doors, have been submitted to and approved in writing by the Local Planning Authority. The submitted details must be referenced
against the approved plans and shall then proceed in accordance with
the approved details unless agreed otherwise in writing by the Local
Planning Authority.

REASON: Details are required prior to development because
insufficient information has been submitted within the application and to
achieve a high quality finish to the proposed garage that responds
sympathetically with the character and appearance of the Conservation
Area in accordance with guidance contained within the National
Planning Policy Framework (March 2012) and Saved Policy E3 of the
Basingstoke and Deane Borough Local Plan 1996-2011.

5 No development, including site clearance, demolition, ground
preparation, temporary access construction/widening, materials
storage or construction works, shall commence on site until a Tree
Protection Plan, in accordance with BS5837:2012 Trees in relation to
design, demolition and construction-Recommendations, has been
submitted to and approved in writing by the Local Planning Authority.
The plan shall include the specification and positioning of tree
protective fencing, ground protection and any special engineering
solutions where required. The approved tree protection shall be
erected prior to any site activity commencing, and shall be maintained
until the construction is completed.

REASON: Details are required prior to development because
insufficient information has been submitted within the application and to
ensure that reasonable measures are taken to safeguard trees in the
interests of local amenity and the enhancement of the development
itself, in accordance with the National Planning Policy Framework
(March 2012) and Saved Policies E1 and E6 of the Basingstoke and

6 No development shall take place until there has been submitted to and
approved in writing by the Local Planning Authority a scheme of hard
and soft landscaping which shall specify the existing landscaping to be
retained, details of the new hardsurfacing, and the species, planting
sizes, spacing and numbers of any new trees/shrubs to be planted
(including replacement trees where appropriate). The works approved
shall be carried out in the first planting and seeding seasons following
the first occupation of the building(s) or when the use hereby permitted
is commenced. In addition, a maintenance programme detailing all
operations to be carried out in order to allow successful establishment
of planting, shall be submitted to and approved in writing by the Local
Planning Authority before development commences. Any trees or
plants which, within a period of 5 years from the date of planting, die,
are removed or become seriously damaged or diseased shall be
replaced in the next planting season with others of similar size and
species, to be agreed in writing by the Local Planning Authority.

REASON: Details are required prior to development because
insufficient information has been submitted within the application and to
improve the appearance of the site in the interests of visual amenity in
accordance with Saved Policies E1 (ii) and E6 of the Basingstoke and
7 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, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

8 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, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

9 The development hereby approved shall not be started until the development for which planning permission was granted by the Local Planning Authority on 27/03/2015 pursuant to planning application reference no. 15/00170/FUL is implemented.

**REASON:** In the interests of proper planning and to ensure the Local Planning Authority maintain control in respect of the erection of buildings in association with approved schemes and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

10 The garage building so provided shall be constructed with minimum internal dimensions and located in accordance with the approved drawings and shall have a minimum horizontal clear opening between the frames of the vehicular doors of 2.3 metres to provide each vehicle with independent unobstructed vehicular access/egress. The garage so provided shall be retained and used solely for purposes incidental to the enjoyment of the approved dwellinghouse and shall not be used as a separate unit of accommodation or in connection with any trade, business, profession or commercial enterprise. The garage so provided shall not be converted or used for any residential purpose other than as a domestic garage for the parking of vehicles and bicycles with ancillary home office and store above.

**REASON:** To ensure adequate on-site parking provision and to discourage parking on the adjoining highway in the interest of local amenity and highway safety and in accordance with Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
11 The garage so provided shall be retained and used solely for purposes incidental to the enjoyment of the approved dwellinghouse and shall not be used as a separate unit of accommodation or in connection with any trade, business, profession or commercial enterprise. The garage so provided shall not be converted or used for any residential purpose other than as a domestic garage for the parking of vehicles and bicycles with ancillary home office and store above.

**REASON:** To ensure adequate on-site parking provision and to discourage parking on the adjoining highway in the interest of local amenity and highway safety and in accordance with Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

**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 £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

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

- 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 applicant's attention is drawn to the fact that the location for the proposed garage is the same as the location for the approved secure cycle storage and the applicant needs to be able to demonstrate that adequate cycle storage can be provided either within the proposed garage or elsewhere on the site to discharge condition 10 of 15/00170/FUL within a discharge of condition application.

5. Application - 15/02339/FUL: Erection of 2 no. three bedroom houses with associated accesses – Site Rooksfield Bishops Green Hampshire RG20 9JJ

The Committee considered the report set out on pages 165 to 188 of the agenda and other matters discussed at the meeting.

RESOLVED that: subject to the application being advertised as a departure from Development Plan policy and the expiry of that consultation period with no new material adverse comments being received the application be APPROVED subject to the conditions listed below and for the following reasons.

Reasons for Approval

1. The proposed development represents a sustainable form of development and presents an appropriate level of development which respects the character of its surroundings in terms of plot sizes, layout and form of this part of Bishops Green and as such complies with the National Planning Policy Framework (March 2012) and Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

2. 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 (March 2012), Saved Policies E1 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011 and the Council's Residential Parking Standards SPD.

3. The proposal would provide landscape and biodiversity enhancement of the and its surroundings and as such the proposal would comply with the National Planning Policy Framework (March 2012) and Saved

4 The proposal would not result in any significant harm to the amenities of residents in the vicinity of the site or to future occupiers. The proposal accords with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 in this respect.

subject to the following conditions and informatives:-

Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Location Plan - received 08/07/15
Proposed Site Plan - drawing number 15-056/SP1 - received 08/07/15

Proposed Floor Plans - Job number 15-057 - drawing number 1 REV B - received 08/07/15
Proposed Elevations - Job number 15-057 - drawing number 2 REV B - received 08/07/15
Sections - Job number 15-057 - drawing number E12 REV B - received 08/07/15
Proposed Floor Plans - Job number 15-056 - drawing number 1 REV B - received 08/07/15
Proposed Elevations - Job number 15-056 - drawing number 2 REV B - received 08/07/15
Proposed Elevations - Job number 15-056 - drawing number 3 REV B - received 08/07/15
Proposed Elevations - Job number 15-056 - drawing number 1 REV B - received 08/07/15
Sections - Job number 15-056 - drawing number E12 REV B - received 08/07/15
Proposed Cycle Store - received 08/07/15
Survey Drawing - drawing number 13620/S1 - received 08/07/15
Arboricultural Development Report dated 13/11/14 - ref FTSPJBBSS_031 - Foremost Tree Surgeons - received 08/07/15
Landscaping Scheme - received 08/07/15

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 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.
3 No development shall commence on site until details of the types and colours of external materials to be used, including colour of mortar, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** Details are required prior to development as inadequate information has been provided with the application and in the interests of the visual amenities of the area and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate). The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

**REASON:** Details are required prior to development as further information on the location of the new planting and additional species are requirement in order to improve the appearance of the site in the interests of visual amenity in accordance with Saved Policies E1 (ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

5 All planting, seeding or turfing comprised in the approved details of landscaping required under Condition 4 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. All subsequent maintenance operations identified in the maintenance programme required under Condition 4 shall be implemented in accordance with that programme.

**REASON:** In the interests of the amenities and character of the area in accordance with Saved Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

6 Felling of the existing conifer shelterbelt shall only take place from and including the months September to February

**REASON:** To avoid disturbance to nesting birds, which be an offence under the Wildlife and Countryside Act 1981 and in accordance with

7 No works shall commence on site until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

**REASON:** Details are required prior to development as inadequate information has been provided with the application and in order to ensure that the proposed development is satisfactorily drained in accordance with Saved Policy A7 of the Basingstoke and Deane Borough Local Plan 1996-2011.

8 No development shall take place, including any works of demolition, 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. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken 'in a manner that secures the health and safety of any person affected by the project.'

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

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

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

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

vi. wheel washing facilities or an explanation why they are not necessary;

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

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

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

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

**REASON:** Details are required prior to development 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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

9 No development shall commence on-site until details of the method of construction of the new means of access to each dwelling, including materials and finishes, refuse/recycling collection point, visibility sightlines, gradient (maximum 1:12 (8%)), and surface-water drainage details that prevents surface water run-off from the site entering the public highway, have been submitted to and approved in writing by the Local Planning Authority. The approved access details shall be constructed and fully implemented before the commencement of building and other operations on the site and shall be thereafter retained and maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority. **REASON:** Details are required prior to development to ensure that a satisfactory means of access to the highway where none currently exists and that the access is constructed before the approved buildings, in the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

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

(a) a desk top study carried out by a competent person documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Contaminated Land Research Report Nos. 2 and 3 and BS10175:2001;

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 BS10175:2001- 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 and proposals for future maintenance and monitoring. Such
scheme shall include nomination of a competent person to oversee the implementation of the works.

If during any works contamination is encountered which has not been previously identified then the additional contamination shall be fully assessed and an appropriate remediation scheme, agreed in writing with the Local Planning Authority.

