

Public Document Pack

PRESENTATION SLIDES

DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 19TH JULY, 2017

The following presentation slides were used at the Development Management Committee meeting.

Planning Applications (Pages 1 - 76)

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Development Management Committee

19th July 2017

Development Management Committee

Item 7 : 16/00837/FULPP

The Crescent, Southwood
Business Park, Summit Avenue,
Farnborough





Aerial photograph of The Crescent (courtesy of Bing Maps)





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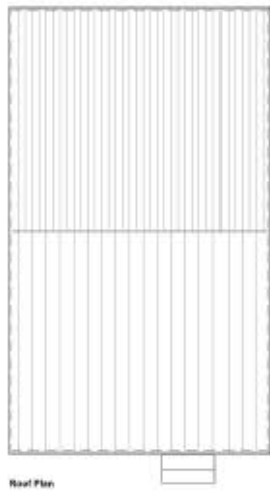
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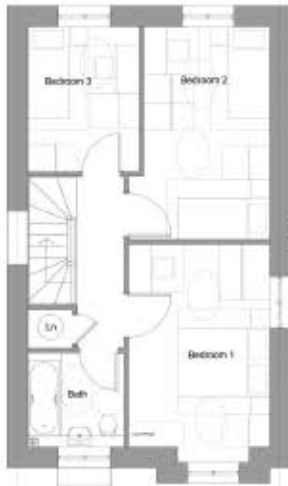








