

Minutes of the Development Control Committee held on 2nd December 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 Taylor, Mrs M Tucker, M Westbrook

34/15 Apologies for Absence [Item 1]

There were no apologies for absence.

35/15 Declarations of Conflict of Interest [Item 2]

There were no declarations of interest.

36/15 Urgent Items [Item 3]

There were no urgent items.

37/15 Minutes [Item 4]

The Minutes of the meetings held on 4th November 2015 were confirmed by were confirmed by the Committee as a correct record and signed by the Chairman.

38/15 Applications for planning permission and public participation thereon [Item 5]

The following Public Participation took place:

<u>Interest</u>	<u>Name</u>	<u>Item no./Topic</u>
Parish Councillor	Mr Durrant	Item 1 – 15/02708/OUT
Objector	Mr Bell	Item 1 – 15/02708/OUT
Support	Mrs McAllister	Item 1 – 15/02708/OUT
Councillor	Robinson	Item 1 - 15/02708/OUT
Objector	Mrs Ogden	Item 2 – 15/03134/FUL
Objector	Dr Kitching	Item 2 - 15/03134/FUL
Support	Mr Goodall	Item 2 – 15/03134/FUL
Councillor	Tilbury	Item 2 – 15/03134/FUL
Parish Councillor	Mrs North	Item 3 – 15/02236/FUL
Objectors	Lian Price	Item 3 – 15/02236/FUL
Support	Mr Battersby	Item 3 – 15/02236/FUL
Support	Mr Jones	Item 3 – 15/02236/FUL
Support	Mrs Toosey	Item 4 – 15/03324/FUL
Support	Mr Lasseter	Item 4 – 15/03324/FUL
Councillor	Gardiner	Item 4 – 15/03324/FUL

1. Application – 15/02708/OUT: Outline application for residential development of up to 50 dwellings, including affordable housing with associated access, highway works, drainage works (SUDS), public open space, landscaping and any other associated infrastructure with all matters reserved except for means of access– Site Land To The North Of Sherfield Road Bramley Hampshire

The Committee considered the report set out on pages 1 to 51 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. Some members felt that the site was unsustainable due to limited local infrastructure and amenities in particular schools.

The main concern raised was that the proposed site is located within flood zone 1, 2 and 3. The Committee felt that they had received insufficient information on the prevention of increased risk of flooding.

The Committee agreed to defer the application until they had received the following information in relation to drainage and flood risk on three key issues:-

- 1) the public open space and the ability to deliver the requirements of draft condition 13.
- 2) localised flooding on C32 and Strawberry Fields.
- 3) cumulative impact of other developments in the locality to include Minchens lane.

RESOLVED that: the application be **DEFERRED** to seek further information from the applicant in relation to drainage and flood risk on the following items:

- the public open space and the ability to deliver the requirements of draft condition 13;
- localised flooding on C32 and Strawberry Fields;
- cumulative impact of other developments in the locality to include Minchens lane.

2. Application – 15/03134/FUL: Erection of detached building in garden area to provide a total of 4 no. guest rooms for use ancillary to the adjoining public house following demolition of existing outbuildings - Site The Watership Down Inn Freefolk Priors Freefolk Hampshire

The Committee considered the report set out on pages 52 to 76 of the agenda and other matters discussed at the meeting.

The Committee believed that the proposed application would mainly be below the fence line of the neighbouring properties and therefore would not overlook, overbear or overshadow the neighbouring residents.