REASON: Details are required prior to development to ensure any soil, gas or water contamination on the site is remediated to protect the proposed occupants of the application site and/or adjacent land and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

11 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modifications) fences or other means of enclosure along the frontage of the site with the adjoining highway shall be set back to ensure unobstructed visibility sightlines of 2 metres by 40 metres at the junction of each dwelling site access with the public highway, and these sightlines shall be thereafter retained, maintained and permanently kept free of obstacles more than 0.6 metres above the level of the adjacent carriageway.
13 Notwithstanding the approved drawings the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until secure cycle parking facilities for 2 long and 1 short stay places and transit route to and from the public highway, have been provided to each dwelling 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. The approved secure cycle storage shall be constructed and 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 unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To improve provision for cyclists and discourage the use of the private car wherever possible and in accordance with Saved Policy A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

14 Notwithstanding the approved drawings the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until provision for turning (enter, turn and leave in a forward gear), manoeuvring, loading and unloading of vehicles and the parking of 3 vehicles to each dwelling, including an unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrance of the property, has 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, construction and materials thereof. The approved motor vehicle parking layout shall be constructed and fully implemented within the curtilage of the property before occupation or the approved use commences, whichever is the sooner, and the areas of land so provided shall be thereafter retained and maintained in accordance with the approved details and shall not be used for any purposes other than the manoeuvring, loading and unloading and parking of vehicles, and access for pedestrians, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** In the interests of highway safety and in accordance with Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

15 Notwithstanding the approved drawings the development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until details of a scheme for the storage (prior to disposal) of refuse and recycling, and details of a refuse/recycling collection point for each dwelling, provided not more than 15 metres carrying distance from a highway which is a carriageway have been submitted to and approved in writing by the Local Planning Authority.

**REASON:** In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
The approved details shall be fully implemented before occupation or the use commences, whichever is the sooner, and shall be thereafter retained and maintained, unless otherwise agreed in writing by the Local Planning Authority.

**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 Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

16 Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order with or without modification) no gates shall be erected across the approved accesses unless details have first been submitted to and approved in writing by the Local Planning Authority.

**REASON:** In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

17 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, or internal painting or fitting out, shall take place before the hours of 0730 nor after 1800 Monday to Friday, before the hours of 0800 nor after 1300 Saturdays nor on Sundays or recognised public holidays, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

18 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, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

**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 £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

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

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

In this instance:

- was provided with pre-application advice,
- the application was acceptable as submitted and no further assistance was required.

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

3. The applicant should contact the Environment Agency on 08708 506 506 or consult their website to establish if consent will be required for the works they are proposing. Please see https://www.gov.uk/environmental-permit-how-to-apply/overview

Any works in, over, under, or within 8 metres of the top of the bank of a designated Main River will also require our formal consent. Please contact 08708 506 506 to find out more information about Flood Defence Consents.

4. With respect to the Means of Access Condition Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out within or project under or project over any footway, including a Public Right of Way, carriageway, verge or other land
forming part of the publically 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, Hampshire County Council. 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 publically 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.

The construction of the vehicular crossing(s) will require approval and licensing by the Local Highway Authority, further advice about works within the public highway can be obtained from Hampshire County Council's Area Office, telephone 0300 555 1388.

Information on crossings - http://www3.hants.gov.uk/roads/highway-information/vehicular-crossings.htm

28/15 Amendment to Resolution for Planning Application 14/02200/OUT for development at Burnham Copse, Tadley

The Planning and Development Manager introduced the report which sought an amendment to the resolution to approve outline planning permission for the redevelopment of former Burnham Copse Infant School site for up to 36 residential units (use class C3), open space and associated car parking with all matters reserved (14/02200/OUT refers) following the introduction of the Community Infrastructure Levy Regulations (CIL Regs) on 6 April 2015.

The report also provided an update on the response from the Office of Nuclear Regulation (ONR) confirming that no call-in request to the Secretary of State is to be made following the initial resolution to grant planning permission. In addition the report sets out a subsequent recommended amendment to the reason for approval.

RESOLVED that:

1) Members of the Development Control Committee approve the amended resolution in relation to the requirements of the associated Section 106 Agreement as set out in paragraph 3.5 below;

2) Members consider the comments from the ONR and West Berkshire Council;

3) Members approve the amended reason for approval at paragraph 3.5 and confirm that planning permission should be granted.
Meeting ended: 21:42

Chairman
Minutes of the Community, Environment and Partnerships Committee held on 14th October 2015 at the Civic Offices, Basingstoke and Deane Borough Council at 18:30

Members of the Committee in attendance: R Golding (Chairman), S Bound, L Edwards, R Gardiner, H Golding, P Lonie, E Still, M Taylor

24/15 Apologies for Absence and Substitutions [Item 1]

Apologies were received from Councillor S Day

Councillor T Jones was replaced by Councillor P Harvey
Councillor R Hussey was replaced by Councillor M Bound

25/15 Declarations of Interest [Item 2]

There were no declarations of interest

26/15 Appointment of Vice-Chairman [Item 3]

There were no nominations received for the appointment of Vice-Chairman. This seat remains vacant until the next meeting of the committee.

27/15 Urgent Matters [Item 4]

There were no urgent items

28/15 Minutes of the Committee Meeting held on 16th September 2015 [Item 5]

The Minutes of the committee meeting held on 16th September 2015 were confirmed by the committee as a correct record and signed by the Chairman.

29/15 Smoking Near Children’s Play Areas [Item 6]

The Cabinet Member for Partnerships introduced the report which presented the findings of the public consultation undertaken to understand residents’ views and presented a proposed way forward.

Councillor David Potter addressed the committee to pass on the thanks of Professor Eric Anderson who originally proposed the item to the committee saying that he was pleased with the work undertaken so far.

Councillors asked questions and discussed the report covering several points including:

- What work had already been undertaken on the scheme regarding signage.
- Where bins for disposal of litter and cigarette butts would be placed.
- Whether patrolling officers would be asked to approach people breaching the voluntary code.

Councillors welcomed the inclusion of e-cigarettes in the proposals and thanked officers for their work on the proposal.

**Resolved:** The Committee;

1.) Notes the findings of the public consultation.

2.) Endorses the proposed actions to implement a voluntary code of no smoking in or within 10 metres of children’s play areas, to include both tobacco and e-cigarettes, subject to budget approval.

3.) The committee asks that officers on patrol to approach people smoking near children’s play areas to request they observe the voluntary code.

4.) The committee asks for these proposals to be progressed as soon as possible.

30/15 Neighbourhood Management and an Update on the GiS Mapping System [Item 7]

The Community Design and Regeneration Manager presented an update to the committee on the outcomes from the Neighbourhood Management Scoping Group and provided an update and guide on the GiS Green Spaces Digital Mapping System.

Councillors then discussed the presentation and asked questions of officers around the reporting website for the public and any gaps in the mapping information held by the council.

Councillors made several comments on the work of Hampshire County Council as the highways authority, stressing the need for clear communication.

**Resolved:**

1.) That a meeting of the Neighbourhood Management Scoping Group is convened before the end of 2015 to consider the work done so far and suggest any further work to be carried out.

2.) That a meeting of the scoping group and officers from Hampshire County Council is arranged.

3.) The committee asks that the Neighbourhood Management Guide to Roles and Responsibilities is included in an induction pack for new councillors.
31/15 Local Infrastructure Fund Review [Item 8]

The Cabinet Member for Communities, Service Delivery and Improvement introduced the report which proposed a revised approach to how community level infrastructure projects were supported which had been informed by the considerations of the Local Infrastructure Fund (LIF) Members Advisory Panel (MAP).

Councillors David Potter and Michael Westbrook then addressed the committee making comments on the proposals, including:

- That they did not support the recommended merger to a single fund.
- There was a preference for strategic, evidence based allocation.
- That applications in future that did not have a regard for equalities would not be considered.
- That under the proposals, funds may be allocated to areas that had fought new development.
- That three years was not an adequate period of time to establish how changes in population would affect wards and infrastructure.

Councillors asked questions and discussed the report covering several points including:

- How assessment criteria would prevent wards applying for ‘wants’ rather than ‘needs’.
- Whether there was another option, as opposed to grant funding to which anyone could apply.
- Whether the Portfolio Holder felt that two years was enough time to allow the previous Local Infrastructure Fund process to work.
- What the proposals for formulating weighting were for areas that had taken new development.

Officers advised that criteria in the application process would look for a ‘need’ to be demonstrated and that a range of information was available which could be used.

During debate, Councillor Harvey proposed an amendment to the recommendation to further discussion and debate.

Councillors expressed the view that three years was not enough time to ring fence funding for areas which have undergone development. A clear view was also expressed that a link between areas where new homes were built and where New Homes Bonus money was spent should remain.

It was also the view of a majority of the committee that 20% should not be removed from the existing system into a new Local Infrastructure Fund, nor should the three funds be merged into a single fund.
Resolved: The Committee;

1.) Agrees that a strong link must remain between where new homes are built and where Local Infrastructure Fund money is spent; i.e. new homes built in a ward should generate Local Infrastructure Fund money for that same community.

2.) Requests that;
   - Further discussion is carried out between the Portfolio Holder and Councillors on all aspects of the Local Infrastructure fund, to consider in particular;
     - The factors influencing criteria and weighting within any new Local Infrastructure Fund process
     - Merging the Local Infrastructure Fund
     - The need for a direct link between development and funding
   - A report is brought to the January meeting of the CEP committee showing the results of the further work.
   - Requests that the Portfolio Holder considers a holistic approach for the allocation of funds.