Ground Floor



First Floor Alternative



First Floor Side



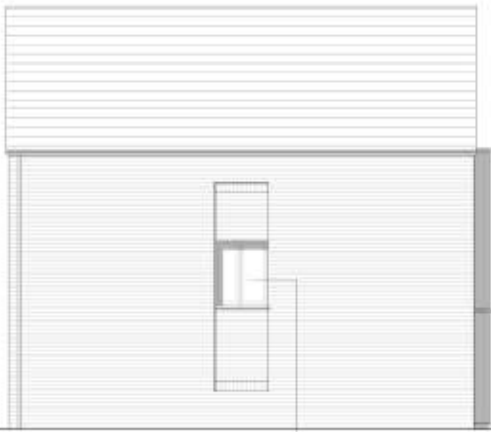
Roof Plan



Front Elevation



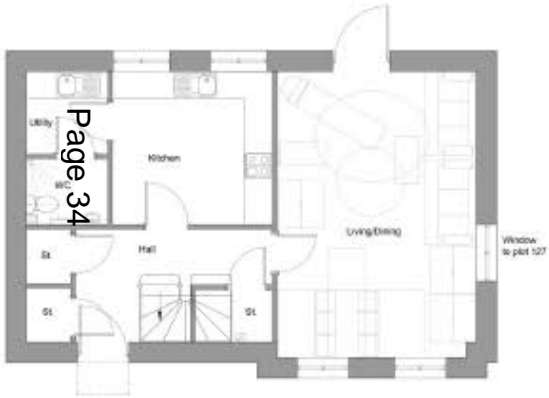
Rear Elevation



Side Elevation



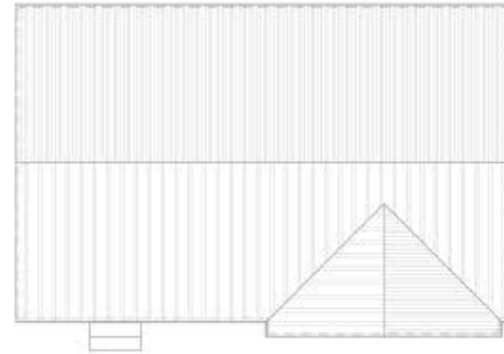
Side Elevation



Ground Floor



First Floor



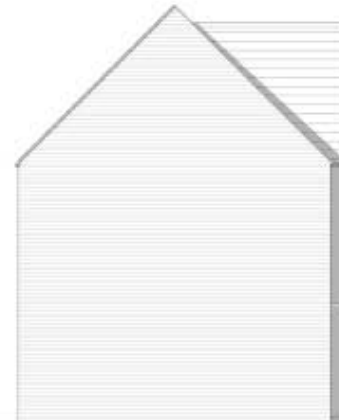
Roof Plan



Front Elevation



Rear Elevation

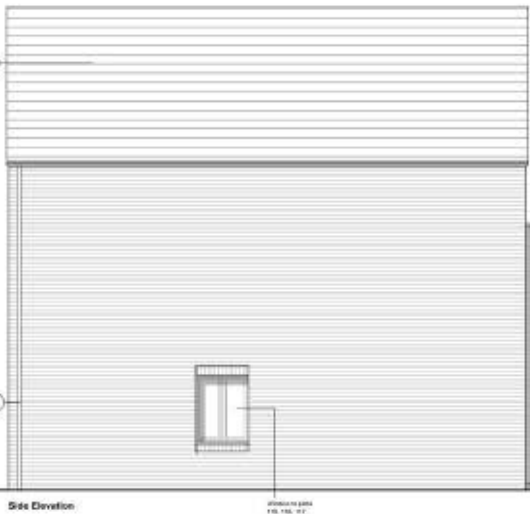


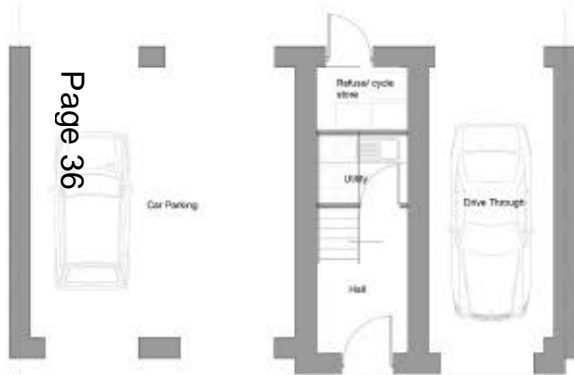
Side Elevation



Side Elevation

Window to plot 127

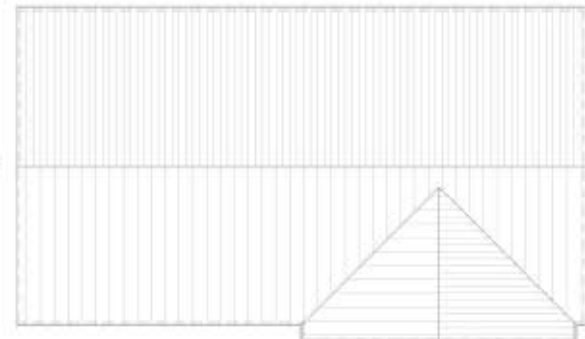




Ground Floor



First Floor



Roof Plan



Front Elevation



Rear Elevation



Side Elevation

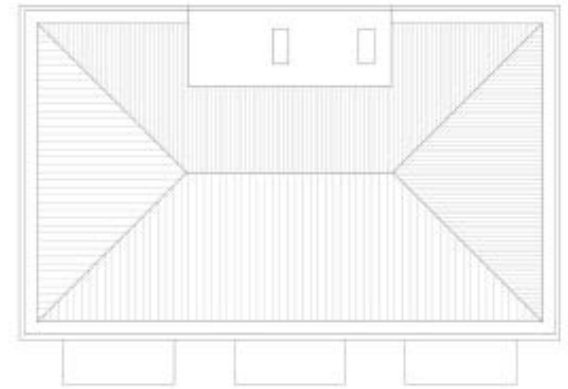
Drawn to scale 1:1



Ground Floor



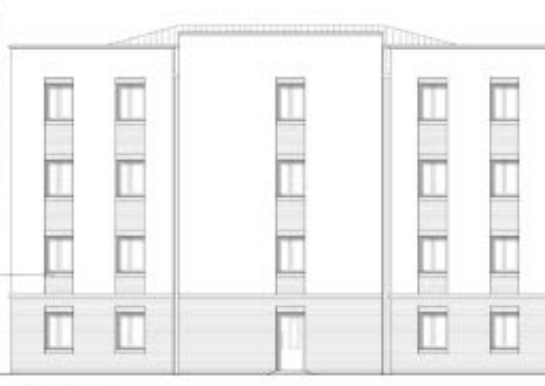
Typical Upper Floor



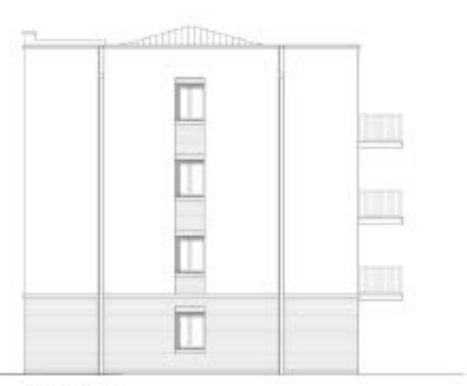
Roof Plan



Front Elevation



Rear Elevation



Side Elevation



SECTION AA (PART I)



SECTION AA (PART II)



SECTION AA (PART III)





SECTION 08 (PART 1)



SECTION 08 (PART 2)



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SECTION 08 (PART 3)