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

Reasons for Approval

- 1 The provision of tourist accommodation is economic development that would supplement and support the existing public house, extend the current offering, and would support rural tourism, and provide for employment opportunities. In this respect the proposal is in accordance with Saved policy EC8 of the Basingstoke and Deane Borough Local Plan 1996 - 2011 and is consistent with the aims of the National Planning Policy Framework in terms of supporting the rural economy and tourism.
- 2 The proposed single storey contemporary building is considered to be of a good standard of design that would appear as an ancillary building to the Public House. The building would preserve the special character, appearance and setting of, the Freefolk Conservation Area, the setting of the Watership Down Inn Public House, which is a notable building within the Conservation Area and an undesignated heritage asset, and the setting of other listed, and unlisted buildings in the vicinity, and would not cause significant harm to the landscape qualities of the area. As such the proposals comply with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, Saved Policies E1, E2 and E3 of the Basingstoke and Deane Borough Local Plan 1996-2011, and Appendix 4 of the Design and Sustainability SPD (Conservation Areas) and the Laverstoke and Freefolk Conservation Area Appraisal.
- 3 When account is taken of the nature of the proposed use (i.e. guest/tourist accommodation) where occupants would be likely to visit tourist and leisure facilities, including the major Bombay Sapphire attraction, and utilise opportunities for cycling and walking, together with the presence of a bus service it is considered that the site is located in a marginally sustainable location for such accommodation. The proposal accords with the National Planning Policy Framework and Saved policy A2 of the Basingstoke and Deane Borough Local Plan 1996 - 2011 in this respect.
- 4 The development would not cause an adverse impact on highway safety and adequate parking exists to serve the proposed development. As such the proposal complies with Saved Policy A1 of the Basingstoke and Deane Borough Local Plan 1996-2011.
- 5 The proposal would not cause a significant adverse impact to the amenities of residents of neighbouring properties over and above the existing use of the public house and associated public house garden by virtue of noise or disturbance from the use of the proposed building, or from vehicle movements in the existing car park. The proposal, being a single storey building, dug into the slope of the site, sitting mainly below the fence line of the neighbouring property to the north, and away from further boundaries, would not cause any significant impact to the amenities of residents in the

vicinity by virtue of any overlooking, overbearing, or overshadowing impact. The proposal would not result in any significant adverse impact to neighbouring amenities above the existing position that would be sufficient so as to warrant the refusal of the application. The proposal therefore accords with Saved policy E1 of the Basingstoke and Deane Borough Local Plan 1996 - 2011 in this respect.

- 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.

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:
34198 01 P2 - Proposed Site Plan
34198 02 P2 - Proposed Plan
34198 03 P3 - Proposed Elevations & Cross-Section.

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 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the building the subject of this application shall only be used as short-term accommodation ancillary to the use of the Watership Down Inn, and for no other purpose whatsoever. The owner shall ensure that a log book is completed, and retained, documenting the details of all guests using the accommodation (including their name and address) and their length of stay. The log book shall be made available to the Local Planning Authority for inspection within 28 days of any written request.

REASON: This use is only permitted on the basis that it would provide accommodation ancillary to the existing operations on the site and tourist accommodation. Other uses may not be acceptable to the Local Planning Authority in this location. This is in accordance with Saved Policies EC8 and C1 of the Basingstoke and Deane Borough Local Plan 1996-2011 and the National Planning Policy Framework.

- 4 No development shall commence on-site until details of the materials to be used in the construction of the hereby permitted new building have been submitted to and approved by the Local Planning Authority in writing. The submitted details shall include samples, along with details of brick bonding and mortar/render colour and texture. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise 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 and to preserve the character, appearance or setting of the conservation area and the setting of the existing public house building, in accordance with Saved Policy E3 of the Basingstoke and Deane Borough Local Plan 1996-2011 and the National Planning Policy Framework. Details are required prior to the commencement of development to ensure an appropriate standard of development is planned and allowed for in construction.

- 5 Prior to the installation of any windows or doors, sections and elevations of the windows and doors (at a scale of 1:5) shall have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be referenced against the approved plans, and shall show the relationship with the surrounding fabric. The development shall then proceed in strict accordance with the approved schedule unless agreed otherwise in writing by the Local Planning Authority.

