

## RE: Planning Application 23/01503/LBC

Sun 16/07/2023 16:51

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

📎 10 attachments (15 MB)

PMH 01 A Location Plan.pdf; PMH 02 A Site Plan and Block Plan.pdf; Treatment Report Wheelframes.pdf; CONSERVATION ASSESSMENT TREATMENT PROPOSAL.pdf; Pilcot Mill Refurb -HMG Comments and Sugestions Rev2.docx; HMG book 1.jpg; HMG book 2.jpg; HMG book cover.jpg; HMG Description of Pilcot Mill .jpg; HMG History summary.jpg;

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Ref: Pilcot Mill Pilcot Hill Dogmersfield Hampshire RG 27 8SX

Good morning,

I refer to your letter dated 13th July and I attach amended drawings PMH 01A and PMH 02A providing named roads on the location plan and additional information on the site plan. I respond to your points as follows:

1. The proposal is a change of use of the existing mill building and there is not additional building extension or otherwise that overlaps or encroaches on neighbouring property. The private road is owned by the applicant, and they own outright all land and buildings shown within the redline of the Location Plan. The certificate issued is correct.
2. The Location plan has been updated with road names as requested. The road running past the Mill is private and the search to Southern Water shows no public drains under this road or on the site.
3. This planning application is not for a new dwelling. Parking is as stated on the application form. There is sufficient space to increase parking from the minimum of 5 spaces by having tandem parking. Both buildings of Pilcot Mill House and the Mill will have adequate parking provision. Cycle parking and refuse provision is contained within the existing Midden Hut.
4. Buildings shown on the plans are existing buildings not new buildings. There are no public drains on the site proven by our searches to the statutory water and drainage service providers. The existing Cess pit drainage system will be replaced with a Klargester Sewage treatment plant as stated on the application form. The run of the proposed drain and location of proposed plant has been added to the site plan drawing PMH 02. Further details will be issued as a building regulations application once planning has been approved.
5. The heritage statements were issued previously to Hart District Council in our Pre-Application submission dated 24 April 2023 Ref- 23/00873 /PREAPP. Please find attached the duplicate reports issued by the Hampshire Mills Group, and including the specific historical heritage data for this buildings contained in their publication " Mills and Millers of Hampshire volume 3" In addition we attach the Refurbishment proposals issued by the specialist conservation contractor, G&H Spender Engineering.
6. Roof spaces have been checked for bat activity and there is no evidence at this time. The applicant is willing to have the buildings re-surveyed by a qualified ecologist, but we ask this information to be forwarded in due course and not hold up the validation of our planning

application.

7. Refuse disposal facility currently exists and additional bins can be provided if necessary to be stored in the existing Midden hut as indicated on the undated drawing PMH 02 A

8. The existing trees within 15 metres of the Mill were shown previously on the plans and have now been identified as Trees T1 to T4 on amended drawing PMH 02 A. Proposed building works are contained within the existing footprint of the existing mill building. However, the applicant is willing to have the trees identified within 15 metres of both buildings and any possible impact assessed by a qualified arboriculturist. We ask this information to be forwarded in due course and not hold up the validation of our planning application.

Best regards,

Kim Strasman BA BArch ARB

Copy to Mr & Mrs Fullbrook

-----Original Message-----

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

Sent: Thursday, July 13, 2023 4:44 PM

Subject: Planning Application 23/01503/LBC - more information is needed

Thank you for your application to Hart District Council. Before we can progress your application further, we need more information from you - please see attached letter for more details.