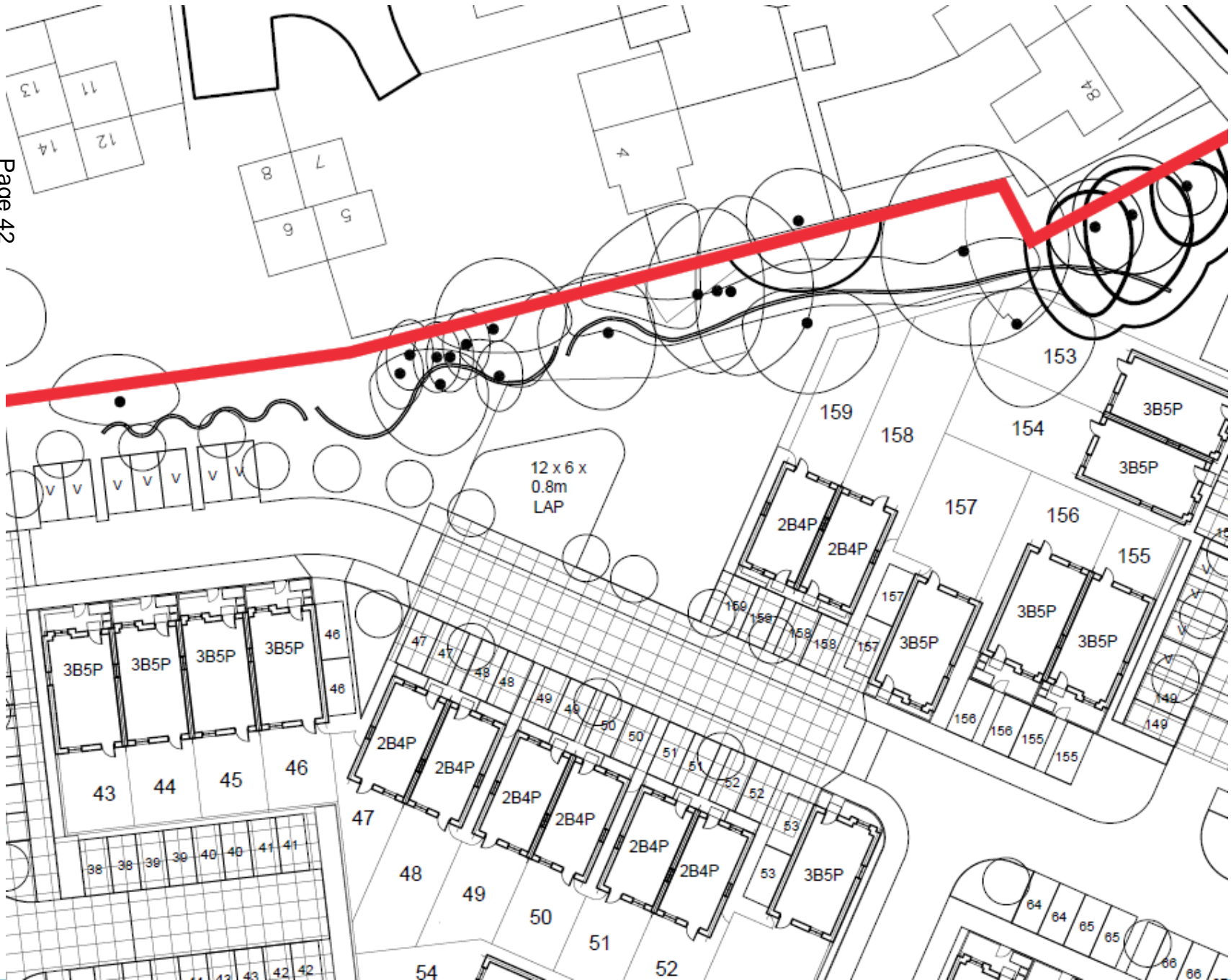
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Summit Centre

Southwood Infants School

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Development Management Committee

Item 8 : 17/00554/FUL

Flat 4
11 Netley Street
Farnborough

TCB

2 to 4

6

12

22

32

NETLEY STREET



6
to
10

1
to
5

50

35 31 23
33 29 21 56
54

1

9

Princess
Court

1109

Gresham
Court

44

42

40

38

36

35

33

El Sub Sta

25

40





Windows F and E to be replaced

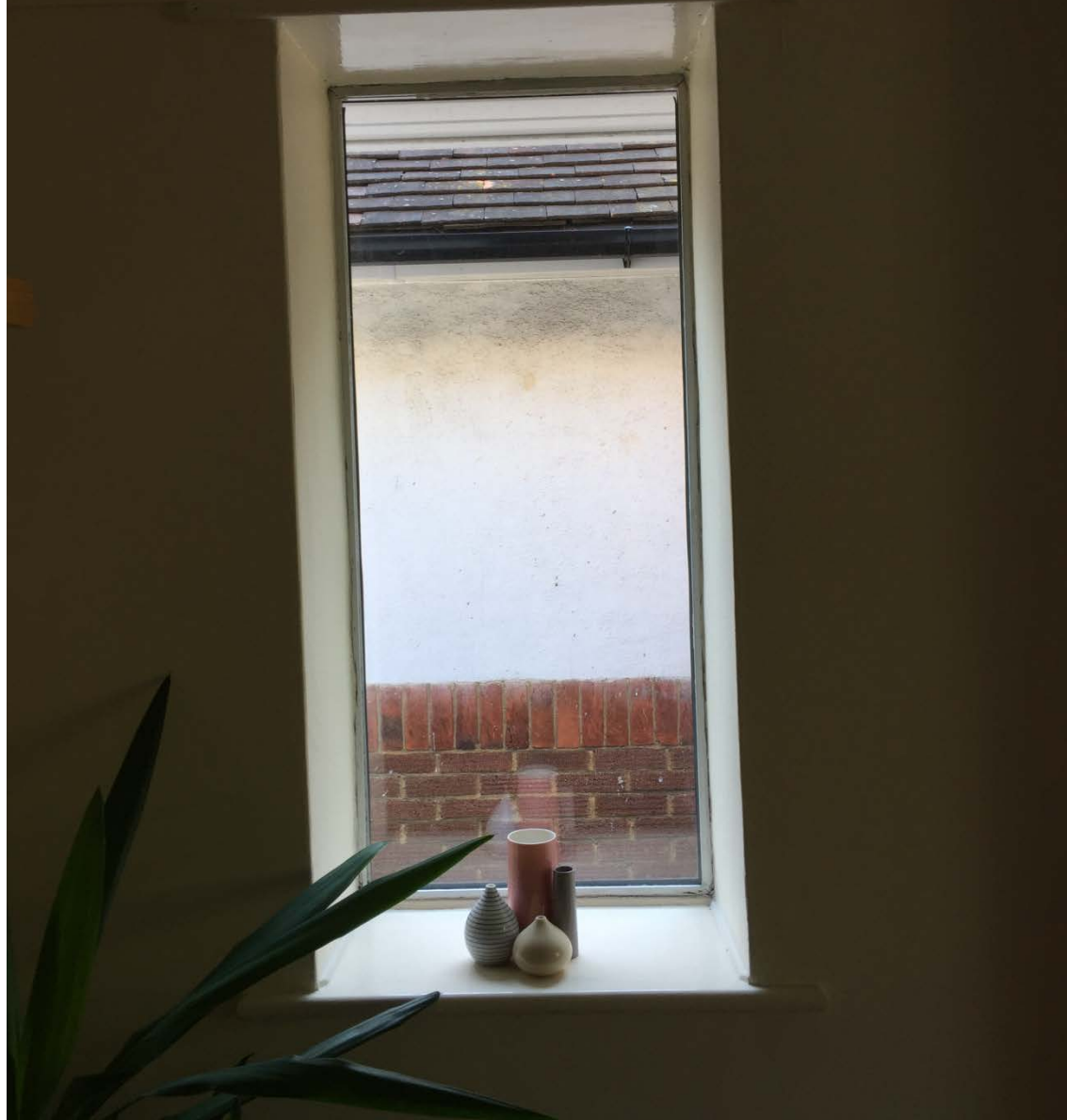
Rear view of building from Winchester Street