32/15  CEP Work Programme 2015 – 2016 [Item 9]

On considering the Committee Work Programme the committee agreed the following changes;

- That the feedback report on the Local Infrastructure Fund be added to the agenda for the January meeting of the committee
- That a feasibility study on Council Road Community Centres be added to the items to be timetabled.

The Chairman asked the committee to note that Councillor Lonie had agreed to work on the topic suggestion form regarding mental health.

The Chairman also agreed to find out more about the current position on the council’s regeneration strategy to consider if this could be a future item for the Community Environment and Partnerships committee.

The meeting ended at 21:19

CHAIRMAN
BASINGSTOKE AND DEANE BOROUGH COUNCIL

Minutes of the meeting of the Basingstoke and Deane Borough Council held at the Civic Offices, London Road, Basingstoke on Thursday 22 October 2015 at 18:30

Members of the Council in attendance:
The Worshipful the Mayor Councillor Mrs A Court and the following Councillors:-

Miss R Bean, M Bound, S Bound, Mrs J Bowyer, Mrs R Burgess, J Cousens, Mrs O Cubitt, S Day, E Dunlop, Miss H Eachus, Miss L Edwards, G Falconer, Mrs J Frankum, P Frankum, S Frost, R Gardiner, S Godesen, Miss H Golding, R Golding, P Harvey, G Hood, R Hussey, J Izett, Ms L James, G James, Mrs P Lonie, J Leek, D Leeks, P Miller, R Musson, Mrs C Osselton, S Parker, C Phillimore, N Pierce, C Pinder, D Potter, D Putty, C Regan, Mrs T Reid, J Richards, N Robinson, M Ruffell, C Sanders, D Sherlock, J Smith, Mrs E Still, R Tate, Mrs D Taylor, M Taylor, I Tilbury, C Tomblin, Mrs M Tucker, Ms V Washbourne, G Watts, K Watts, M Westbrook

Apologies for Absence:
Councillors T Jones, S Keating

29/15 Declarations of Interest [Item 2]

1) The Chief Executive declared an interest on behalf of officers regarding agenda item 8 (3), pay structure proposal and agenda item 11 (1), critical treatment hospital, on behalf of Karen Brimacombe. The officers concerned left the room for those items.

2) Councillor Mrs Reid declared an interest in relation to agenda item 9 (2), the housing motion, due to being a landlord.

3) Councillor Miss Golding declared a pecuniary interest in relation to agenda item 9(1), County Council cuts motion due, to her employment.

4) Councillor Miss Eachus declared an interest in relation to Basingstoke Town Football Club.

30/15 Minutes [Item 3]

The Minutes of the ordinary meeting held on 16 July 2015 and the extraordinary meeting held on 1 September 2015 were confirmed as a correct record and signed by the Mayor.

31/15 Announcements [Item 4]

1) The Mayor made a number of announcements:

a) The Mayoress had given birth to baby Alex on 15th August and Mel O’Sullivan from Legal had baby Jake on 28th September.
b) There would be a bucket collection at the end of the council meeting for the Mayor’s Charity Week.

c) Basingstoke Choirs would be singing in Festival Place on 5 December in aid of the Mayor’s Charity Appeal

d) A Carol Service would be held on 12 December at 7pm at St Michael’s Church.

e) After 11 years’ service it was Karen Brimacombe’s last council meeting before taking up her new role as Director of Operations at Basingstoke Hospital. She was wished all the best for the future.

f) John Coughlan had been appointed as the new Chief Executive at Hampshire County Council.

2) The Leader of the Council updated Council on the progress of the devolution deal, stating that a lot of work had been undertaken to develop the proposals from the devolution prospectus. The next step in the process would be a challenge session with the Secretary of State and a group of representatives from the county, districts and unitary authorities.

32/15 Questions from members of the public [Item 5]

The following questions were asked from members of the public and responded to by the relevant Cabinet Member:

1) Tina Taplin

With regards to the possibility of a devolution deal, I would like to ask about the option of having an elected mayor for Basingstoke.

The Leader of the Council responded to the question stating that there was unlikely to be a proposal for an elected Mayor.

2) Debbie Reavell, Secretary of Basingstoke Heritage Society

The council is asked to approve a recommendation from Cabinet (28th July), which seeks to except a piece of land – the Old Common – from the list of protected sites, when this particular site was clearly already protected by an extant council resolution of 1 March 1979. That resolution, referring precisely to the piece of land which is under negotiation with the BTFC was to keep the land “undeveloped and of an open character” and was a response to the need to keep open space in the fast-growing central town area.

I ask Cllr Sanders by what authority does the council propose to override the clearly stated 1979 resolution, made by the then council for the benefit of the townspeople? Would he not agree that the need for public open space is greater now than ever, particularly when you are aware that there are currently 1400 small units of housing in development within the ringway?

The Cabinet Member for Planning and Infrastructure responded to the question stating that he fully supported those that wished to preserve the
town’s heritage. With respect to the Old Common this council could not protect land from future councils decisions, likewise past decisions could not prevent this council from making decisions. No protection was afforded in 1979 to Old Common. He further added that he had listened to the concerns of residents and would be speaking on the parks and open spaces motion (agenda item 8 (1).

A supplementary question was asked: ‘who has the authority to override the council decision of 1979? A response was given that it depended on who made the decision at the time either Cabinet or Council.

3) Helen Richards

Firstly I want to say I fully support the Council’s intention to protect Basingstoke and Deane’s Parks and Open Spaces from development. However, I do not support the exclusion of the Old Common from protection.

Please bear in mind that at the time the Old Common was apparently offered to Basingstoke Town Football Club as a possible site for their new stadium, there had been no opportunity for Call In by local Councillors, nor had a full and transparent Public Consultation taken place to ascertain the level of public support for losing this site which has been in public use since the Middle Ages.

Cabinet members now seem to fear that “legitimate expectations” of third parties could lead to litigation if the Old Common were to be given the same protection that this new policy will give to other open spaces.

Therefore my question to the full Council is simply this:

If the Old Common was indeed offered by Council members to the Football Club, do you all consider that this offer was made with due regard to the wishes of the residents of Basingstoke?

The Cabinet Member for Planning and Infrastructure responded stating that all parks and open spaces in the borough were protected through planning policy, decision making and scrutiny. He stated that whilst he fully understood the concerns raised there was no contractually binding agreement in place and he had listened to the genuine concerns of residents who benefit from the Old Common as open space and that its status would be revisited.

33/15 **Petitions** [Item 6]

No petitions were received.

34/15 **Resignations and Appointments** [Item 7]

The following resignations and appointments were made:

1) Councillor Mrs Bowyer is replaced by Councillor Mrs Reid as a reserve member of the Licensing Committee.
2) That Councillor Mrs Bowyer is appointed to the Crime and Disorder Joint Scrutiny Committee.

3) That Councillors Mrs Still and Gardiner are appointed to the North Hampshire Area Road Safety Council.

35/15 **Reports for Decision** [Item 8]

1) **Parks, Open Spaces and Playing Fields**

**RESOLVED:** That Council refers the recommendation back to Cabinet for reconsideration.

2) **Review of Standards Arrangements for dealing with Complaints.**

The Vice-Chairman of the Standards Committee put the recommendation to council to adopt the revised arrangements for dealing with complaints.

Some concerns were raised during debate regarding the language used with reference to sanctions (paragraph 6.8 of the report) and some members felt that there was a conflict between the functions of a councillor and the sanctions. Other Members however felt that it was right to have sanctions and that they would only be used in serious circumstances.

Councillor Harvey proposed that the arrangements for dealing with complaints be referred back to the Standards Committee for review, however following a vote, the proposal was rejected.

**RESOLVED:** That Council

1) Adopts the arrangements for dealing with complaints at the revised Appendix 2 of the report and;

2) Authorisation is given to the Monitoring officer to make minor amendments to the arrangements to ensure that they remain an effective working document with all amendments notified to all councillors.

3) Appoints the independent members as specified below:

Keith Bastin – appointed until 22 October 2017
Chris Evans – appointed until 22 October 2017
Peter Moore – appointed until 22 October 2019
Elizabeth Morris – appointed until 22 October 2019

4) Appoints the independent persons as specified below:

Sian Campbell – appointed until 22 October 2017
Chris Eele – appointed until 22 October 2019
Judith Curson – appointed until 22 October 2019

3) **Pay Structure Proposal**
The Chairman of the Human Resources Committee summarised the rationale behind the recommendation to introduce a new Grade 14 to the pay structure stating that the borough had major development projects and the creation of a new grade between Head of Service and Director grades would facilitate permanent recruitment and retention of postholders to those roles which would provide long term commitment to the success of the projects and the borough.

**RESOLVED:** That Council approves a revised Pay Policy Statement incorporating the new Grade 14 and consequential amendments to the Director and Chief Executive grades.