REASON: To preserve or enhance the character, appearance or setting of the conservation area, in accordance with Saved Policy E3 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 6 Notwithstanding the details shown on the approved plans, 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 replacement tree planting for the four trees to be removed, proposed finished levels or contours, hard surfacing materials and minor artefacts and structure (e.g. furniture, refuse or other storage units, signs, lighting, external services, etc.). Soft landscape details shall include a planting plan, 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, as well as any works to enhance wildlife habitats where appropriate. In addition, implementation timetables and maintenance programmes detailing all operations to be carried out to allow successful establishment of soft landscaping, shall be submitted to and approved in writing by the Local Planning Authority before development commences. 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. 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 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011 and the National Planning Policy Framework. Details are required prior to development commencing so as to ensure that sufficient space is left for appropriate landscaping and that the right type of landscaping is considered as an integral part of the development.

- 7 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 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 and E6 of the Basingstoke and Deane Borough Local Plan 1996-2011 and the National Planning Policy Framework. Details are required prior to the commencement of development to ensure that suitable arrangements are in place for landscape management.

- 8 No glazing shall be installed until such time as details of a scheme for the restriction of light spill from within the proposed building is submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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 and to preserve the character, appearance or setting of the conservation area and the setting of the existing public house building, in accordance with Saved Policy E3 of the Basingstoke and Deane Borough Local Plan 1996-2011 and the National Planning Policy Framework.

- 9 No external lighting shall be installed on site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no further external lighting whatsoever

shall be installed.

REASON: In the interests of the visual amenities of the area and to minimise unnecessary light spillage above and outside the development site in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011 and to preserve the character, appearance or setting of the conservation area and the setting of the existing public house building, in accordance with Saved Policy E3 of the Basingstoke and Deane Borough Local Plan 1996-2011 and the National Planning Policy Framework.

- 10 Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the Arboricultural report provided by Sapling Arboricultural Ltd, ref: J778.02, August 2015, or any alternative scheme that shall have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure that appropriate measures are taken to safeguard trees and hedgerow 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.

- 11 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. means of access (temporary or permanent) to the site from the adjoining maintainable public highway;
 - ii. the parking and turning of vehicles of site operatives and visitors off carriageway (all to be established within one week of the commencement of 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. wheel washing facilities or an explanation why they are not necessary;
 - vi. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - vii. measures to control the emission of dust and dirt during construction;
 - viii. a scheme for recycling and disposing of waste resulting from construction work; and
 - ix. 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.

x. 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 the commencement of development as construction vehicle movements will occur from the outset.

- 12 The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until secure cycle parking facilities for 4 long stay places and transit route to and from the public highway, 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.

- 13 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), manoeuvring, loading and unloading of vehicles and the parking of 22 vehicles, together with unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrance of the property, have been made within the curtilage of the property and the areas of land so provided shall be thereafter maintained and shall not be used for any purposes other than the turning, manoeuvring, loading and unloading and parking of vehicles and bicycles, 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, A1 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 14 No work relating to the construction of the development hereby approved, including works of demolition or preparation prior to operations, 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.

- 15 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.

- 16 The building hereby permitted shall not be occupied until the existing building on site that is shown to be demolished has been permanently demolished and all of the demolition materials and debris resulting there from has been removed from the site.

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 and to preserve the character, appearance or setting of the conservation area and the setting of the existing public house building, in accordance with Saved Policy E3 of the Basingstoke and Deane Borough Local Plan 1996-2011 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;
 - seeking further information following receipt of the application;

In this instance:

- the applicant was updated of any issues after the initial site visit,
 - In such ways the Council has demonstrated a positive and proactive manner in seeking solutions to problems arising in relation to the planning application.
3. If at any time during the proposed works bats, or signs of bats, are found then all works must stop and advice should be sought from Natural England before any further work on the buildings proceeds. All bats and their roost sites are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010 from disturbance and harm.
 4. The applicant's 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).
 5. 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 either 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.

3. Application – 15/02236/FUL: Residential development of 6 no. dwellings and erection of replacement garage and store to Sandham House.– Site Sandham House Pound Lane Burghclere Hampshire

The Committee considered the report set out on pages 77 to 104 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The proposed application is on an excluded site with established trees and shrubs located along the boundaries of the site and therefore should not adversely impact on neighbouring properties.