Windows C, B and A to be replaced

Front view of building from Netley Street

Window D to have a top hung opening looks out on to the blank sidewall of the adjacent block of Flats



Development Management Committee

Agenda Item 4 Enforcement & Possible Unauthorised Development

Development Management Committee

Item 1

**Briarleas Court, Morris Road,
Farnborough**



BRIARLEAS COURT
PRIVATE
RESIDENT PARKING ONLY



Development Management Committee

Agenda Item 5

**Review of Car and Cycle
Parking Standard SPD**

Review of Car and Cycle Parking Standard SPD

**Consultation
7th July to 6th September**

Scope of Parking Standard

- **Needs to follow government guidance National Planning Policy Framework (NPPF) which requires the setting of local parking standards to take account of :-**
 - **The accessibility of the development**
 - **The type, mix and use of development**
 - **The availability and opportunities for public transport**
 - **Local car ownership levels, and**
 - **An overall need to reduce the use of high-emission vehicles.**
- **Links to Rushmoor Core Policy CP16 – Reducing and Managing Travel Demand.**

Scope of Parking Standard

- **Covers Residential and Commercial Parking for new development and for alterations to existing property.**
- **Defines number of spaces and layout of parking areas**
- **Includes parking of cycles, HGVs, and motorcycles.**
- **Used to determine planning applications, can be subject of appeal.**
- **Changes to the Parking Standard cannot be applied retrospectively**

Rushmoor Parking Standard SPD (2012)

- **Commercial Parking Standard (Maximum):**
 - B1 office; 1 space for 30m²
 - B2 general industrial; 1 space for 45m²
 - B8 warehouse; 1 space for 90m²
 - Non-food retail; 1 space for 20m²
 - Food retail: 1 space for 14m²
 - Health Centre; 4 spaces per consulting room
 - Elderly residential; 1 space per FTE and 1 space for 4 clients
 - Restaurant/ pub; 1 space per 5m² dining/ bar area 3 spaces
 - Car workshops; 3 spaces per service bay

Rushmoor Parking Standard SPD (2012)

- **Residential Car Parking Standard:**
 - 1 space for 1 bedroom property
 - 2 spaces for 2/3 bedroom properties
 - 3 spaces for properties with 4 or more bedrooms
 - Minimum of 1 space per dwelling in exceptional circumstances
 - Plus Visitor spaces (1 space for every 3 x 1 bed properties and 1 space for every 5 properties with 2 or more bedrooms.
 - 3m x 6m internal garages count as parking space.
 - Car spaces are 2.4m x 4.8m with 6m space in front.

Rushmoor Parking Standard SPD (2012)

- **Cycle Parking Standard:**
 - 1 space for 1 bedroom residential property
 - 2 spaces for res. properties with 2 or more bedrooms
 - B1 office; 1 space per 150m²
 - B2 industrial; 1 space per 350m²
 - Retail; 1 space per 6 staff (or 1 space per 300m²)
- **Disabled car spaces 5% of total**
- **Motorcycles 1 space per 25 car spaces**

Sources of Evidence

- **Comparison with similar neighbouring LPAs**
- **Car Ownership levels**
 - **2001 Census**
 - **2011 Census**
 - **Local surveys of new development**