4) **Statutory Appointments – Returning Officer and Electoral Registration Officer**

**RESOLVED:** That Laura Taylor, Executive Director of Borough Development is appointed as the Returning officer and Electoral Registration Officer with immediate effect.

36/15 **Notices of Motions** [Item 9]

1) **County Council Cuts**

The following motion was moved by Councillor Cousens and seconded by Councillor Potter:

1. Hampshire County Council’s Cabinet has just announced £100million of cuts affecting people in Basingstoke & Deane and across the County.

2. These cuts range from the near decimation of local Children’s Centres, cutting from 54 centres to no more than 15 throughout the County; to outsourcing the school transport escorts service; changes to social work whereby volunteers will be used to provide advocacy and support to children on the edge of care; through to service changes for children with disabilities.

3. Council resolves to oppose these cuts that affect people in Basingstoke & Deane and:

   - requests the Leader to communicate to the Leader of Hampshire County Council this Council's opposition to them.

   - requests officers to investigate the impact of these cuts to people in Basingstoke & Deane and to report to the next relevant committee meeting in order that the true impact of these cuts to the Borough's residents can be understood.

During debate a number of comments were raised both in support and against the motion. Some members felt that the motion was premature as the proposals from HCC were subject to change through a consultation process and once the full impact of the proposals were known, officers could investigate and respond. Other members however felt that it was a sensible option to understand the impact of any cuts now in order to have the
opportunity to discuss the impact at committee and make a worthwhile contribution to HCC now.

The motion was put to a vote with 24 votes in favour, 31 against and 1 abstention.

**RESOLVED:** The Motion is rejected.

2) The Growing Housing Crisis

Councillor Harvey moved and Councillor Regan seconded the following motion:

Council acknowledges that the Borough faces a growing housing crisis.

Homeownership in Basingstoke & Deane has reduced. The number of Affordable Houses delivered has fallen. There has been a significant expansion of the private rented sector that is now reluctant to take tenants on housing benefit.

For thousands of people in our Borough mortgages and rents are unaffordable and beyond their means. For those with mortgages and/or rents many are struggling to pay and face arrears and debt issues.

This Council resolves to establish a new partnership, bringing together private developers, social landlords, landowners, and the County Council, alongside other relevant agencies and organisations to directly focus on what housing is built in Basingstoke & Deane. The aim is to work cross party and with partners, using the evidence available to drive the delivery of housing that specifically meets the needs and aspirations of the people of our Borough.

Members discussed the motion and the issues around the lack of affordable housing in the borough such as high private rental costs, reduced levels of home ownership, decrease in social housing stock, the impact on homelessness, the benefit cap and its impact on housing associations and the need to understand the social issues in the borough and how to work with partners to address those issues.

The Cabinet Member for Housing and Regeneration updated members on the progress of work currently underway to deal with housing issues by looking at different business models and cross cutting ways of working. She added that work was being brought forward to look at a new Housing Strategy and hoped that there would be cross party support and involvement. She further added that the strategy would look at areas that had not been explored before such as a First Time Buyers Register and that other innovative models and best practice from other authorities would be explored. She therefore felt that although the motion was well intended, the progress of work already being done was more advanced than requested in the motion.

The motion was put to the vote with 24 votes in favour and 31 votes against.

**RESOLVED:** That the Motion is rejected.
3) Refugee Crisis

Councillor G James moved, and Councillor Parker seconded the following motion:

Council Notes

1. Conflicts in the Middle East have created the largest refugee crisis in generations. Thousands of people have died while seeking sanctuary from the violence.

2. An estimated 9 million Syrians have fled their homes since the outbreak of civil war in March 2011, taking refuge in neighbouring countries or within Syria itself. According to the United Nations High Commissioner for Refugees (UNHCR), over 3 million have fled to Syria's immediate neighbours Turkey, Lebanon, Jordan and Iraq. 6.5 million are internally displaced within Syria.

3. Prime Minister David Cameron has announced that Britain would resettle up to 20,000 refugees over the next four-and-a-half years.

4. Thousands of Hampshire residents have already stepped forward to help those in need by donating items that will be sent to some of the refugees who have been forced to leave their homeland.

5. The Leader of Hampshire County Council has said "Naturally, if Hampshire County Council is called upon by the Government to offer help during this crisis, we will do all we reasonably can to provide support and assistance, because morally it's the right thing to do."

Council Believes

1. That people in Basingstoke and Deane have been moved by the plight of men, women and children trying to survive. The people of Basingstoke and Deane are generous and warm-hearted and will not stand by and watch fellow human beings needlessly suffer when there is action we can take. It is a matter of human compassion that we do what we can to help refugees.

Council Resolves:

1. To request the Cabinet works with colleagues at Hampshire County Council to co-ordinate how refugees can be helped and explore the opportunities for foster care for some of those orphaned by the conflict.

2. Seek to establish, working with community group, faith groups and churches, a system to assist households who can provide rooms/accommodation for refugees within their own homes.

3. Designate a specialist refugee officer to lead these efforts.
4. Write to the Prime Minister to assure him that Basingstoke and Deane stands ready and willing to help at this time of international crisis and continue with the long standing British tradition of helping refugees.

In debating the motion, a majority of members fully supported the motion. Comments were made regarding the support given to refugees not only in terms of housing but to help them integrate into the local area, access local services and assist with language barriers. Some members felt that there needed to be a balance between supporting refugees and vulnerable people in the borough.

The Cabinet Member for Communities, Service Delivery and Improvement provided an update to members on the work that was being undertaken to provide support to refugees in an organised and structured manner. He stated that officers were working with community groups and in partnership with HCC to develop responses to be submitted to the Local Government Association Strategic Migration Partnership which had been set up to co-ordinate and offer assistance to local authorities in the south east. He also stated that indications were that the number of children who required foster care was expected to be low and that support would be given through a national scheme. Two officers were providing refuge support however it was not clear what the future level of support would be required for a designated officer.

The motion was put to a vote with 53 votes in favour and 2 votes against.

RESOLVED: The Motion is referred to the Cabinet for its consideration.

37/15 To receive the minutes of the following meetings [Item 10]

The minutes of the following meetings were noted:

<table>
<thead>
<tr>
<th>Committee</th>
<th>Meeting Date</th>
<th>Pages</th>
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<tbody>
<tr>
<td>Licensing</td>
<td>07/07/2015</td>
<td>5649 - 5651</td>
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<tr>
<td>Development Control</td>
<td>15/07/2015</td>
<td>5652 - 5674</td>
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<td>Cabinet</td>
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<td>Basing View Executive Meeting</td>
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<tr>
<td>Human Resources</td>
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<tr>
<td>Development Control</td>
<td>09/09/2015</td>
<td>5754 - 5805</td>
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With reference to the minutes of the Audit and Accounts Committee held on 21 September 2015 (Minute 24/15), Councillor Parker asked whether the Chairman of the Audit and Accounts Committee would ensure that the resolution regarding ethical principles was progressed.

The Chairman of the committee responded and confirmed that he would.

38/15 Questions from Members of the Council on notice [Item 11]

The following questions were put to members of the Cabinet:

1) From: Councillor Gardiner
   To: The Leader of the Council

Question

In light of planning permission being granted last week for the new Critical Treatment Hospital in Basingstoke, alongside the concerns expressed by the CCG, could the Leader please detail what contacts have been made with both parties in order to plan a way forward.

Answer

I have made contact with the CCG following its announcement on the 23 September 2015 that the governing body recommended that the new Critical Treatment Hospital should not be put forward for consultation. I wrote to the accountable officer of the North Hampshire CCG to ask whether any decision on this subject could be deferred until such time as we have had the opportunity to have a dialogue as up until this stage there had been no dialogue on this subject. Unfortunately they decided that because they wanted to get on with it, there wasn’t time and they would have to make a decision which is surprising since they have had about 3 years beforehand to make a decision on this subject. I did ask them to come and see me and I have been to see the hospital to get their view on this because whilst we as a local authority have no role to play in the administration of the health service or making clinical decisions on subjects, I think we a have a genuine role to play in representing the views of our residents and making sure that the interest of residents is taken into account by other public bodies. Both groups did come to see me and the hospital continued to make it clear that they thought the way forward was to have a critical health centre was exactly the right way to go and that they wish to proceed to consultation as quickly as possible. The CCG made it clear there were a lot of questions still unanswered, that it was necessary to review the whole question both of the clinical viability of a centralised care for critical issues and also to look at the longer term structure of health care provision in the north of Hampshire and mid Hampshire and in the light of impending pressures on their budgets over the next 5 years. I found that a very unsatisfactory answer as what have they been doing for the last 3 years. Nothing radically has
changed of late, they should have come to these conclusions sooner than now and I find it equally disturbing that we have two different arms of one organisation, the NHS who apparently seem not to talk to one another. I think that is letting us as residents and perspective patients down. We had some discussions on what potential there might be around opportunities for centralisation to carry on regardless while they were looking at the longer term issues of care. It is not really possible to disassociate the two, again an argument that I do not fully understand and does not seem to be supported by the point of view put forward by the hospital. There was some mention of centralising in a decentralised way which means centralising certain bits of care for certain subjects in certain places which already exists. I urged them to recognise that we as residents expect to see action sooner rather than later, we expect to see better decision making and we expect to see us involved in the process in the future.

