

Planning Committee Update Sheet

Agenda Item	Page No	Para	Update	Source/Reason
7	19	4.11	<p>Bullet point under the heading noise is corrected as follows:</p> <p><u>Noise</u></p> <ul style="list-style-type: none"> <li>A condition should be applied to ensure that noise from all plant installed at the premises is kept to an acceptable level. <del>and the following is suggested</del></li> </ul>	Update
8	37 & 52	Recommendation	<p><u>Update to points 2 &amp; 4 in the recommendation as follows:</u></p> <p>2) The completion of a satisfactory preliminary feasible surface water drainage <del>layout</del> <b>strategy</b> supported with further <b>infiltration testing and a subsequent ground water assessment, as necessary.</b></p> <p>4)</p> <p><del>(b) surface water drainage proposals are not submitted and/or are</del> <b>the surface water drainage strategy has not been satisfactorily</b> <del>not</del> demonstrated to be feasible with <b>supporting additional infiltration testing and any subsequent ground water assessment, as necessary.</b></p>	Update
8	44	5.1	<p>A further representation has been received from a neighbour who has previously commented. It reiterates concerns already summarised in paragraph 5.1 of the report plus the following additional detailed comments:</p> <ul style="list-style-type: none"> <li>HCC Flood Team raise concerns about insufficient information in their consultation response.</li> <li>Amendments to the scheme are minimal and do not address fundamental concerns.</li> <li>Landscape Officer’s objections not addressed, including key issue of reducing the building’s scale to reduce harmful impacts on the townscape and improve outdoor space for residents.</li> <li>Does not follow a landscape-led approach and insufficient contextual analysis; as advocated in an appeal decisions within Petersfield and contrary to the Development Plan.</li> <li>Landscaping would give limited ‘relief’ to the scale and siting of the building and amenity space; planting would not mitigate the impact of the building and is constrained to shady narrow areas.</li> </ul>	Update

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			<ul style="list-style-type: none"> <li>• Amenity space at the sides and rear would not be fully used by residents.</li> <li>• Request for Members to view the scheme from neighbouring property.</li> </ul>	
8	54	10.2	<p>Remove last bullet point from condition no.8 and include as a new separate planning condition, as follows:</p> <ul style="list-style-type: none"> <li>• <del>certified 'Grown in Britain' timber where possible, and where not possible, FSC or PEFC certified.</del></li> </ul> <p><u>New condition:</u></p> <p>Prior to the substantial completion of the development hereby approved, the certification of the timber cladding shall be submitted to and approved in writing by the Local Planning Authority. It shall certify that the timber cladding is sustainably sourced and is 'Grown In Britain' where possible or Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) certified.</p> <p>Reason: To ensure the development demonstrates a high level of sustainable development to address mitigation of, and adaptation to, predicted climate change.</p> <p><b>Case officer note:</b> Above amendments recommended following feedback from the Architect. Due to the anticipated phases of construction, the certification for the timber cladding may not be possible prior to reaching slab level because this would be ordered and installed later in the construction process. This is a reasonable request and the new condition still ensures the sustainability of materials.</p>	Update
8	52	10.2	<p><u>Additional condition:</u></p> <p>Prior to the development being brought into use, the roof light windows shall be fitted with black out blinds, which shall be permanently retained and used during astronomical darkness.</p> <p>Reason: To reduce light pollution and impact upon the Dark Night Skies Reserve.</p>	Update
9	61 and 80	Recommendation	<p><b>Recommendation:</b></p> <p>I. That outline planning permission be granted subject to:</p>	Update

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			<ul style="list-style-type: none"> <li>• The completion of a Section 106 legal agreement, the final form of which is delegated to the Director of Planning, to secure the delivery of the following:                             <ul style="list-style-type: none"> <li>a. Five affordable dwellings in accordance with paragraph 3.3 of this report;</li> <li>b. Occupancy restrictions for the self-build dwellings in line with policy HP7 PNDP.</li> <li>c. <u>A phasing plan for the development.</u></li> </ul> </li> <li>• The completion of a preliminary feasible drainage layout supported with an additional groundwater assessment.</li> <li>• The completion of an acceptable detailed scheme of mitigation for reptiles.</li> </ul> <p>2. That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if:</p> <ul style="list-style-type: none"> <li>• The Section 106 agreement is not completed or sufficient progress has not been made within 6 months of the 20 January 2021 Planning Committee meeting.</li> <li>• Drainage proposals are not demonstrated to be feasible with a supporting additional groundwater assessment within 6 months of the 20 January 2022 Planning Committee meeting.</li> <li>• A detailed scheme of mitigation is not submitted or found acceptable to mitigate impacts on reptiles within 6 months of the 20 January 2022 Planning Committee meeting.</li> </ul>	
9	65	4.2	<p><u>Up-to-date Design Officer comments received:</u></p> <p><b>Design Officer – Holding objection</b></p> <p><i>Layout and Design Code</i></p> <ul style="list-style-type: none"> <li>• The layout has improved from earlier iterations with a reduction to 10 dwellings.</li> <li>• Layout plan indicates buildings that appear identical or of similar form. Homogeneity is not positive and would not be appropriate to the character of the area.</li> <li>• A variety in roof forms is advocated in the Design Code, and should be shown on plans.</li> <li>• SuDS: Rain gardens should be prioritised with swales across contours, instead of pipes.</li> <li>• The parking strategy is good. Boundaries of plots 4-5 should avoid the visual dominance of cars.</li> <li>• Nationally described minimum space standards need to be in the Code.</li> <li>• Plot Parameters Plan is generally acceptable, although plots 5 and 6 are too close.</li> <li>• Building mass and scale, and street scape features are supported.</li> </ul>	Updated consultee comments