Car Ownership Data by Ward

% of residences - Data from (2001) & 2011 Census

WARD	0 car	1 car	2 cars	3 cars	4+ cars	Ave. per household
Fernhill	(11.5) 12.2	(40.6) 38.0	(37.0) 36.0	(8.1) 9.9	(2.8) 3.9	(1.5) 1.6
Cherrywood	(26.9) 23.6	(42.4) 45.7	(25.0) 24.3	(4.2) 5.1	(1.5) 1.3	(1.1) 1.2
St Johns	(9.9) 10.0	(40.3) 39.2	(37.9) 40.0	(8.9) 8.1	(3.0) 2.7	(1.6) 1.6
West Heath	(13.3) 12.6	(42.6) 42.4	(34.5) 33.4	(6.9) 8.2	(2.7) 3.4	(1.4) 1.5
Empress	(15.6) 14.7	(44.0) 45.7	(31.5) 30.4	(7.0) 7.4	(1.9) 1.8	(1.4) 1.4
Cove & Southwood	(10.4) 11.5	(37.4) 38.5	(42.3) 38.9	(8.0) 8.5	(1.9) 2.6	(1.5) 1.5
Knellwood	(11.1) 10.9	(40.5) 40.5	(37.2) 37.9	(8.4) 8.1	(2.8) 2.6	(1.5) 1.5
St Marks	(19.4) 18.7	(44.8) 46.1	(28.5) 28.5	(5.7) 5.3	(1.6) 1.4	(1.3) 1.2
Wellington	(21.7) 26.9	(56.1) 52.5	(18.8) 18.2	(2.5) 1.8	(0.9) 0.6	(0.95) 0.97
Rowhill	(17.0) 18.0	(42.8) 41.3	(30.9) 30.2	(6.6) 7.8	(2.7) 2.7	(1.4) 1.4
Manor Park	(13.8) 11.2	(41.0) 42.1	(35.3) 34.9	(7.6) 8.1	(2.3) 3.7	(1.4) 1.5
North Town	(20.1) 16.3	(43.2) 40.8	(29.2) 33.2	(5.8) 7.1	(1.7) 2.6	(1.3) 1.4
Aldershot Park	(24.4) 21.7	(42.5) 41.3	(26.5) 28.1	(5.0) 6.4	(1.6) 2.5	(1.2) 1.3

Car Ownership Data:

Comparison with Neighbouring Local Authorities (residential car)

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Authority (date of SPD)	1bed	2 bed	3 bed	4 or more bed	Car ownership (2011 census)
RUSHMOOR (2012)	1	2	2	3	1.4
HART (2008) (Urban)	1.1	2.25	2.75	3.25	1.7
SURREY HEATH (2012) (Urban)	1	1	1	1	1.7
SURREY HEATH (2012) (Sub - Urban)	1	1	2	2	
WOKINGHAM (2014)	1	1	1	2	1.6
BASINGSTOKE (2008)	1	2	2	2	1.5
WOKING (2006)	1	1.5	2	2	1.4
SPELTHORNE (2011)	1.25	1.5	2	2.5	1.4
GUILDFORD (2006)	1	1.5	2	2	1.5
WINCHESTER (2009)	1	2	2	3	1.5