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

- Affordable housing, landscape management plan, open space and play and recreation

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 conditions.

Reasons for Approval

- 1 The proposed development would deliver housing development in accordance with the Borough's Land Supply requirements. The proposal therefore accords with the provisions of the National Planning Policy Framework March 2012 in relation to housing supply.
- 2 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.
- 3 The proposed development would provide safe access in accordance with highway requirements, and as such would accord with the National Planning Policy Framework March 2012 and with Saved Policies E1(iii) and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.
- 4 The proposed development would have an impact on the landscape character and scenic quality of the area but the enclosed nature of the site and the mitigation measures proposed result in a scheme that balances landscape character and scenic quality whilst delivering housing development. The proposal therefore complies National Planning Policy

Framework (March 2012) and Saved Policy E6 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 5 Through the provision of a Section 106 agreement the development will provide adequate infrastructure to mitigate the impact of the development in relation to community provision, open space, affordable housing, transport and education. The development therefore complies with the National Planning Policy Framework (March 2012); Saved Policies C1, C2 and C9 of the Basingstoke and Deane Borough Local Plan 1996 - 2011; the Community Infrastructure Levy regulation 2010; the Council's adopted Supplementary Planning Document on Affordable Housing and Hampshire County Council 's adopted Transport Contributions Policy (September 2007).

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 Layout and Location Plan DP.200C received 26 August 2015
Sandham House - Replacement garage and store DP.207 received 30 June 2015
Plot 1 - Plans and Elevations DP.203A received 30 June 2015
Plots 2 and 3 - Plans and Elevations DP204 received 30 June 2015
Plot 4 - Plans and Elevations DP204A received 26 August 2015
Plot 4 Garage - Plans and Elevations DP.206A received 26 August 2015
Plots 5 and 6 - Plans and Elevations DP 202 received 30 June 2015
Roof Plan and Site Sectional Elevations DP.201D received 14 October 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 a schedule of materials and finishes, including samples, to be used for the external walls and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: Information is required prior to commencement of development as insufficient information was provided 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 buildings. 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: Information is required prior to commencement of development as insufficient information was provided 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.

- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of screen walls/fences/hedges to be erected. The approved screen walls/fences shall be erected before the dwellings hereby approved are 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: Information is required prior to commencement of development as insufficient information was provided and in the interests of the privacy of the occupiers of adjoining residential properties and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 6 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: Information is required prior to commencement of development as insufficient information was provided and in the interests of visual amenity and residential amenity in accordance with Saved Policy E1 of the

Basingstoke and Deane Borough Local Plan 1996-2011.

- 7 No works shall take place on site until a measured survey of the site has been undertaken and a plan prepared to a scale of not less than 1:500 showing details of existing and intended final ground levels and finished floor levels in relation to a nearby datum point which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and thereafter maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: Information is required prior to commencement of development as insufficient information was provided and to protect the privacy of the occupiers of adjoining properties and the character of the area in accordance Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 8 All wildlife protection and mitigation measures shall be carried out in accordance with the Biodiversity Survey Assessment submitted by Lowans Ecology dated April 2015 and updated August 2015. This includes the installation of bat access features and reasonable avoidance measures for minimising the potential for harm to protected and priority species. The development shall be carried out in accordance with the approved report, unless otherwise agreed in writing by the Local Planning Authority.

REASON: The National Planning Policy Framework requires that there are net gains in biodiversity in order to help compensate for habitat loss resulting from the development and help to maintain the biodiversity of the area in the long term, in accordance with Saved Policy E7 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 9 Prior to the occupation of the dwellings hereby approved, details of any proposed external lighting shall be 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 approved in writing by the Local Planning Authority.

REASON: The site contains suitable bat foraging habitat and bat access features are proposed. High level lighting within the vicinity of the tree belt or bat access features could have the potential to disturb bats All bat species are protected under the Wildlife and Countryside Act 1981 and are a material consideration under Policy E7.

- 10 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.

- 11 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.

- 12 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.
 - 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: Information is required prior to commencement of development as insufficient information was provided 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.

