

Re: 21/01128/FUL - 7 Elvetham Road

Peter Lee <peter.lee@hart.gov.uk>

Tue 15/06/2021 11:49

To: Planning Admin <planningadmin@hart.gov.uk>

Hi Sharon,

I can confirm that I am content to accept this submission as a 'free go' in accordance with Emma's advice.

Kind regards,

Peter

Peter Lee

Planning Team Leader

Hart District Council

01252 774152

07790 973395

www.hart.gov.uk

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From: Planning Admin <planningadmin@hart.gov.uk>

Sent: 15 June 2021 11:45

To: Stephanie Baker <Stephanie.Baker@hart.gov.uk>; Peter Lee <peter.lee@hart.gov.uk>

Subject: Re: 21/01128/FUL - 7 Elvetham Road

Good Afternoon,

Peter I need this in writing from a Manager, any chance you could send me confirmation or ask Emma to do so.

Cheers

Sharon

Planning Administration

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From: Stephanie Baker <Stephanie.Baker@hart.gov.uk>

Sent: 15 June 2021 10:51

To: Planning Admin <planningadmin@hart.gov.uk>; Peter Lee <peter.lee@hart.gov.uk>

Subject: Re: 21/01128/FUL - 7 Elvetham Road

Morning Sharon/ Peter,

This was one that Emma agreed a discretionary free go on. I emailed the attached to Emma on 4th Feb and she video called me to confirm it was OK.

I then told the agent the following back on 9th Feb:

"As I verbally confirmed, I have spoken with the Planning Manager and in the circumstances, we are satisfied that a re-submission with a description for flats which would not exceed the total unit numbers proposed previously (14 flats were proposed under 20/01092/FUL and 10 units in total are proposed under 20/02713/FUL), with the same red line site plan, is sufficiently similar that it qualifies as a 'free-go'."

Thanks,

Steph

Stephanie Baker
Senior Planning Officer
Hart District Council

01252 774136

www.hart.gov.uk

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Please note that my working days are Tuesday, Wednesday (morning only), Thursday and Friday.

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From: Planning Admin <planningadmin@hart.gov.uk>

Sent: 14 June 2021 11:38

To: Peter Lee <peter.lee@hart.gov.uk>; Stephanie Baker <Stephanie.Baker@hart.gov.uk>

Subject: Re: 21/01128/FUL - 7 Elvetham Road

Good Morning,

As it doesn't technically fulfil the requirements of a free go do I need authorisation to waive the fee?

Cheers

Sharon

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From: Peter Lee <peter.lee@hart.gov.uk>

Sent: 14 June 2021 11:16

To: Planning Admin <planningadmin@hart.gov.uk>

Subject: Re: 21/01128/FUL - 7 Elvetham Road

Hi Sharon,

Sounds as though Emma authorised it, so I have no problem accepting it as a free go if that was her conclusion.

Peter

Peter Lee

Planning Team Leader

Hart District Council

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From: Planning Admin <planningadmin@hart.gov.uk>

Sent: 14 June 2021 11:06

To: Peter Lee <peter.lee@hart.gov.uk>; Stephanie Baker <Stephanie.Baker@hart.gov.uk>

Subject: Fw: 21/01128/FUL - 7 Elvetham Road

Good Afternoon Both,

When I was checking this application I came to the conclusion that the application did not fulfil the criteria for a free go but consulted with Emma, Max and Peter before sharing this view with the customer.

Peter agreed with my conclusion as follows:

[29/04, 16:07] Peter Lee

With regard to 21/01128/FUL it wouldn't be a free go as it's not for a development of the same description (as you note) and is actually for two more units so would attract a higher fee in any event.

The agent for this application has stated the below:

With regards to the application fee, please find the attached emails from Stephanie Baker, guaranteeing a 'fee second attempt' meaning that the application fee is not applicable to this submission. The email clarifies that due to the similar nature of the application, this submission qualifies as a 'free go'.

How shall I advise now we have conflicting validation advice from the validation team and a planning officer?