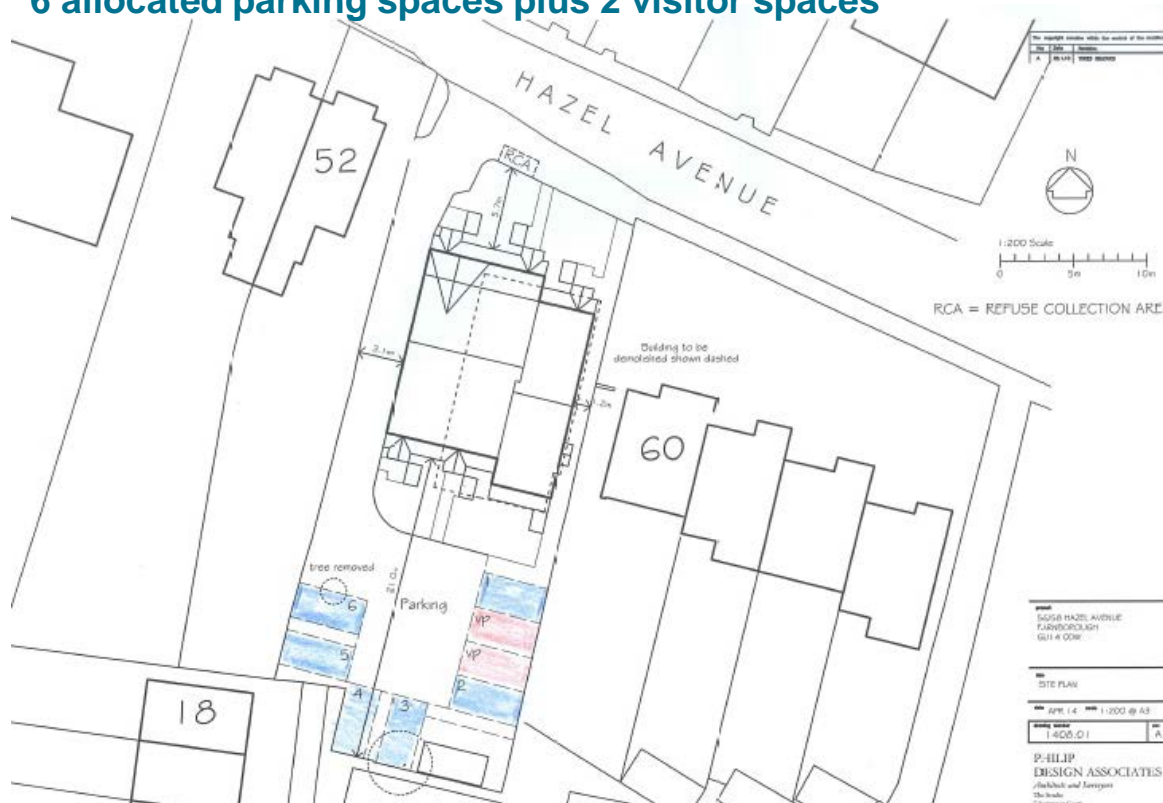
Residential Development Parking Survey

- **Survey of completed and occupied residential developments approved using current Parking Standard (adopted 2012)**
 - 1 space for 1 bedroom property
 - 2 spaces for 2/3 bedroom properties
 - 3 spaces for properties with 4 or more bedrooms
 - Plus Visitor spaces (1 space for every 3 x 1 bed properties and 1 space for every 5 properties with 2 or more bedrooms.
 - 3m x 6m internal garages count as parking space.
- **Surveys carried out on 4 sites in Farnborough and 4 sites in Aldershot**

56 - 58 Hazel Avenue, Farnborough

6 x 1 bedroom houses

6 allocated parking spaces plus 2 visitor spaces

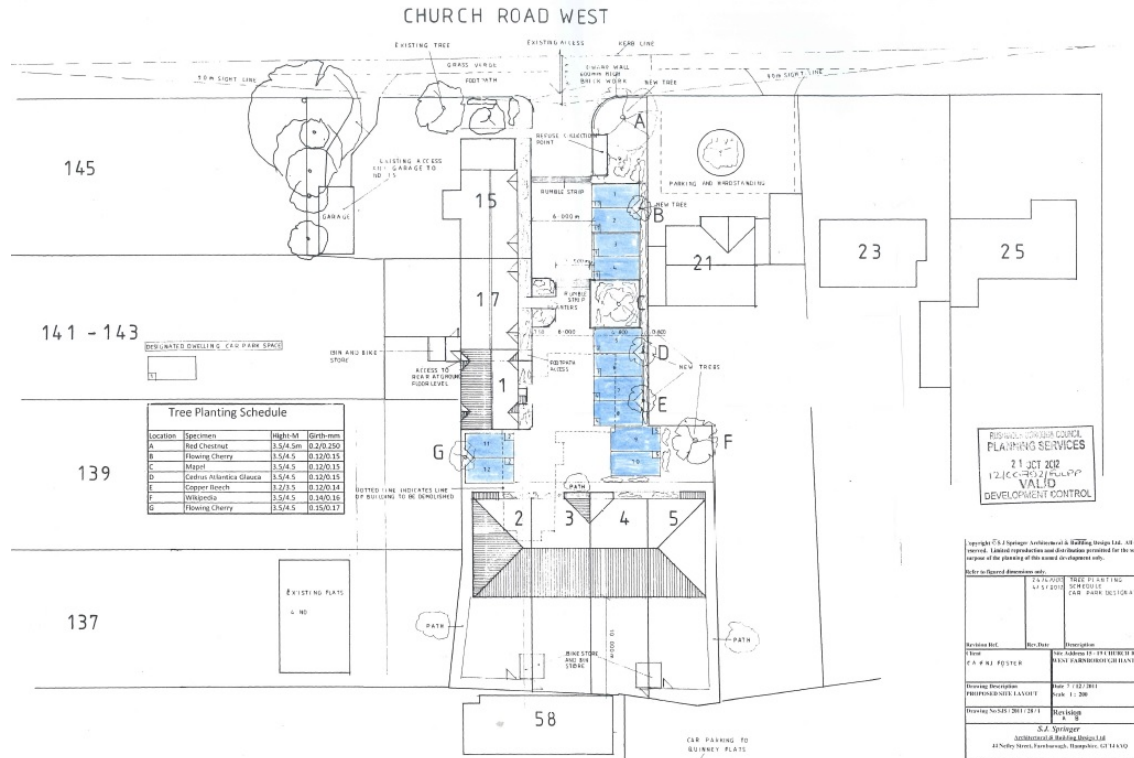


Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:30	3	3	2	0	0
THURSDAY 16/2	20:30	4	2	1	1	0

15 - 19 Church Road West, Farnborough

4 x 3 bedroom and 1 x 2 bedroom houses

12 unallocated parking spaces includes 2 visitor spaces



Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:35	6	4	0	2	0
THURSDAY 16/2	20:36	6	4	1	1	0

