

RE: Planning Application 23/02290/FUL - more information is needed

Julie Routley [redacted]
Tue 14/11/2023 13:32
To: Planning Admin <planningadmin@hart.gov.uk>

3 attachments (1 MB)
Office - existing elevations.pdf; Flood Impact Form.pdf; Refuse Plan.pdf;

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Please find attached:

- 3) Existing elevation of the Council Offices (attached)
- 5) Causal Flood Area proforma (I could not upload to your website and therefore have attached)
- 6) Flood Risk Assessment Please to use this statement as our Flood Risk Assessment:

-Flood Area - we are not making any changes to the footprint of the building and are only installing a new door to the side which will not increase the flooding impact.

- 8) Refuse Disposal Details (attached)

Please let me know if anything else is required or if this can now be validated?

Kind regards,

Julie Routley
Town Clerk

From: Planning Admin <planningadmin@hart.gov.uk>
Sent: Wednesday, November 8, 2023 12:54 PM
To: Julie Routley [redacted]
Subject: Re: Planning Application 23/02290/FUL - more information is needed

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Good Morning,

I have just come out of my validation meeting.

It has been decided that the details which you have provided are adequate to clear the reason for invalidity regarding the Ventilation/Extraction Details.

As such your amended reasons for invalidity, expanded upon as required, are as follows:

- 3) Please supply existing elevation drawings.

The buildings which we require existing elevations of are The Council Offices and The Tythings.

These plans need to show what The Council Offices and The Tythings look like before the solar panels have been installed and the access door has been inserted.

You have submitted existing elevations of The Tythings but you have not submitted existing elevations of The Council Offices.

- 5) Please complete the online Causal Flood Area proforma found on our website <https://www.hart.gov.uk/planning-and-building-control/planning-development/managing-flood-risk>.

Further information can be found in Hart District Council's Strategic Flood Risk Assessment. See also the Hart District Council Strategic Flood Risk Assessment at www.hart.gov.uk/Evidence-base.

Please find below a snippet of the validation checklist which sets out when this is required to validate a planning application:

Causal Flood Area Proforma	Information Required
When required For all new development in an identified Causal Flood Area	Complete the Causal Flood Area proforma. See also policy NBE5 of the Hart Local Plan (Strategy and Sites) 2032 and Hart District Council Strategic Flood Risk Assessment .

Please also find below a snippet of the map from our website which shows the Causal Flood Area as a turquoise layer:



As you are proposing new development in an identified Causal Flood Area I cannot validate your planning application until you have completed a Causal Flood Area Proforma.

6) Please supply a flood risk assessment, the Flood Risk Assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed taking climate change into account.

You can find out which flood zone you are located in on the gov.uk website at <https://flood-map-for-planning.service.gov.uk/>

For guidance about how to do a flood risk assessment please see https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications?_ga=2.47807079.1913523045.1631528992-1727579226.1631528992#when-you-need-an-assessment

See also Hart District Council Strategic Flood Risk Assessment which can be found at www.hart.gov.uk/planning-policy-guidance.

Would you like me to use this statement:

-Flood Area - we are not making any changes to the footprint of the building and are only installing a new door to the side which will not increase the flooding impact.

as your Flood Risk Assessment?

8) Please supply Refuse Disposal Details, Refuse Disposal Details will include the location of the refuse bins storage area.

Where bin stores are required details of the location, elevations, and materials to be used in the construction of a bin store suitable for the housing of wheeled or euro bins.

Bin stores should be designed and sited to minimise their impact.

Wherever possible they should be incorporated internally as part of the building or sited behind the building line.

Further information on the requirements and siting of bin stores can be obtained from Technical Services at Hart District Council.

Thank you for your explanation document but a plan or plans is/are required to clear this reason for invalidity.

Many Thanks

Sharon Embleton

Planning Administration

Place

Hart District Council

01252 774419

www.hart.gov.uk

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From: Planning Admin <planningadmin@hart.gov.uk>
Sent: 08 November 2023 10:37
To: Julie Routley [REDACTED]
Subject: Re: Planning Application 23/02290/FUL - more information is needed

Good Morning,

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

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9) Please supply Ventilation/Extraction Details, Ventilation/Extraction Details should include:

- Details of the position and design of ventilation and extraction equipment
- Odour abatement techniques
- Acoustic noise characteristics

Thank you for your explanation document, I will take this to my validation meeting to see if this reason for invalidity can be cleared.

Many Thanks

Sharon Embleton

Planning Administration

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From: Planning Admin <planningadmin@hart.gov.uk>
Sent: 08 November 2023 10:35
To: Julie Routley [REDACTED]
Subject: Re: Planning Application 23/02290/FUL - more information is needed

Good Morning,

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

3) Please supply existing elevation drawings.

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9) Please supply Ventilation/Extraction Details, Ventilation/Extraction Details should include:

- Details of the position and design of ventilation and extraction equipment
- Odour abatement techniques
- Acoustic noise characteristics

Thank you for your explanation document, I will take this to my validation meeting to see if this reason for invalidity can be cleared.

In addition to the above I have just spotted that we do not have the below:

10) Please supply proposed elevation drawings.

The buildings which we require proposed elevations of are The Council Offices and The Tythings.

These plans need to show what The Council Offices and The Tythings will look like after the solar panels have been installed and the access door has been inserted.

You have submitted proposed elevations of The Council Offices but you have not submitted proposed elevations of The Tythings.

Many Thanks

Sharon Embleton

Planning Administration

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

Sent: 08 November 2023 10:25

To: Julie Routley [REDACTED]

Subject: Re: Planning Application 23/02290/FUL - more information is needed

Good Morning,

I have just realised I failed to upload some of the documents which you have submitted to validate your planning application.

I will do this now and update my response.

Many Thanks

Sharon Embleton

Planning Administration

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

Sent: 08 November 2023 10:21

To: Julie Routley [REDACTED]

Subject: Re: Planning Application 23/02290/FUL - more information is needed

Good Morning,

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

2) Please supply existing floor plans which indicate the layout of the building and show the existing use of each room.

The building which we require an existing floorplan of is The Tythings.

This plan needs to show what The Tythings looks like before the conversion and the insertion of the access door have taken place.

You have submitted an existing floorplan of The Tythings but the footprint of the plan does not match the footprint of this building as shown on your Block Plan.

3) Please supply existing elevation drawings.

The buildings which we require existing elevations of are The Council Offices and The Tythings.

These plans need to show what The Council Offices and The Tythings look like before the solar panels have been installed and the access door has been inserted.

You have submitted existing elevations of The Tythings but you have not submitted existing elevations of The Council Offices.

4) Please supply proposed floor plans which indicate the layout of the building and show the proposed use of each room.

The building which we require a proposed floorplan of is The Tythings.

This plan needs to show what The Tythings will look like after the conversion and the insertion of the access door have taken place.

You have submitted a proposed floorplan of The Tythings but the footprint of the plan does not match the footprint of this building as shown on your Block Plan.

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

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

Sent: Wednesday, October 18, 2023 4:42 PM

To: Julie Routley 

Subject: Planning Application 23/02290/FUL - more information is needed

Caution: This email originated from outside of Yateley Town Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

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.