- 13 No development shall take place on site until details of the method of construction of the altered means of access to the premises [Stuart Michael Associates Drawing 4988.001] minimum width 5.5 metres for the first 10 metres from carriageway edge of Pound Lane, 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 development hereby approved is occupied or the use commence, 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: Information is required prior to commencement of development as insufficient information was provided and 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.

- 14 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 Pound Lane shall be set back to ensure unobstructed visibility sightlines of 2.4 metres by 33 metres at the junction of the site access with the public highway, and these sightlines shall thereafter be permanently kept free of obstacles more than 0.6 metres above the level of the adjacent carriageway.

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

- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no works shall take place on-site until details of the means of closure (stopping up) of the existing access have been submitted to and approved in writing by the Local Planning Authority. The approved closure (stopping up) of the existing access shall be fully implemented immediately after completion of the new access and prior to the commencement of the use or occupation of the building(s) 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: Information is required prior to commencement of development as insufficient information was provided and in the interests of highway safety and in accordance with Saved Policy E1 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 16 The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until refuse and recycling storage (prior to disposal) to each dwelling plus a collection point [capacity for 14 Nos 240ltr 2-wheeled containers and 7 Nos Glass boxes] and transit route to and from the public highway, not more than 15 metres carrying distance from a highway which is a carriageway [ARK Drawing DP.200B], have been provided within the curtilage of the site, and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained, 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.

- 17 The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until Sandham house and Plots 1 to 4 have provision for turning (enter, turn and leave in a forward gear), manoeuvring, loading and unloading of vehicles and the parking of 4 vehicles and secure bicycle parking for 2 long and 1 short stay places, together with unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrance of the property, have been made within the curtilage of the properties and the areas of land so provided shall be thereafter retained and maintained and shall not be used for any purposes other than the turning, manoeuvring, loading and unloading and parking of vehicles and bicycles, 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, A1 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 18 The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until Plots 5 and 6 have provision for turning (enter, turn and leave in a forward gear), manoeuvring, loading and unloading of vehicles and the parking of 2 vehicles, together with unobstructed pedestrian access (minimum width 0.9 metres) to the primary entrance of the property, have been made within the curtilage of the properties and the areas of land so provided shall be thereafter retained and

maintained and shall not be used for any purposes other than the turning, manoeuvring, loading and unloading and parking of vehicles and bicycles, 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, A1 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 19 The development hereby permitted shall not be occupied or the approved use commence, whichever is the sooner, until Plots 5 and 6 have secure cycle parking facilities for 2 long and 1 short stay places and transit route to and from the public highway, 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 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.

- 20 Prior to the commencement of development details of the proposed drainage system shall be submitted to and approved in writing by the Local Planning Authority. The drainage system shall be constructed in accordance with a programme of works that shall have first been submitted to and approved in writing by the Local Planning Authority

REASON: Information is required prior to the commencement of development as insufficient information was provided and in the interest of residential amenity and to prevent pollution of the water environment in accordance with Saved Policy E8 of the Basingstoke and Deane Borough Local Plan 1996-2011.

- 21 Development shall not commence until a drainage strategy including on and off-site works has been submitted to and approved in writing by the Local Planning Authority in writing. The development shall be carried out and thereafter maintained in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

REASON: Information is required prior to the commencement of development as insufficient information was provided and to ensure a satisfactory development in accordance with Saved Policy E8 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. 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.
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. Environment Agency Information
The applicant should contact 08708 506 506 or consult our 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.
5. The applicant is asked to investigate the possibility of retaining the Oak Tree located in the rear garden of plot 1 and shown to be removed on Site Layout and Location Plan DP.200C.

4. Application – 15/03324/FUL: Erection of dwelling and detached garage with associated parking – Site Berrydown Green Lane Stratfield Saye Hampshire

The Committee considered the report set out on pages 105 to 119 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 development was not in an isolated location and was of an appropriate design and in keeping with the surrounding area as a whole.

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

- Open space and play and recreation

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 conditions.