3 – 9 Somerset Road, Farnborough

9 x 3 bedroom houses

20 unallocated parking spaces includes 2 visitor spaces



dgjarchitecture

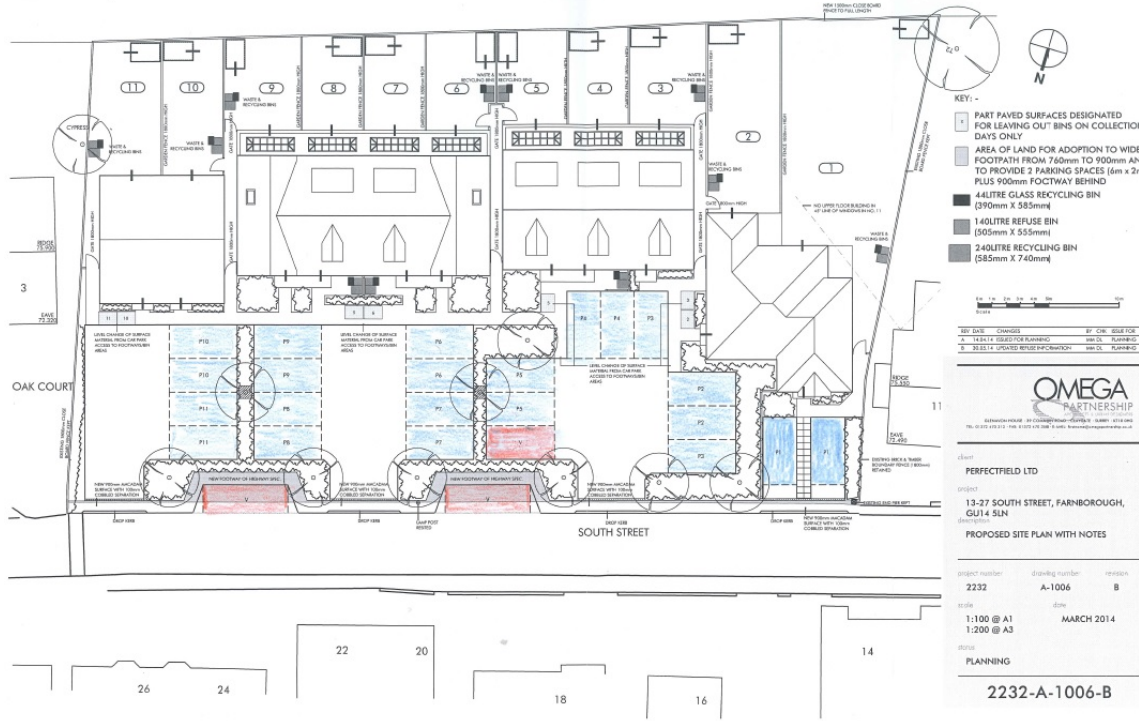
chartered architects • planning consultants • project management
 15A High Street Tunbridge Wells Kent TN1 1UT
 t 01892 537588
 e. dgjparch@gmail.com

Plotted: 14/11/2013
 Status: PLANNING
 Site: Somerset Road, Farnborough
 Client: St. John Ambulance
 Dwg No: 3715-GA03A
 Date: 14/11/2013

Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:37	12	6	0	2	0
THURSDAY 16/2	20:38	12	6	0	2	0

13 - 27 South Street, Farnborough

9 x 3 bedroom houses and 2 x 2 bedroom houses
 22 allocated parking spaces plus 3 visitor spaces



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Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:43	16	6	1	2	0
THURSDAY 16/2	20:42	20	3	2	0	0

East of Sheeling Close, Aldershot

3 x 4 bedroom, 9 x 3 bedroom and 2 x 2 bedroom houses,
31 allocated parking spaces plus 3 visitor spaces



Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:52	20	11	1	2	0
THURSDAY 16/2	20:54	20	11	1	2	0

East End School Site, Mount Pleasant Rd, Aldershot

14 x 3 bedroom houses

28 allocated parking spaces (including garages)

