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AMENDMENT SHEET

DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 10TH APRIL, 2019

The following amendment sheet was circulated at the Development Management Committee meeting. It sets out any proposed amendments and updates to reports since the agenda was published.

- (1) Amendment sheet (Pages 1 - 8)

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AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
10 April 2019

Section C – Items for Determination

Item 5; Page 21

Application No. 18/00614/FULPP

Proposal Demolition of all buildings at Randell House, including the former All Saints Chapel, and erection of a new building to accommodate specialist nursing facility comprising 58 bedrooms and a 2-bedroom rehabilitation apartment to provide 24-hour care for people with a range of complex care needs (Use Class C2) with associated access, parking, and landscaping

Address **Randell House Fernhill Road Blackwater Camberley**

Updates to the Report:

A. The Council has received the awaited Ecological and Arboricultural Reports from the applicants, comprising:-

- A Badger Monitoring Report;
- An updated Bat Mitigation Strategy; and
- An Arboricultural Impact Assessment, with associated Tree Constraints & Protection Plans.

The Council's Ecology & Biodiversity and Arboricultural Officers have been consulted in respect of this additional information. Both raise **No Objections** to the proposals subject to the imposition of conditions.

B. A further representation has been received from the occupiers of No.11 Randell Close, whom are unable to attend the meeting. They wish to reiterate the objections they have already raised as set out in the Report. It is requested that the height and proximity of the proposed building be carefully considered and at least the roofline angled away and not vertical. It is also requested that a condition be imposed to require the retention of the current level of shrub screening until completion of the building works as it will take years to regrow and form adequate privacy should it be removed.

Amended Recommendation:

It is recommended that planning permission be **GRANTED** subject to the following conditions and informatives:-

Conditions and informatives as set out in the Report, but....

Amended Condition Nos.2, 13, 14, 15 & 16:

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and documents - Harrison Irwin Architects Drawing Nos.2406-HIA-ZZ-ZZ-DR-A-01001; 2406-HIA-ZZ-ZZ-DR-A-01002; 2406-HIA-01-00-DR-A-02001; 2406-HIA-01-01-DR-A-02002; 2406-HIA-02-01-DR-A-02003; 2406-HIA-01-03-DR-A-02004; 2406-HIA-02-01-DR-A-02006 (GF); 2406-HIA-02-01-DR-A-02006 (FF); 2406-HIA-ZZ-ZZ-DR-A-04001; 2406-HIA-ZZ-ZZ-DR-A-04002; 2406-HIA-ZZ-ZZ-DR-A-04003; 2406-HIA-ZZ-ZZ-DR-A-04004; 2406-HIA-ZZ-ZZ-DR-A-01-003; CGI 01; CGI 02 & CGI 03; Harrison Irwin Architects Design & Access Statement; Dominic Lawson Planning Statement (August 2018) and Planning Statement Addendum (November 2018); WA Engineers Amended Flood Risk Assessment & Surface Water Drainage Strategy received 22 January 2019 and Appendices incorporating Global Surveys annotated Topographic Survey Plan and Drawing Nos.SL(4)400, SL(4)401 & SL(5)500; White Young Green Transport Statement and Interim Travel Plan; Ian Keen Arboricultural Report (2012), **Tree Survey & Impact Assessment Report (April 2019)**, **Tree Constraints Plan (1144-KC-XX-YTREE-TCP01 Rev.0) & Tree Protection Plan (1144-KC-XX-YTREE-TPP01 Rev.0)**; Harnis Energy Strategy Report; Crestwood Preliminary Bat Roost Assessment and Bat Emergence/Re-Entry Survey Report (25 October 2017), Additional Ecological Information : Preliminary Bat Roost Assessment of Chapel and Continuation of Bat Emergence/Re-Entry Surveys Report (8 August 2018), **Bat Mitigation Strategy (10 April 2019) & Badger Monitoring Report (10 April 2019)**.

13. Prior to the first occupation of the care home hereby approved, notwithstanding the indications for landscape planting shown by the Landscape Proposals Plan hereby approved, a fully detailed landscape and planting scheme (to include landscape and boundary screening enhancement) shall be first submitted to and approved in writing by the Local Planning Authority. This shall, in particular, include landscape planting proposals in respect of the visual screening of the neighbouring residential properties adjoining the west boundary of the application site.

14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the care home hereby approved, or the practical completion of the development hereby approved, whichever is the sooner.