2) From: Councillor K Watts
To: The Cabinet Member for Partnerships

Question

Will you join me in congratulating the Trustees of 200 year old Whitchurch Silk Mill for obtaining a development grant of £123,300 from the Heritage Lottery Fund for professional support in the preparation of a full application for a further grant to enable the refurbishment and enhancement of the Silk Mill as a self-sustaining, living industrial heritage site for many years to come?

Answer

I am absolutely delighted that the Heritage Fund has given £123,300 to Whitchurch Silk Mill. I realise that it does allow you to go forward with what you are about to do, there is a second tranche to come forward but I look forward to seeing the actual machinery and the refurbishment of the Silk Mill. Please give my congratulations to the trust and to Sue Taplis for their hard work because it is not easy getting these grants and I think we need to preserve the Silk Mill and its heritage. Apprentices will also be employed in the Silk Mill as well.

3) From: Councillor K Watts
To: The Leader of the Council

Question

Will you join me in congratulating the Trustees of the Whitchurch Association for obtaining “Walkers are Welcome” accreditation for the area, part of a low-impact green tourism initiative promoting public transport with the backing of Stagecoach and South West Trains?

Answer

Walkers are Welcome is a non-profit making ‘Community Interest Company’. This is a nationwide initiative that was launched in 2007 to encourage towns and villages to be ‘welcoming to walkers’. The network has expanded rapidly and there are now over 100 locations across the UK that have joined this community led scheme to benefit from Walkers are Welcome accreditation.

They aim to promote towns and villages to –
• be attractive destinations for walkers with top quality information on local walks
• offer local people and visitors excellent walking opportunities within their areas
• ensure that footpaths and facilities for walkers are maintained, improved and well signposted
• contribute to local tourism plans and regeneration strategies
• promote the health benefits of walking and increase participation
• encourage the use of public transport

The benefit of that is that it should and does:

• attract more people to visit the town to enjoy local walks
• economic benefit for local shops, B&B’s, hotels, pubs, cafes, restaurants thorough increased footfall
• strengthens towns reputation as a walking destination when signposted walks/walking guides are available
• promotes local visitor attractions
• compliments towns economic generation/tourism plans and strategies

Walkers are Welcome say about Whitchurch:

‘Whitchurch is a small town and always seeks to provide a warm welcome to visitors wishing to explore this lesser known part of Hampshire. Whitchurch has a variety of walks to suit all interests and abilities; from the gentle river landscape or pristine waters and water meadows with their abundant flora and fauna, to the footpaths of the chalk downs where the colours, sounds and shadows change with every season. Much of the charming town is a conservation area’.

I think it is a very good initiative and am pleased that local people have taken the time and made the effort to gain this accreditation and I am sure there are other places within the borough that could also do something similar.

The meeting ended at 21:00

__________________________
Mayor
Minutes of the Standards Committee held on 26th October 2015 at the Civic Offices, Basingstoke and Deane Borough Council at 18:30

Members of the Committee in attendance: Councillors: D Putty (Vice-Chairman), S Parker, Parish Councillors: L Fryer, J Slimin, S Spillane Independent Lay Members: Mr K Bastin (Chairman) Mr C Evans, Mr P Moore, Mrs E Morris

9/15 Apologies for Absence and Substitutions [Item 1]

Apologies for absence were received from Councillor Mrs Washbourne and Councillor Tomblin

10/15 Declarations of Interest [Item 2]

There were no declarations of interest.

11/15 Urgent Items [Item 3]

There were no urgent items.

12/15 Minutes of the Committee Meeting held on 29th July 2015 [Item 4]

The Minutes of the committee meeting held on 29th July 2015 were confirmed by the committee as a correct record and signed by the Chairman.

13/15 Update - Review of Standards Arrangements for Dealing with Complaints [Item 5]

The Chairman introduced the report which provided the committee with an update on the review of standards arrangements for dealing with complaints.

The Vice-Chairman confirmed that the revised arrangements for dealing with complaints at appendix 1 of the report had been approved by Full Council on the 22nd October 2015.

Discrepancies were identified with the amendments detailed in the minutes of the Standards Committee on the 29th July and the revised arrangements for dealing with complaints approved by Full Council.

The following amendments were omitted from the revised arrangements:-

- To amend point 4.2b to read ‘The conduct complained about happened more than six months ago.’

- To amend point 6.7h to read ‘that the Councillor be replaced on appointments made by Council’
To assist the committee Councillor Parker agreed to email members with the discrepancies he had found. It was confirmed by the Chairman that the Monitoring Officer would make the relevant changes to the document under the power of delegated authority.

The Committee discussed the report and it was suggested that any revised reports and appendices be brought back to the committee before being recommended to Full Council for approval.

It was highlighted that the media and communications protocol for standards complaints against councillors at appendix 2 of the report had not been updated with the agreed wording from the arrangements for dealing with complaints.

**Resolved:**

1) That subject to the above amendments and revision by the Monitoring Officer, the Standards Committee:-

a. notes that the Arrangements for dealing with complaints at Appendix 1 have been revised and has been referred to Full Council for adoption.

2) That subject to the above amendment, the revised media and communications protocol at Appendix 2 is approved.

**14/15 Updated Decision Notices** [Item 8]

The Chairman introduced decision notices one, two and three to the Committee for noting.

A typing error was noticed in the second decision notice on page 38 of the agenda and should be amended to the following:-

“The code of conduct has not been breached”.

The Committee discussed the decision notices and were concerned that they were inconsistent and had different layouts. Some members believed that they were too long and should be simplified. The Committee agreed that the decision notices should be revisited and tasked the Working Party to review them in line with standard practice.

It was also suggested that the Working Party consider a tick box proforma for assessing the complaint as a helpful informal aid for the independent person.
Resolved:
That the Committee notes the Decision Notices.

The Meeting ended at 19:00

CHAIRMAN
Minutes of the Cabinet meeting held on 27 October 2015 at the Civic Offices, Basingstoke and Deane Borough Council at 18:30

Members of the Cabinet in attendance: Councillors C Sanders (Chairman), Miss H Eachus, J Izett, Mrs C Osselton, Mrs T Reid, M Ruffell, R Tate

26/15 Apologies for Absence [Item 1]

No apologies were received.

27/15 Declarations of Interest [Item 2]

No declarations of interest were made.

28/15 Minutes [Item 3]

The Minutes of the meeting held on 29 September 2015 were confirmed by the Cabinet as a correct record and signed by the Chairman.


The Cabinet Member for Partnerships introduced the report which set out proposed actions to deliver the network of sports facilities which would support the council’s ambition to support active, healthy and involved communities and complemented the vision and objectives of the overarching Strategic Plan for Sport and Recreation. She gave an overview of the audits, consultation and ‘needs led’ analysis of sport and recreation across the borough to create a detailed evidence base with a recent assessment of built sports facilities and playing pitches carried out in 2014/15. She further added that the Community, Environment and Partnerships (CEP) Committee also considered the summary findings of the Leisure and Recreation Needs Assessment in June 2015 and supported a number of principles to inform the strategic approach to facility provision to 2025.

Resolved: That Cabinet:

1) Notes that the CEP committee supported the guiding principles for the strategic approach to facility provision at its meeting in June 2015 and supported the draft Built Sports Facilities Strategy and draft Playing Pitch Strategy at its meeting in September 2015.

2) Adopts the Built Sports Facility Strategy and the Playing Pitch Strategy, subject to any further feedback.

Reasons for Decision:

1) An action within the Strategic Plan for Sport and Recreation Plan (2012 – 2025) was to undertake a facility audit to refresh the Sports
Plan baseline data during 2014-15, The has now been completed with the production of two documents in 2015.

- The Leisure Recreation Needs Assessment
- The Playing Pitch Assessment

2) This work informed the development of key principles for future provision, which were discussed by CEP committee at its meeting on 10 June 2015.

3) The principles formed the basis of the Draft Built Facilities Strategy and Playing Pitch Strategy which were discussed and supported by CEP Panel at its meeting on 16 September 2015.

4) The Strategies will provide the evidence of need for provision on development sites through S106 Agreements and for setting priorities for the use of Community Infrastructure Levy funds for off-site provision.

5) They will also underpin applications for grants to major funding organisations, being based on up to date research and evidence.

6) The strategies also note facilities owned by other organisations. It sets out the council’s intention with regard to potential support for those facilities, which in most cases, reflects aspirations and priorities identified through the consultation and projects already under development. The Strategies highlight whether the council’s role will be to ‘lead’, ‘collaborate’ or ‘advocate’ in order to progress the action.

30/15 Council Plan Consultation 2016-2020 (Linked Paper – Medium Term Financial Strategy) [Item 7]

The Leader of the Council introduced the report which presented draft proposals for the Council Plan 2016 to 2020. He stated that the plan had been brought forward by one year due to progress during the last plan and would lay strong foundations that would shape the way the borough grows over the next 25 to 30 years. The plan revolved around ensuring that residents and future generations continued to enjoy an excellent quality of life and environment.