Many Thanks

Sharon Embleton

Planning Administration

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From: Jake Farmer <[REDACTED]>

Sent: 11 June 2021 09:28

To: Planning Admin <planningadmin@hart.gov.uk>

Subject: RE: 21/01128/FUL - 7 Elvetham Road

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Hi Sharon,

The affordable housing viability assessment has been included in the file named "S106 Report – Elvetham Road Hampshire" with the "schedules combined" file. This is the same report that was previously accepted as part of previous applications. I have attached these also.

With regards to the application fee, please find the attached emails from Stephanie Baker, guaranteeing a 'fee second attempt' meaning that the application fee is not applicable to this submission. The email clarifies that due to the similar nature of the application, this submission qualifies as a 'free go'.

Further, please find attached the draft version of the requested SANG/SPA mitigation information can you please advise as to whether this is sufficient for the application to be validated?

We now look forward to the validation of the application.

Kind regards,

Jake Farmer

Planning Assistant



Hersham Place Technology Park
Walton on Thames
Surrey
KT12 4RZ

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From: Planning Admin <planningadmin@hart.gov.uk>

Sent: 08 June 2021 12:40

To: Jake Farmer [REDACTED]

Subject: Re: 21/01128/FUL - 7 Elvetham Road

Good Morning,

Many thanks for the below and the attached, please find below your amended reasons for invalidity expanded upon as required:

1) Please pay the £5544.00 due for your application fee.

You can pay online at www.hart.gov.uk/pay-it (select 'More Payments', 'Planning' then 'Planning Applications') or call us on 01252 774419 to pay over the telephone.

To be entitled to a free go you must fulfil all of the criteria, I have listed the criteria below and changed the font colour of those you do not fulfil to red:

- The application must be the first revision
- The application must be for development of the same character or description
- For a withdrawn applications the new submission must be received within 12 months of the date the previous submission was received
- For determined applications the new submission must be received within 12 months of the date the previous submission was determined

I queried this with Peter Lee before I made the decision you did not fulfil the requirements but if you like I can double check this with Maxine Lewis.

6) Please supply an Affordable Housing Statement, an Affordable Housing Statement should include:

- The numbers of affordable units
- An accommodation schedule detailing; the number and tenure of the affordable units with numbers of bedrooms, size sqm, plot numbers and type of property e.g. flat, house etc
- Plans showing the location of all affordable units and their number of habitable rooms and/or bedrooms, and/or the floor space of the affordable units
- Details of any Registered Provider acting as partners in the development

If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained.

Further information and advice is available in the Hart District Strategic Housing Market Assessment which can be found at www.hart.gov.uk/planning-policy-guidance, from the Housing Department and the Nationally Described Space Standards which can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf.

We do not appear to have received a document named Viability Assessment, please let me know the document name of your Viability Assessment and where within this document I can find your Affordable Housing Statement.

9) Please provide proposed mitigation, whether it be at a Council Owned, Managed Mitigation or a private source.

SPA maps and additional information regarding SANG can be found on the Council's website: www.hart.gov.uk/planning-policy-guidance.

Many Thanks

Sharon Embleton

Planning Administration

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From: Jake Farmer <[REDACTED]>
Sent: 07 June 2021 15:39
To: Planning Admin <planningadmin@hart.gov.uk>
Subject: 21/01128/FUL - 7 Elvetham Road

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Dear Sir/Madam,

Please find attached the following:

- Requested Tree survey and detailed reports
- Existing First Floor Plans
- Drainage Management Report
- Amended Elevations

The requested Causal Flood Area Proforma has been completed on the website.

Access to the site has been proposed at the front of the site and the development fits entirely within the 'red line' of the location plan.

The planning application fee is not applicable as the applicant has been given assurances that this application will be granted as a 'free second attempt' by the Head of Planning. Case Officer Stephanie Baker can confirm this.

The affordable housing statement has been included within the application. The statement has been included within the already submitted viability assessment.

The landscaping details have already been included within the proposed site plan that was enclosed with the application.

We trust that the above is in order and look forward to the validation of the application.

Regards,

Jake Farmer
Planning Assistant



Hersham Place Technology Park
Walton on Thames
Surrey

KT12 4RZ

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