15. Prior to the first occupation of the care home hereby approved, details of all external lighting to be installed within the site and/or on the exterior of the care home building shall be submitted to and approved by the Local Planning Authority. The submitted details shall indicate the purpose/requirement for the lighting proposed and specify the intensity, spread of illumination and means of controlling the spread of illumination (where appropriate). The external lighting proposals as may subsequently be approved shall be implemented solely in accordance with the approved details and retained thereafter solely as such unless otherwise first agreed in writing by the Local Planning Authority. With the exception of lighting identified and agreed as being necessarily required solely for maintaining the security of the site/building during night-time hours, no other external lighting shall be used/operated during night-time hours (2300 to 0700 hours daily) unless otherwise first agreed in writing by the Local Planning Authority.

16. Prior to the commencement of development a Construction & Traffic Management Plan to be adopted for the duration of the construction period shall be submitted to and approved in writing by the Local Planning Authority. The details required in this respect shall include:

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the arrangements to be made for the delivery of all building and other materials to the site, including construction servicing/delivery routes;
- (c) the provision to be made for any storage of building and other materials on site;
- (d) measures to prevent mud from being deposited on the highway;
- (e) the programme for construction; and
- (f) the protective hoarding/enclosure of the site, **including the retention of existing boundary screen planting adjoining neighbouring properties in Randell Close.**

Such measures as may subsequently be approved shall be retained at all times as specified until all construction and fitting out works have been completed.

Reasons – as set out in the Report.

Additional Condition Nos.23, 24 & 25:

23. Further to the Bat Mitigation Strategy Report submitted to the Local Planning Authority on 10 April 2019, the following bat avoidance and mitigation measures shall be delivered and retained thereafter at all times on site:

- six integrated bat boxes to be incorporated within the fabric of the buildings;
- one stand-alone bat box to be erected before demolition; and
- a brown long eared bat roost measuring a minimum of 20m x 4m.

Furthermore, no works on site pursuant to the development hereby permitted shall be undertaken outside November to February; and monitoring surveys of the bat boxes and roost shall be undertaken in years 1, 3 and 5 following the practical completion of the development hereby approved and shall be submitted to the Local Planning Authority.

Reason: To ensure that bat roosts are protected within the proposed development.

24. No construction work shall commence at the site pursuant to this planning permission until a Badger Mitigation Strategy has been submitted to, and approved in writing by the Local Planning Authority. The Strategy shall include, inter alia:-

- A badger walkover survey undertaken immediately prior to works commencing on site.
- Details of safety measures to be undertaken to ensure no harm to foraging badgers occurs during the construction period of the development; and
- Details of mitigation measures such as the provision of hedgerows and foraging habitat.

Those details as may be approved shall be implemented in full and retained for the duration of the construction period of the development hereby approved.

Reason: To ensure badgers are protected during the implementation period of the approved development.

25. Further to the Keen Tree Survey & Impact Assessment Report (April 2019) hereby approved, no development shall commence until a site specific Tree Protection Method

Statement incorporating measures for the monitoring and arboricultural supervision of works undertaken in proximity to trees and shrubs to be retained, has been submitted to and approved in writing by the Local Planning Authority. The means and measures so approved shall subsequently be implemented in full and retained as appropriate for the duration of works on site in respect of the development hereby approved.

Reason – In the interests of the amenities of the area and occupiers of adjoining residential properties and to ensure the health and stability of trees and shrubs on and adjoining the site to be retained having regard to the requirements of New Rushmoor Local Plan (2014-2032) Policy NE3.

Amended Informative No.9:

9. INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. Other species, including badgers, are also subject to statutory protection. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats, or any other protected species, are encountered at any point during development then all works must stop immediately and local Natural England office and Rushmoor Borough Council must be informed. It is possible that separate licences may need to be obtained from Natural England in respect of undertaking site works in proximity to protected wildlife species.

Item 6; Page 51

Application No.	19/00048/FULPP
Proposal	Erection of a four storey office building (Use Class B1(a)), a four floor decked car park with associated access and landscaping and alterations to existing site layout
Address	Proposed Pinehurst 4 Development site Pinehurst Road Farnborough

Update to Report

Consultation responses

County Highway Authority	is satisfied that the amended travel plan addresses the items raised in its response to an appropriate level and raises no objection to the proposal on highway grounds subject to conditions and a travel plan with associated approval, monitoring fees and bond being secured
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Additional Condition 25:

Prior to occupation of the development hereby approved, a travel plan co-ordinator shall be appointed to monitor travel to and from the facility based on an agreed process and a travel plan, details of which shall be first submitted to, and approved in writing by the Local Planning Authority. The requirements and obligations contained within the Travel Plan shall be implemented and complied with as approved.