Resolved: That Cabinet:

Approves the Draft Council Plan 2016 to 2020/Policy and Budget Framework for consultation with key stakeholders.

Reasons for Decision:

To ensure community and partner involvement in the Policy and Budget Framework process to update the council’s strategic plan.
31/15 Medium Term Financial Forecast and Budget Strategy [Item 8]

The Cabinet Member for Finance and Resources introduced the report which presented an updated Medium Term Financial Forecast and proposals for the Medium Term Financial Strategy 2016/17 – 2019/20 for consultation. He stated that the report demonstrated resilient and sound finances that would be important to achieve improvements and investment as referred to in the Council Plan. He added that there were many uncertainties such as low interest rates and Local Government funding particularly in relation to the Revenue Support Grant (RSG), New Homes Bonus Scheme and the local retention of Business Rates. Therefore a key feature of the budget proposal as a precaution was the option of increasing Council Tax for 2016/17 by £2 per annum per band D household. He highlighted other key features of the proposal such as a cumulative efficiency savings target of £3.4million up to 2020 on top of the £7.7 million saving over the last 5 years, the use of 25% of the New Homes Bonus Grant to support the revenue budget and the use of £1.2 million of reserves to continue to fund services.

Councillor Harvey was invited to address the Cabinet and spoke on both Item 7 and 8 of the agenda. He stated that whilst he recognised that both reports were the beginning of the consultation period he had concerns regarding the Local Infrastructure Fund (LIF) proposals of reducing the allocation of New Homes Bonus Grant from 40% to 5% for the LIF scheme. He stated that certain areas of the borough that had been subject to development would be worse off and that this was a raid on community funds. He believed that there should be a strong link between where New Homes Bonus was gained and where new houses were built and that those areas should benefit from the New Homes Bonus for the benefit of those communities and to mitigate the impact on those communities. He also stated that New Homes Bonus should be used for regeneration schemes as part of neighbourhood renewal programmes to maximise the use of the funds for long lasting infrastructure changes for the benefit of the community.

The Cabinet Member for Finance and Resources responded to the comments stating that there was money allocated to the LIF scheme which had not been used. He clarified that the money was not being taken away but would be available to invest in infrastructure within the borough for example Manydown. The proposal was for a better use of the funds.

The Cabinet Member for Communities, Service Delivery and Improvement also confirmed that it was proposed that existing budgets be ringfenced for 3 years to ensure that the current allocation can be used within the current system. A new system of allocation currently under consideration would have a weighting in favour of a ward with development within its boundary and that a proposal for the balance of 20% of the budget be allocated to the new LIF fund to ensure a reasonable budget for the development of infrastructure.

Resolved: That Cabinet:

1) Approves for consultation as part of the Policy and Budget Framework:
a. the budget proposals for 2016/17 set out in Section 9 of the report.

b. the medium term budget strategy proposals set out in Section 10 of the report.

c. The updated Capital Strategy set out in Appendix 5 of the report.

2) Notes the Medium Term Financial Forecast set out in Appendix 2 of the report and the risks and sensitivities associated with the financial forecast and the approach used to mitigate them.

3) Notes the contingency plans in Section 13 of the report.

4) Notes that there are no proposed changes to the Council Tax Support Scheme for 2016/17 and that the scheme will be reviewed for 2017/18.

Reasons for Decision:

The Medium Term Financial Strategy continues the development of a robust and flexible financial framework that plans for the delivery of a balanced budget in the medium term and sets a financial approach to support the council’s priorities during a period of considerable uncertainty and challenging public sector funding.

The meeting ended at 18:55

Chairman
Minutes of the Manydown Overview Committee held on 2 November 2015 at the Civic Offices, Basingstoke and Deane Borough Council at 18:30

Members of the Committee in attendance: Councillors Miss R Bean (Chairman), G James (Vice-Chairman), D Potter, R Golding, J Richards, N Robinson, P Harvey

7/15 Apologies for Absence Substitutes [Item 1]

There were no apologies for absence or substitutions

Also present:

Councillor J Izett - Cabinet Member for Finance and Resources

8/15 Declarations of Conflict of Interest [Item 2]

Councillor D Potter declared an interest on the grounds that his partner’s daughter worked for a company currently employed as a consultant on the Manydown Project.

9/15 Urgent Items [Item 3]

There were no urgent items

10/15 Minutes [Item 4]

The Minutes of the meeting held 26 May 2015 were confirmed by the committee as a correct record and signed by the Chairman.

11/15 Manydown Project - Update [Item 5]

The Chairman invited the Cabinet Member for Finance and Resources to introduce the paper. The report outlined the progress made to date with the Manydown project, and future work to be done. The Cabinet Member explained that the Local Plan Examination in Public was underway, and officers were making representations on the council’s behalf. He said that further work had been done on Five Ways Junction, and Hampshire County Council had withdrawn their objection to the proposals. The planning application for the project was targeted to be brought forward by the end of 2016. Also, there had been two member briefings on the Manydown project since the last committee meeting.

The Cabinet Member explained that there would be a community design event between 12 and 15 November 2015 where the council would engage with the residents and stakeholders about what the development should look like, and what facilities it should provide. There would also be a feedback session for this event. He added that the council had received £850,000 from
the Department for Communities and Local Government (DCLG) for scoping and feasibility studies.

The Chairman invited the committee to ask questions and make comments on the report. In response to questions, the Project Director for Manydown clarified that the Secondary Education Strategy and other forms of education in the borough would be addressed by the DCLG studies. The officer also explained that the initial masterplanning that was undertaken in 2014, had identified a district centre and two supporting neighbouring centres for the Manydown Development. However, as part of the public engagement process, the community design event being held 12-15 November would be a good forum for reviewing options for the district centre and the amount and location of neighbourhood centres.

Resolved:

The Committee:

i. notes the progress made with the Manydown project and the Department for Communities and Local Government (DCLG) studies including the request to release the grant funding received from Government to fund the DCLG studies;

ii. notes the provisional response to the Oakley and Deane Neighbourhood Plan (Regulation 16) consultation by Basingstoke and Deane Borough Council as Local Planning Authority.

12/15 Manydown Project – Delivery and Financial Strategy

The Chairman invited the Cabinet Member for Finance and Resources to introduce the paper. The Cabinet Member explained that the consultants, GVA, had recommended that the council undertake a further evaluation of the joint venture approach as the preferred way forward.

The report provided the committee with an analysis of the principal delivery options available to Basingstoke and Deane Borough Council and Hampshire County Council as joint landowners of Manydown project, and recommended that a joint venture route was pursued. The report also identified a need to revise the high level objective for the Manydown project to be an exemplary development built to high design standards with appropriate infrastructure provided on a timely basis.

At the committee’s request, the chairman then moved that the meeting enter private session in light of the remaining exempt items on the agenda under paragraph 3 (information relating to the financial or business affairs of any particular person - including the authority holding that information) of Schedule 12a of the Local Government Act 1972.
Following the private session, the chairman summarised the outcome of the discussion. There was consensus among the committee that there should be clear objectives moving forward with the Manydown Project, and the committee supported continued work on the joint venture approach.

Resolved

The Committee:

- notes the recommendation to undertake further evaluation of a Joint Venture approach to delivery;

- supports option 3 of the report produced by GVA as the preferred way forward.

13/15 Review of Work Programme

The Project Director for Manydown outlined the planned work for 2016, and the proposed reports to be presented to the Manydown Overview Committee in the next year. The officer and chairman clarified that the findings and recommendations from the DCLG studies would be presented to either the Economic, Planning and Housing Committee and/or the Manydown Overview Committee depending on the nature of topic (Eg. new technologies for affordable housing, such as ‘flat pack’ housing, were mentioned as an interest for the Manydown Overview committee).

The Meeting ended at 19:23

CHAIRMAN
Minutes of the Licensing meeting held on 3 November 2015 at the Civic Offices, Basingstoke and Deane Borough Council at 18:30

Members of the Committee in attendance:
Councillors Mrs R Burgess (Vice-Chairman), E Dunlop, P Frankum, S Godesen, D Leeks, C Regan, M Ruffell

9/15 Apologies for Absence and Substitutions [Item 1]
Apologies were received from Councillor Mrs D Taylor.
Councillor T Jones was replaced by Councillor M Westbrook.

10/15 Declarations of Interest [Item 2]
There were no declarations of interest.

11/15 To elect a Vice-Chairman for the meeting
Councillor Godesen was appointed as Vice-Chairman for this meeting only.

12/15 Urgent Matters [Item 3]
There were no urgent items.

14/15 Minutes of the Meeting held on 7th July 2015 [Item 4]
The Minutes of the meeting held on 7th July 2015 were confirmed by the Committee as a correct record and signed by the Chairman.

15/15 Approval of Licensing Appendix to the Council’s General Enforcement Policy [Item 5]
The Licensing Manager introduced the report which asked the committee to consider and approve a specific licensing enforcement and procedures policy for the shared licensing service as an appendix to the council’s general enforcement policy.