Reasons for Approval

- 1 The proposed development represents a form of development that is not considered isolated and which respects the character of its surroundings in terms of plot sizes, layout and form of this part of Stratfield Saye with the benefit of the removal of existing buildings 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 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 - Drawing number PL01 - received 18/09/15

Site Plan - Drawing number PL02 - received 18/09/15

Proposed Floor Plans - Drawing number PL03 - received 18/09/15

Proposed Elevations - Drawing number PL04 - received 18/09/15

Proposed Elevations - Drawing number PL05 - received 18/09/15

Proposed Garage Plans and Elevations - Drawing number PL06 - received 18/09/15

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 a schedule of materials and finishes to be used for the external walls and roof(s) of the proposed building(s) has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.

REASON: Details are required prior to commencement as insufficient information has been 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 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 commencement because insufficient information has been provided with the application and 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 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.

- 6 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 Geoprobe Site Walkover 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'.

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].

- 7 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 6(b) that any remediation scheme required and approved under the provisions of condition 6(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;

Information which demonstrates that all presumed asbestos containing material has been removed from the application site and disposed of by a licensed asbestos contractor in accordance with the Control of Asbestos Regulations 2012.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition 6(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

- 8 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.

- 9 No development shall take place, including any works of demolition, until a Construction Method Statement with details, schedules and drawings 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 (all to be established within one week of the commencement of development);
- iv. loading and unloading of plant and materials;
- 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. measures to control the emission of dust and dirt during construction;
- viii. a scheme for recycling and disposing of waste resulting from construction work; and
- ix. 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: 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.

- 10 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 0700 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.

- 11 No part of the development shall be occupied until car parking, loading and turning facilities and cycle storage facilities have been provided in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority, such drawings to show the position, design, materials and finishes thereof. Development shall be carried out and thereafter the parking and storage shall be maintained in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of highway safety in accordance with Saved Policy E1 and to ensure adequate parking and provision for cyclists in accordance with Saved Policies A1 and A2 of the Basingstoke and Deane Borough Local Plan 1996-2011 and with the Residential Parking SPD.

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:-

- 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.

3. If at any time during the proposed works bats, or signs of bats, are found then all works must stop and advice should be sought from Natural England before any further work on the buildings proceeds. All bats and their roost sites are protected under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2010 from disturbance and harm.

39/15 Appeal Decisions Quarterly Summary Report [Item 6]

The Planning and Development Manager introduced the report which gave a summary analysis of the appeal decisions received from the 01.05.2015 to 31.10.2015. The report highlighted some of the issues drawn out by the Inspectors in arriving at their decisions and which should be taken into account when future decisions are made.

The first related to the partial award of costs against the council in the Caesars Way, Whitchurch appeal related to planning application 13/01522/OUT proposed development of the site for 36 dwellings. The outcome of the appeal being allowed had previously been reported to Members of the Development Control Committee. The partial award of costs related only to the refusal of the planning application on grounds of prematurity ahead of the preparation of the Whitchurch Neighbourhood Plan. The final costs settlement was £20,000.

The second related to the partial award of costs against the council in the Worting Farm appeal related to planning application 13/02553/FUL proposing the development of that site for 70 dwellings. The outcome of the appeal being allowed had also previously been reported to Members of the Development Control Committee. The partial award of costs related only to the refusal of the planning application in relation to highway safety impact. The final costs settlement was for £53,750

The Planning and Development Manager also gave a verbal update to members of a recent settlement in the Razors Farm appeal of full awards cost of £194,000.00.

The Chairman added that the Chief Executive had asked for an internal audit into the costs incurred to the Council through the loss of appeal decisions on planning applications. A report on the audit of development control decision processes will be emailed directly to members of the Development Control Committee. An informal session for Members to discuss the recommendations of the report will be arranged in January 2016 prior to the report being presented at the Audit and Governance Committee in February 2016.

RESOLVED that:

Members of the Development Control Committee notes the outcomes of the appeal decisions and the reasons given for those decisions.

Meeting ended: 08:55

Chairman