



Basingstoke  
and Deane

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REF:16/02441/FUL

Mr Scot Masker  
PRO Vision Planning & Design  
Grosvenor Court  
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Winchester  
SO51 9BD

## **NOTICE OF APPROVAL**

### **Town & Country Planning Act 1990 Town & Country Planning (Development Management Procedure) (England) Order 2015**

In pursuance of its powers under the abovementioned Act, the Council as Local Planning Authority hereby GRANTS planning permission for the:

**Proposal:** Erection of side extension to form community shop, minor alterations to existing village hall and boiler house to west elevation  
**Location** Preston Candover Village Hall Preston Candover Basingstoke Hampshire RG25 2EE  
**Applicant:** Mr R Walker

in accordance with your application, plans and particulars unless otherwise agreed in writing with the Local Planning Authority **and subject to compliance with the following 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:

1783/P01 Rev A received on 11 July 2016  
1783/P02 received on 4 July 2016  
1783/P03 Rev A received on 11 July 2016  
1783/P04 received on 4 July 2016  
1783/P05 Rev A received on 11 July 2016  
1783/P06 Rev A received on 11 July 2016

**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, windows, doors 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 because insufficient information has been submitted with the application in this regard, in the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
4. No development shall commence on site until details of the materials to be used for hard and paved surfacing (parking and decking areas) 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: Details are required prior to commencement because insufficient information has been submitted with the application in this regard, in the interests of visual amenity and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
5. Within one month of the date of commencement details of any means of enclosure proposed around the new decking area shall be submitted to and approved in writing by the Local Planning Authority and the development shall then be built in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.  
REASON: In the interests of the visual amenities of the area and in accordance with Policy EM10 of the Basingstoke and Deane Local Plan 2011-2029.
6. No development shall take place, including any works of demolition, until a Construction Method Statement, including drawings, that demonstrates safe and coordinated systems of work that eliminates foreseeable risks, or if that is not possible controls the risk through subsequent actions, affecting or likely to affect the public 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.

As a minimum 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, including the associated traffic management arrangements;
- 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. measures to control the emission of dust and dirt during construction;
- viii. a scheme for recycling and disposing of waste resulting from construction work;

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), PM peak (16.30 to 18.00) periods and school start and finish times;

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

REASON: This information is required prior to commencement because of detail absent from 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 Policy CN9 and EM10 of the Basingstoke and Deane Local Plan 2011-2029 and National Planning Policy Framework (March 2012).

7. The development hereby permitted shall not be occupied or the use commence, whichever is the sooner, until motor vehicle parking space for 8 motor vehicles, including 1 disabled parking spaces and 2 Sheffield hoop stands for bicycles, has been constructed, surfaced and marked out in accordance with the approved details (Drawings 1783/P02) and these areas shall be managed as set out in the Applicant's email dated 22 September 2016 and thereafter retained and maintained and shall not be used for any purpose other than parking, turning, loading and unloading of motor vehicles and bicycles, unless otherwise agreed in writing by the Local Planning Authority.

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

8. 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 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 2.4 metres by 43 metres in both directions at the junction of the site access with the public highway (Drawing 1783/P02), 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.

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

9. Protective measures, including fencing, ground protection, supervision, working procedures and special engineering solutions shall be carried out in accordance with the EcoUrban Arboricultural Implications Assessment and Method Statement, ref: 15765-AIA. 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 Policy EM1 of the Basingstoke and Deane Local Plan 2011- 2029 and the National Planning Policy Framework (March 2012).

10. No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence on site until a plan showing the location of all existing and proposed utility services has been submitted to and approved in writing by the Local Planning Authority. This shall include gas, electricity, communications, water and drainage. No development or other operations shall take place other than in complete accordance with the Utility Plan, unless otherwise agreed in writing by 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 Policy EM1 of the Basingstoke and Deane Local Plan 2011- 2029 and the National Planning Policy Framework (March 2012).
11. No development including: ground preparation, temporary access construction or construction work; shall commence on site until a replacement tree planting and management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include the position, species and size of all new trees proposed for the development and shall include an assessment of all underground and overhead services. The plan shall also include specific tree planting details demonstrating that the underground soil volume can be achieved to support the tree to healthy maturity as well as any protection deemed necessary to reduce the likelihood of breakage/vandalism to acceptable levels. Details of young tree maintenance including watering, weeding, stake removal, formative pruning and failed tree replacement shall also be required as part of the plan. No development shall take place other than in complete accordance with the Tree Planting Plan, unless otherwise agreed in writing by the Local Planning Authority.  
REASON: To ensure that reasonable measures are taken to establish trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EM1 of the Basingstoke and Deane Local Plan 2011- 2029 and National Planning Policy Framework (March 2012).

### **Notes to Applicant**

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 further information following receipt of the application;
- seeking amendments to the proposed development following receipt of the application;
- considering the imposition of conditions.

In this instance:

- the application engaged with the Council's pre-application service;
- 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 is reminded that this approval does not give any indication of any consent necessary under the Town and Country Planning (Control of Advertisements) Regulations 1992 which may or may not be required nor any indication that such consent will be forthcoming. The applicant is advised to contact the Planning and Development Manager in this regard.

The officer's report can be viewed on the council's website [www.basingstoke.gov.uk](http://www.basingstoke.gov.uk).



Planning and Development Manager

Date: 27 September 2016

It is important that you read the notes overleaf

## NOTIFICATION - APPEALS TO THE SECRETARY OF STATE

**16/02441/FUL**

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

**If you want to appeal against the local planning authority's decision then you must do so within 6 months of the date of this notice.**

**However, if**

- (i) this is a decision on a planning application relating to the same or substantially the same land and development and is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or,
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against the local planning authority's decision on your application, then you must do so within:
  - 28 days of the date of service of the enforcement notice, *or*
  - within 6 months of the date of this notice, whichever period expires earlier; or,
- (iii) this is a decision to refuse planning permission for a minor commercial application you must do so within 12 weeks of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

### **Purchase Notices**

- (d) If either the local planning authority or the Secretary of State/National Assembly for Wales\* refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- (e) In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London or county or county borough in Wales) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.