Reason - In the interests of preventing undue reliance on the use of the private car.

Amended recommendation:

It is recommended that subject to the imposition of additional condition 25 above planning permission be **GRANTED** subject to this and the conditions and informatives as set out in the agenda report.

Item 7; Page 83

Application No. 19/00103/FUL

Proposal Partial demolition of Kingsmead shopping centre (former Debenhams store), erection of an extension (Block 3) comprising retail use on the ground floor (3,108 sq m), 99 apartments over nine floors, private amenity space, 55 car parking spaces, 210 bicycle parking spaces, a bridge link and alterations to the existing car parks serving Block 2 and The Meads, a new entrance to The Meads shopping centre and associated works

Address **Block 3 Queensmead Farnborough**

A representation has been received on behalf of the applicant asking that various matters in the agenda report be clarified and seeking amendments to a number of the proposed conditions as set out below.

Points of clarification

The site benefits from planning permissions granted in 2004, 2018 and 2019.

The Debenhams store is vacant.

The proposed retail uses comprise Use Classes A1, A2, A3, A4 and A5

Having regard to this point of clarification the following additional condition (number 29) is proposed:

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the ground floor uses shall be for Use Classes A1, A2, A3, A4 or A5 only.

Reason - To safeguard the vitality of the town centre, in the interests of the Thames Basin Heaths Special Protection Area and the provision of car parking”

Amended conditions

Condition 13

In the applicant’s view “as currently worded condition 13 does not appear to meet the six tests (officer note this refers to paragraph 55 of the National Planning Policy Framework which states:

“Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects...”)

Given the Council’s Environmental Health Officer is satisfied with the development regarding noise, it is strongly asserted the Condition is not required. Should the specification of the proposed double glazing (windows and doors) be required, this can be a separate, specific condition”.

It is officers’ view that the condition does meet the tests as set out in paragraph 55. However as set out above the amount of communal amenity space proposed exceeds the minimum required for the development it is proposed that the condition is amended as follows:

“The residential element of the development hereby approved shall not be occupied until measures to protect the flats and amenity space from traffic or other external noise have been implemented in accordance with a scheme to include, for example, acoustic barriers and double glazing which has been first submitted to and approved in writing by the Local Planning Authority. On approved the mitigation measures shall be implemented in full prior to the first occupation of the flats to which they relate

Reason - To protect the amenity of the occupiers of the development.*

Condition 16

The applicant wants this condition to be reworded to “restrict none of the residential units to be occupied prior to the completion of the bridge link”. Given the delays in constructing this bridge link, the view remains that no part of the development should be occupied until this link is provided and made available for use. The requested change is not agreed.

Condition 28

Drawing number P-001 rev A has been superseded by drawing number 500 rev P1 and drawing number 800 rev P1 is listed twice. Given this it is proposed to amend condition 28 by deleting reference to P-001 rev A and the duplicate reference to 800 rev P1

In the interests of clarity and to safeguard occupational privacy it is also proposed to

amend condition 22 as follows:

Notwithstanding any information submitted with the application no part of the development shall be occupied until details of all screen and boundary walls to include privacy screens for the proposed balconies/terraces where appropriate, fences, hedges or other means of enclosure have been submitted to and approved in writing by the Local Planning Authority. The means of enclosure shall be completed prior to first occupation of that part of the development to which they relate and thereafter retained in accordance with the details so approved.

Reason - To safeguard the amenities of neighbouring property and future occupiers of the proposed flats.*

Consultation responses

Surface Water Has no further comment to make on the application
Drainage Consultations

Commentary

The Council's Strategic Housing team have agreed a sum of £1,032,500.00 (7 x £147,500) towards the provision of affordable housing off site.

Other matters

To allow sufficient time for the completion of the legal agreement an extension of time for the determination of the application has been agreed until 28 June 2019.

Amended recommendation

it is recommended that permission be **GRANTED** subject amended conditions 13, 22 and 28 and proposed condition 29 as set out above and the completion of an appropriate legal agreement in respect of open space, affordable housing, SAMM and highway matters and the imposition of the conditions and informatives as set out above and in the agenda report

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