In response to questions from councillors the Licensing Manager agreed to make amendments within appendix two of the report to;

- Paragraph 3.2.2 (page 32 of 138 in the agenda) to read ‘Generally, for first time offenders, advice will be given…’

- Paragraph 5.6.2 (page 39 of 138 in the agenda) to read ‘On completion of an investigation the operator will be advised…’
Resolved:

The committee approves the draft licensing enforcement policy and procedures to append to the councils general enforcement policy subject to the amendments above.

16/15 Licensing Fees and Charges 2016/17 [Item 6]

The Licensing Manager introduced the report which updated the committee on the work being undertaken to ensure that future licensing and registration fees and charges for licensing and food safety services for 2016/2017 accurately reflect cost recovery.

Councillor Ruffell arrived during discussion of this item.

The Chairman invited a member of the public, Mark Dinning to address the committee. His questions included;

• Whether the costs for Hart District Council would be kept separate from the costs for Basingstoke & Deane Borough Council?
• Why recharges from customer services only appeared against taxi and private hire drivers on the balance sheet?
• Whether the renewal fees would reflect lower processing costs?
• Whether there would be lower fees for lower emission vehicles?

The Licensing Manager responded that;

• For the first few years, Hart District Councils costs would be kept separate.
• Officers would look at the balance sheet to determine why the customer service charges only appear against taxi licenses while being charged across all licenses.
• Officers were certain the renewal fee would be lower than the fee for a new license.
• The cost to produce a licence for a low emission vehicle were the same as a vehicle running on petrol or diesel but that it was an option that would be considered.

Resolved:

The committee notes the content of this report and that a further report on recommended fees for 2016/17 will be submitted to the February 2016 meeting.

17/15 Approval of minor revisions to Statement of Principles under the Gambling Act 2005 for stage 1 consultation [Item 7]

The Licensing Manager introduced the report which asked the committee to approve the draft stage 1 Statement of Licensing Principles for consultation.
Resolved:

The committee approves the draft stage 1 Statement of Licensing Principles attached at Appendix 1 for consultation.

18/15 Update on Licensing Team compliance and enforcement checks

[Item 8]

The Licensing Manager introduced the report which provided a summary of the licensing team’s main enforcement activities for the period October 2014 to October 2015.

The Chairman invited a member of the public, Mark Dinning to address the committee. His comments and questions included:

- Thanks to the licensing team for carrying out enforcement checks which no driver or operator should fear.
- What precautions were taken to ensure driver/operators didn’t carry out tyre changes or collect a badge during the 30 minutes grace period to attend a vehicle check?
- Whether out of area vehicles could be checked by the Basingstoke & Deane Borough Council licensing team?
- What powers the licensing team had to deal with private hire drivers who did not attend a vehicle check at Timberlake tunnel?
- Why taxis were currently not showing MOT’s during routine automatic number plate recognition checks?

The Licensing Manager responded that;

- The 30 minutes grace period was built in to ensure customers weren’t inconvenienced, and that, though officers were aware some drivers used the time to collect badges, this resulted in drivers being compliant.
- ‘Out of Area’ cars are dealt with by police who have powers of stop and search, but that the licensing team have no enforcement powers over ‘Out of Area’ vehicles.
- Though the licensing team have powers to deal with drivers who don’t attend vehicle checks they wouldn’t know who hadn’t attended until the end of a session, but that those drivers could be dealt with.
- Under the road traffic act, taxis were exempt from MOT requirements. It was a local authority requirement to get the vehicles tested and to hold a certificate of compliance. The situation was being reviewed to make it easier for drivers.

An error was noted within the report at paragraph 3.20 (page 130 of 138 in the agenda) - ‘in the year October 2015 to October 2016’ should refer to years ‘October 2014 to October 2015’

Resolved:

The Committee notes the contents of the report.
19/15 Matters dealt with by the Sub-Committee for noting [Item 9]

Councillors queried whether appeals or applications which were settled and did not result in a sub-committee hearing could be included on the list of items for noting by the Licensing Committee.

The Licensing Manager agreed with the Legal Officer that these could be included.

Resolved: The committee notes the decision notices.

The meeting ended at 19:07

Chairman
Minutes of the Development Control Committee held on 4th November 2015 at the Civic Offices, Basingstoke and Deane Borough Council at 18:30

Members of the Committee in attendance: Councillors D Sherlock (Chairman) D Leeks, (Vice-Chairman) M Bound, Mrs J Bowyer, G Hood, S Godesen, D Potter, C Tomblin, Mrs M Tucker, M Westbrook

Substitutes: Councillor Mrs Taylor was replaced by Councillor Robinson

29/15 Apologies for Absence [Item 1]
There were no apologies for absence.

30/15 Declarations of Conflict of Interest [Item 2]
There were no declarations of interest.

31/15 Urgent Items [Item 3]
There were no urgent items.

32/15 Minutes [Item 4]
The Minutes of the meetings held on 7th October 2015 were confirmed by the Committee as a correct record subject to the amendment below and signed by the Chairman.

Item 28/15 – ‘Amendment to Resolution for Planning Application 14/02200/OUT for development at Burnham Copse, Tadley’ – the resolution should read as follows:-

“Resolved that:

Members of the Development Control Committee approved the amended resolution in relation to the requirements of the associated Section 106 Agreement and amended reason for approval”.

33/15 Applications for planning permission and public participation thereon [Item 5]
The following Public Participation took place:

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<th>Interest</th>
<th>Name</th>
<th>Item no./Topic</th>
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1. Application – 15/02020/RET: Siting of 35 no. CCTV cameras on 2.4 metre high poles (to serve solar park approved under planning permission 13/00653/FUL) (Retrospective). – Site Land to the East of Bradley Wood Bradley SO24 9RY

The Committee considered the report set out on pages 1 to 10 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 external appearance and siting of this retrospective development is not considered to cause any demonstrable harm to character and appearance of the surrounding countryside. It thereby complies with the National Planning Policy Framework (March 2012) and Saved Policy E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

2. The external appearance and siting of this retrospective development is not considered to cause any demonstrable harm to the special historical interest or the setting of the Bradley Village Conservation, Upper Farm House or All Saints Church. It thereby complies with the National Planning Policy Framework (March 2012) and Saved Policy E2 and E3 of the Basingstoke and Deane Borough Local Plan 1996-2011.

3. The external appearance and siting of this retrospective development is not considered to cause any significant harm to the visual amenity and enjoyment to users of adjacent public footpaths and Byways. It thereby complies with the National Planning Policy Framework (March 2012) and Saved Policy E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

Subject to the following conditions and informatives:-
Conditions

1. The development hereby permitted shall be maintained in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Drawing number AB 1.3.2 received on 16 October 2015
Drawing number AB 1.3.1 received on 11 September 2015
Drawing title SQUARE STATIC CAMERA WOODEN FENCE POST EQUIPMENT MOUNTING (150m THERMAL CAMERA) received on 11 June 2015
Drawing title SQUARE STATIC CAMERA WOODEN FENCE POST EQUIPMENT MOUNTING (50m INFRARED CAMERA) received on 11 June 2015

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

2. The CCTV cameras hereby approved and all associated mounting posts and fencing, shall be removed from site at such time as the solar farm approved under application 13/00653/FUL is removed or ceases to be used for the purpose thereby approved or.

REASON: In the interests of the visual amenity of the area and to prevent the retention of a development in the countryside in accordance with Saved Policies E1, and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011, the National Planning Policy Framework and Planning Practice Guidance.

Informative(s):-

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 £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

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

- offering a pre-application advice;
- seeking further information following receipt of the application;
- seeking amendments to the proposed development following receipt of the application;

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

2. Application – 15/02324/FUL: Erection of a separate single storey dwelling with new access on the area of the existing fenced tennis court enclosure - Site Haydens Pightle Pot Lane Old Basing Hampshire

The Committee considered the report set out on pages 11 to 21 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee felt that the proposed dwelling would not be in an isolated location given the surrounding properties.

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

Reasons for Approval

1. The proposal for the erection of a new dwelling within the countryside is not considered to be located in an isolated location. The proposals accord with the National Planning Policy Framework in this regard as it would not result in the provision of an isolated new dwelling in the countryside. The proposal is considered to be acceptable in other regards including with respect to the character and appearance of the area, highway impact, and residential amenities.

Subject to the following conditions and informatives:-
Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Drawing No. HP/15/01/A, received 28/07/2015
Drawing No. HP/15/02, received 06/07/2015

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 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

3 No development shall commence on site until details of the types and colours of external materials to be used, 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 unless otherwise agreed in writing by the Local Planning Authority.

REASON: Details are required prior to development because insufficient detail was submitted with the application and in the interests of the visual amenities of the area and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

4 No development shall take place, including any works of demolition, until a Construction Method Statement with details, schedules and drawings, 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. compliance with The Construction (Design and Management) Regulations 2015 and in particular Part 3 Regulation 8 General duties, whereby construction must be undertaken 'in a manner that secures the health and safety of any person affected by the project.';

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

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

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

v. measures to control the emission of dust and dirt during
vi. a scheme for recycling and disposing of waste resulting from construction work; and

vii. 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.