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			<ul style="list-style-type: none"> <li>• Garage provision should be limited.</li> <li>• Materials are acceptable, but there should be a requirement for alternatives to plastic windows.</li> <li>• There is no reference to pedestrian/vehicular gates.</li> </ul> <p><i>Sustainability</i></p> <ul style="list-style-type: none"> <li>• The Design Code needs to address the requirements in the Sustainable Construction SPD: energy efficiency, low/zero carbon energy, 10% of passive house certified, 10% of green roofs, waste, materials, SuDS, etc.</li> </ul> <p><i>Conclusion</i></p> <ul style="list-style-type: none"> <li>• Changes to the layout have led to a better scheme, although there are still limited issues with the lack of multifunctional SuDS and identical building footprint and roof forms.</li> <li>• The Design Code has good measures but missing elements.</li> <li>• The SuDS strategy should inform the coding for plots, including green roofs and rain gardens.</li> <li>• The Sustainable Construction SPD should be included in the Code.</li> </ul>	
9	66	4.7	<p><u>Up-to-date Landscape Officer comments received:</u></p> <p><b>Landscape Officer – Neutral</b></p> <ul style="list-style-type: none"> <li>• Hedged boundaries between properties are positive.</li> <li>• Small adjustments made to build areas head in the right direction, but are very minor. The section of ancillary buildings in the Design Code is good, but these are not shown on the Plot Parameters Plan.</li> <li>• Adjustment to parking alongside dwellings is positive.</li> <li>• Some left-over awkward spaces have been removed.</li> <li>• Most plots still mirror one another and are of similar size. The variety expressed in the Design Code is not shown on plans.</li> <li>• Remaining conflicts between Design Code and Plot Parameters Plan: such as no commitment to rain gardens or green roofs.</li> </ul>	Addendum to consultee comments
9	67	5.1	A <u>third party objection letter</u> was received raising concerns about the proposed layout, parking arrangements and vehicles on roads, footpath provision, and two houses which would not be self-build.	New representation

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9	81	10.2 Condition 4	<p><u>Amend condition 4 as follows:</u></p> <p>Construction Environmental Management Plan (<b>Access, road, open space, services</b>)</p> <p>No development shall take place, including <del>any ground works or works of demolition works of</del> <b>implementation of access, roads, open space and services</b>, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority...</p>	Amended condition
9	82	10.2 Condition 5	<p><u>Amend condition 5 as follows:</u></p> <p>No development approved by this permission shall be commenced until full details of the proposed means of foul drainage disposal and connection to the network <b>and plots</b> have been submitted to and approved in writing by the Local Planning Authority. <b>Individual plots shall connect to the approved foul drainage disposal network.</b> Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The foul drainage system shall be retained as approved thereafter.</p>	Amended condition
9	82	10.2 Condition 6	<p><u>Amend condition 6 as follows:</u></p> <p>No development approved by this permission (<b>access, roads, open space and services</b>) shall be commenced until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved by the Local Planning Authority. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The surface water drainage system shall be retained as approved thereafter.</p>	Amended condition
9	84	10.2 Condition 13	<p><u>Amend condition 13 as follows:</u></p> <p>Notwithstanding the details shown on the approved documents and plans no development shall commence <b>within individual plots</b> unless and until detailed information in a pre-construction stage sustainable construction report in the form of:</p> <ul style="list-style-type: none"> <li>a) as <del>built design</del> stage SAP data;</li> <li>b) as <del>built design</del> stage BRE water calculator;...</li> </ul>	Amended condition

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9	84	10.2	<p><u>New conditions that apply to individual plots only:</u></p> <p><b>I4. Construction Environmental Management Plan (Individual plots)</b></p> <p>No development shall take place within individual plots, including any ground works or works of demolition, until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to in full throughout the entire construction period. The Plan shall provide details as appropriate but not be restricted to the following matters:</p> <ul style="list-style-type: none"> <li>(i) the anticipated number, frequency and types of vehicles used during construction;</li> <li>(ii) the method of access and egress and routing of vehicles during construction;</li> <li>(iii) the parking of vehicles by site operatives and visitors;</li> <li>(iv) the loading and unloading of plant, materials and waste;</li> <li>(v) the storage of plant and materials used in construction of the development;</li> <li>(vi) the erection and maintenance of security hoarding;</li> <li>(vii) the provision and utilisation of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders);</li> <li>(viii) details of public engagement both prior to and during construction works;</li> <li>(ix) temporary arrangements for access and turning for construction traffic for each part of the site; and</li> <li>(x) an indicative programme for carrying out of the works;</li> <li>(xi) protection of trees, hedges and water infrastructure to be retained;</li> <li>(xii) a sensitive lighting strategy during construction, in line with the SDNPA Dark Skies Technical Advice Note;</li> <li>(xiii) measures to control the emission of dust and dirt during construction;</li> </ul>	New conditions