On street Visitor parking

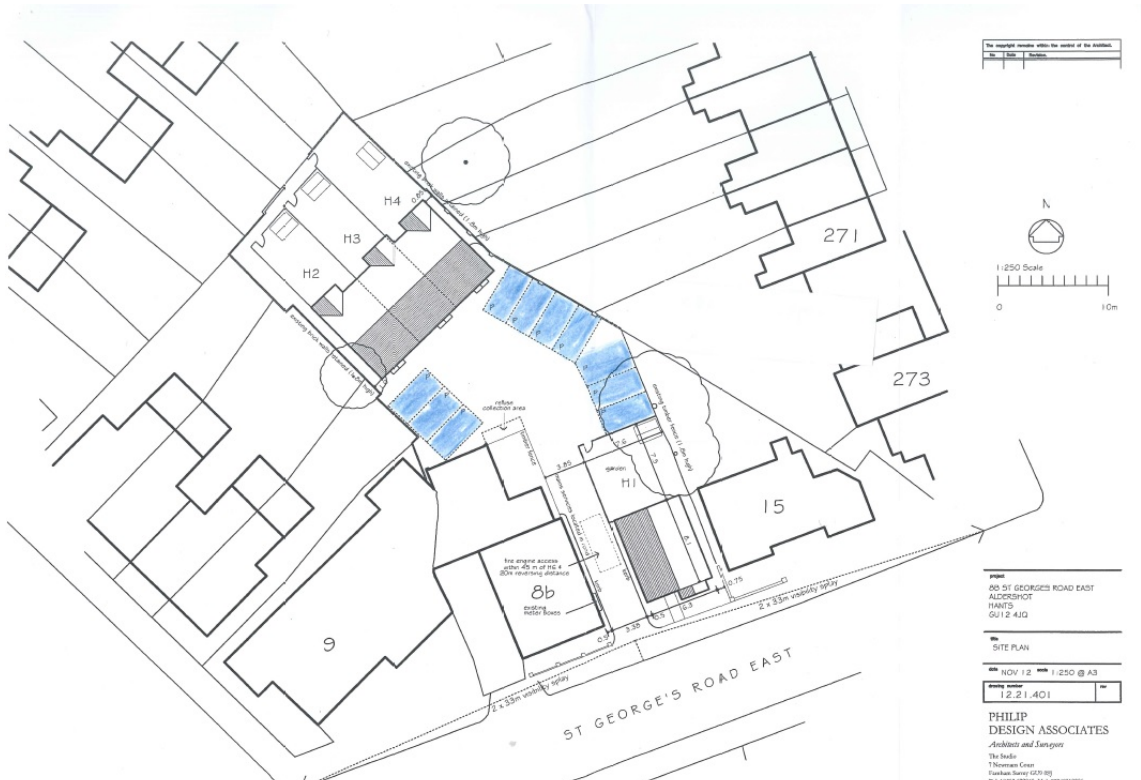


Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:57	24	4	-	-	0
THURSDAY 16/2	20:59	25	3	-	-	1

Garages site, St Georges Road East, Aldershot

4 x 3 bedroom houses

10 unallocated parking spaces includes 2 visitor spaces

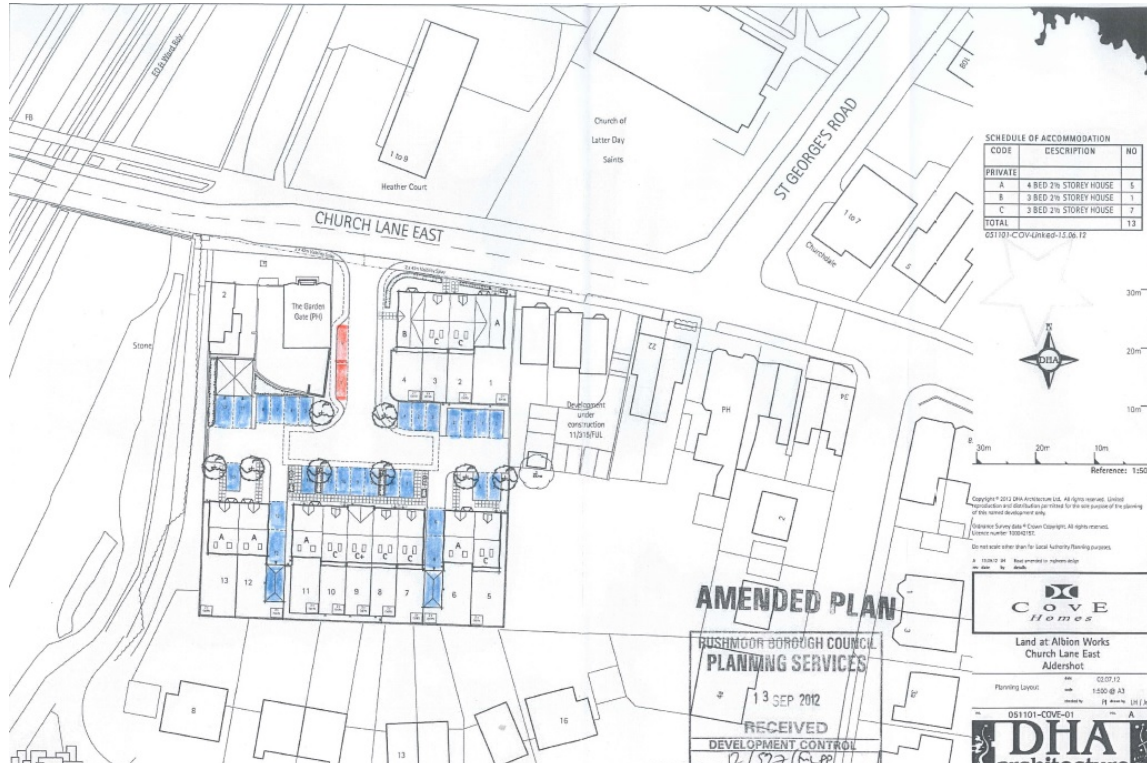


Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	06:59	7	1	0	2	0
THURSDAY 16/2	21:02	6	2	0	2	0

Albion Works, Church Lane East, Aldershot

5 x 4 bedroom and 8 x 3 bedroom houses

6 allocated parking spaces plus 2 visitor spaces



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Date	Time	Cars in allocated spaces	Empty alloc. spaces	Cars in Visitor spaces	Empty Visitor spaces	Problem parking
SUNDAY 12/2	07:04	26	5	1	1	1
THURSDAY 16/2	21:07	22	9	1	1	0

Proposed changes

- **No change to main residential parking standard**
- **Keep unallocated/visitor parking**
- **Define residential parking in town centres**
 - **Define Town centres (Aldershot/ Farnborough)**
 - **Minimum of 1 per dwelling for New development**
 - **Conversions may include off site parking**
- **HMO/ Bedsits count as 1 bed dwellings**
- **Garages for new developments not counted**
- **No “trandem parking”**
- **Wider spaces for new developments**
- **No loss of on street parking from new accesses**

Programme for Revision of SPD

27th June

- Cabinet approved draft report for Consultation

7th July to 6th September

- Consultation period

October

- Cabinet Adoption of new SPD

Development Management Committee

19th July 2017