**REASON:** Details are required prior to development because insufficient detail was submitted with the application and to ensure that the construction process is undertaken in a safe and convenient manner that limits impact on local roads and the amenities of nearby occupiers, the area generally and in the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

5 No development shall take place on site until details and drawings of the method of construction of the means of access, including the layout, construction and drainage have been submitted to and approved in writing by the Local Planning Authority. The approved access details shall be constructed and fully implemented before the occupation of the new dwelling and shall be thereafter maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** Details are required prior to development because insufficient detail was submitted with the application to ensure that a satisfactory means of access to the highway is constructed in the interest of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

6 The dwelling hereby permitted shall not be occupied until provision for the turning of vehicles and the parking of 3 cars and storage for a minimum of 2 bicycles has been made within the curtilage of that property in accordance with details of Drawing No. HP/15/01/A received 28/07/2015, and the areas so provided shall not be used for any purpose other than the turning and parking of vehicles and storage of bicycles, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** In the interests of highway safety and in accordance with the Residential Parking SPD and Saved Policies E1 and A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

7 Any gates provided shall be set back a minimum distance of 5 metres from the edge of the carriageway of the adjoining highway and shall be thereafter maintained, unless otherwise agreed in writing by the Local Planning Authority.

**REASON:** In the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
8 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall specify a hard and soft landscape scheme, including boundary treatments and surfacing materials and shall detail species, planting sizes, spacing and numbers of trees/shrubs to be planted (including replacement trees where appropriate). The works approved shall be carried out in the first planting and seeding seasons following the first occupation of the building(s) or when the use hereby permitted is commenced. In addition, a maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting, shall be submitted to and approved in writing by the Local Planning Authority before development commences. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority. REASON: Details are required prior to development because insufficient detail was submitted with the application and to improve the appearance of the site in the interests of visual amenity in accordance with Saved Policies E1 (ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

9 No development or other operations shall commence on site until a Tree Protection Plan, including details of the location of any hard surfaces, the packaged sewerage system and all other above and below ground services which might reasonable be influenced by the adjacent trees has been submitted to and approved in writing by the Local Planning Authority. The approved tree protection shall be erected prior to any site activity commencing and maintained until completion of the development. No development or other operations shall take place other than in complete accordance with the Tree Protection Plan, unless otherwise agreed in writing by the Local Planning Authority. All the submitted arboricultural detailing shall be produced in accordance with BS5837:2012 Trees in relation to design, demolition and construction-Recommendations. REASON: Details are required prior to development because insufficient detail was submitted with the application and to ensure that reasonable measures are taken to safeguard important landscape trees in the interests of local amenity and the enhancement of the development itself, in accordance with Saved Policies E1(ii) and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

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

(a) a site investigation report documenting the ground conditions of the site and incorporating chemical analysis identified
as being appropriate by the Council's Environmental Health Team and in accordance with BS10175:2011 - Investigation of Potentially Contaminated Sites - Code of Practice; and, unless otherwise agreed in writing by the Local Planning Authority,
(b) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants 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. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR11'.

**REASON:** Details are required prior to development because insufficient detail was submitted with the application and 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 E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

11 The development hereby permitted shall not be occupied/brought into use until there has been submitted to the Local Planning Authority verification by the competent person approved under the provisions of condition 10(b) that any remediation scheme required and approved under the provisions of condition 10(b) 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 E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
12 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, unless otherwise agreed in writing by the Local Planning Authority. REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

13 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, unless otherwise agreed in writing by the Local Planning Authority. REASON: To protect the amenities of the occupiers of nearby properties during the construction period and in accordance Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

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 £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online)
or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

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

Offering a pre-application advice

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. Consent under the Town and Country Planning Acts must not be taken as approval for any works carried out on any footway, including a Public Right of Way, carriageway, verge or other land forming part of the publicly maintained highway. The development could involve works within the public highway. It is an offence to commence those works without the permission of the Highway Authority, Hampshire County Council. In the interests of highway safety the development should not commence on-site until permission has been obtained from the Highway Authority authorising any necessary works 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 on this matter can be obtained from Hampshire County Council's Area Office, telephone 0300 555 1388, and HCC website.

3. Application – 15/02405/HSE: Erection of porch following demolition of existing. Erection of single storey rear extension following demolition of existing conservatory. Erection of first floor extension to include raising of the roof and installation of dormer windows. Installation of timber decking (part retrospective).– Site 111 Cavalier Road Old Basing Hampshire RG24 7ES

The Committee considered the report set out on pages 22 to 33 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee debated the proposed application and believed that the proposed extension would not be detrimental to the characteristics of the street scene as there are currently various styles and sizes of properties located on Cavalier Road.
RESOLVED that: the application be APPROVED subject to the conditions listed below and for the following reasons;

Reasons for Approval

1 The proposed development, by virtue of its size, design and siting, would not result in a loss of space about the dwelling, and would result in a visual enhancement to the character of the streetscene and the wider area. As such the proposal would accord with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 and guidance contained Appendix 13 of the Council's Design and Sustainability Supplementary Planning Document.

Subject to the following conditions and informatives:-

Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

- Drawing No. P01 REV A, received 13/07/2015
- Drawing No. P04 REV E, received 13/07/2015
- Drawing No. P05 REV E, received 13/07/2015
- Drawing No. P06 REV B, received 13/07/2015

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 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match, in type, colour and texture those on the existing building unless otherwise agreed in writing with the Local Planning Authority.

REASON: In the interests of visual amenity and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

Informative(s):-

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

In this instance:

The applicant was updated of any issues prior to the determination of the application.

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

4. Application – 15/02584/HSE: New garage/extension to the side of the property (amended scheme to that approved under 14/03761/HSE for alterations to roof) – Site 30 Foyle Park Basingstoke Hampshire RG21 3HD

The Committee considered the report set out on pages 34 to 41 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee debated the proposed application and the majority of the members agreed that the proposed development would be of an appropriate design and would not result in an undue loss of privacy or amenity to neighbouring properties.

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 relates to surrounding development in a sympathetic manner and as such complies with the National Planning Policy Framework (March 2012); Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 and Appendix 13 of the Design and Sustainability Supplementary Planning Document 2008.

2 The proposed development is appropriate in design terms and would neither dominate or compete with the host building and as such complies with the National Planning Policy Framework (March 2012); Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 and Appendix 13 of the Design and Sustainability Supplementary Planning Document.

3 The development would not cause an adverse impact on highway safety and adequate parking would be provided to serve the proposed development and as such the proposal complies with Saved Policy A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
4 The proposed development would not result in an undue loss of privacy or cause undue overlooking, overshadowing, overbearing impacts to neighbouring properties and as such complies with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

Subject to the following conditions and informatives:-

Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Drawing No. 02, 2A, 02B received 26/10/2015

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

Informative(s):-

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 £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.
2. In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF) in dealing with this application, the Council has worked with the applicant in the following positive and proactive manner:-

Considering the imposition of conditions

In this instance

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

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

5. Application - 15/02519/HSE: Erection of a detached home office/studio in the grounds of the existing property– Site Briarfield Broadlayings Woolton Hill Hampshire

The Committee considered the report set out on pages 42 to 49 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 decided that the proposed building would not have an adverse impact upon the character and visual amenity of the area but would like a condition added to the application that the occupancy be ancillary to the use of the main dwelling on the site.

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

Reasons for Approval

1. The proposed development would result in an acceptable form of development in this countryside location. The proposal would not be detrimental to the landscape and visual amenities of the area and would preserve the natural beauty of the Area of Outstanding Natural Beauty. The proposal is in accordance with the National Planning Policy Framework, Saved Policies E1 and E6 of the Basingstoke and Deane Borough Local Plan, The East Woodhay Village Design Statement 2005 and Countryside Design Summary Supplementary Planning Document 2008.

Subject to the following conditions and informatives:-

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:
PL01.01 A - Proposed detached Office/Studio Proposed Plans, Section and Elevations  
PL01.02 - Proposed detached Office/Studio Site and Location Plans  

**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 51 of the Planning and Compulsory Purchase Act 2004 and to prevent an accumulation of unimplemented planning permissions.

3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those that are described on the plans as hereby approved and the application form, or such other materials that shall have first been submitted to and approved in writing by the Local Planning Authority.  
**REASON:** In the interests of visual amenity and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

4 The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Briarfield.  
**REASON:** The additional accommodation is sited in a position where the Local Planning Authority, having regard to the reasonable standards of residential amenity, and planning policies pertaining to the area, would not permit a wholly separate dwelling, in accordance with Saved policy E1 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011, the East Woodhay Village Design Statement 2005, and the National Planning Policy Framework.

**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 £97 per request or £28 where the related permission was for extending or altering a dwelling house or other development in the curtilage of a dwelling house. A fee is payable for each submission made regardless of the number of conditions for which approval is sought. Requests must be made using the standard application form (available online) or set out in writing clearly identifying the relevant planning application and condition(s) which they are seeking approval for.

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

offering a pre-application advice
considering the imposition of conditions

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.


The Committee considered the report set out on pages 50 to 62 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee believed that the cooper beech tree had successful been retained throughout the development of Laurel Close and its continued presence testified to its importance in the landscape.

RESOLVED that: Tree Preservation Order BDB/0616 be confirmed.
Meeting ended: 19:35

Chairman