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			<p>(xiv) measures to mitigate noise, including vibration, during construction works.</p> <p>(xv) a scheme for recycling / disposing of waste resulting from demolition and construction works, including extraction details and management of any extracted sand from the site.</p> <p>Reason: In the interests of highway safety and the amenities of the area and having regard to National Policy Guidance contained in the NPPF 2021. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.</p> <p><b>15. Surface water drainage (Individual plots)</b></p> <p>No development within individual plots shall be commenced until details of surface water drainage, which shall follow the principles of sustainable drainage as far as practicable, have been submitted to and approved by the Local Planning Authority. These shall include details of the management and maintenance of any parts of the drainage system. Thereafter all development shall be undertaken in accordance with the approved details and no occupation of any of the development shall be take place until the approved works have been completed. The surface water drainage system shall be retained as approved thereafter. The management and maintenance arrangements shall be carried out in accordance with the approved details over the period specified.</p> <p>Reason: To ensure satisfactory surface water drainage and the efficient maintenance and ongoing operation of the drainage system. It is considered necessary for this to be a pre-commencement condition as these details relate to the construction of the development and thus go to the heart of the planning permission.</p>	
10	9.1	4.1	<p><u>Consultation response received from Parish Council;</u></p> <p>The Parish Council have submitted an objection to the scheme on the following grounds;</p> <ul style="list-style-type: none"> <li>• PC accepts that this is an agricultural application in a farming area.</li> <li>• Concerns regarding highway impact particularly the safety of slow-moving agricultural vehicles entering and exiting onto the A272 at a point where the National speed limit is in place and where the vehicle speeds and overtaking manoeuvres are already dangerous.</li> </ul>	

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			<ul style="list-style-type: none"> <li>The proposed scheme will have a significant adverse visual impact in the vicinity of the traffic calming gateway at this end of the village.</li> </ul>	
10	92	4.7	<p><u>Updated Highways Officer comments received:</u></p> <p>Following the submission of a supporting letter providing clarification from the applicant, the Highway Authority have removed their holding objection and have no objection to the proposal. Highway conditions to remain as drafted within the Committee Report.</p>	
10	93	5.1	<p><u>Representations:</u></p> <p>5 letters of representation have been received, 3 in objection and 2 making comments to be addressed. The matters raised are summarised as follows;</p> <p><u>Objections</u></p> <ul style="list-style-type: none"> <li>Impact on visual amenity, setting and open views across the countryside</li> <li>Impact on highway safety</li> <li>Impact on neighbouring amenity in terms of noise, pollution and traffic</li> <li>Impact on Dark Night Skies</li> <li>Impact on flooding and surface water drainage</li> <li>A number of required consultees responses were not received</li> <li>Constitutes major development that should not be allowed in the Park</li> </ul> <p><u>General Comments</u></p> <ul style="list-style-type: none"> <li>Impact on highway safety - remedy the mess of differing speed limits on the stretch of A272 between Cheriton and the proposed grain store and make the whole stretch subject to a 30mph speed limit enforced with average speed cameras at the beginning and end of this stretch</li> <li>The applicant should enter into a S106 requiring that the development is limited to agricultural use; that no increase in floorspace is permitted for at least 10 years; and that the decibel levels should not exceed those proposed in the acoustic report submitted in support of the application.</li> </ul>	



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			<ul style="list-style-type: none"> <li>Additional condition to remove permitted development rights for change of use of proposed building.</li> </ul> <p><u>Case Officer comments:</u></p> <p>The matters of objection and comments regard highway safety have been covered with the Committee Report. All the relevant consultees were consulted as part of the application process and the Committee Report reflects those that made no comment and refers to the previous comments submitted for the larger scheme, SDNP/19/06035/FUL.</p> <p>In regard to a S106, a suggested condition has been included with the Committee Report that seeks to control noise and it is considered that this condition is robust. In terms of restricting further development, for example an additional barn, this require a further planning application to be submitted and considered on its own merits. The taking away of a land owner’s rights to apply for planning permission through a S106 could not be justified as reasonable or necessary in planning terms for this site.</p> <p>It is considered that an additional condition to remove PD rights is justified in planning terms due to the specific nature of the site and the considerations that have been carefully balanced.</p>	
10	108	n/a	<p><u>Suggested Additional Condition:</u></p> <p>22. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order or revoking and re-enacting that order with or without modification). The building hereby approved shall be used in accordance with the permitted scheme and no erection, extension or alteration of the building shall take place on the site under or in accordance with Part 6 of Schedule 2 to that Order unless permission is granted by the Local Planning Authority pursuant to an application for the purpose.</p> <p>Reason: To enable the Local Planning Authority to regulate and control the development of land.</p>	