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AMENDMENT SHEET

DEVELOPMENT MANAGEMENT COMMITTEE - WEDNESDAY, 13TH SEPTEMBER, 2023

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.

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AMENDMENT SHEET FOR
DEVELOPMENT MANAGEMENT COMMITTEE
13th September 2023

Section: B: Petitions

Item	Reference	Description and address
1	23/00580/FUL:	<p>The erection of 3 x 2 bedroom houses with associated landscaping and car parking. Land at Pool Road, Aldershot.</p> <p>A petition of 125 signatures has been received stating opposition to the proposal on the following grounds:</p> <p>Properties being overlooked, light pollution, disturbance of roosting bats and other wildlife and a recent environmental bore hole survey of toxic carcinogenic chemicals leaking into the soil.</p>

Section C: Items for determination.**Item 4; Pages 11 – 41.**

Application No.	23/00597/FULPP
Proposal	Demolition of the existing care home and dwelling, repairs and works to the kitchen garden wall and the erection of 30 residential units, associated access works, drainage works, tree works, car parking, hard & soft landscaping
Address	Land At 127 Orchard Rise And La Fosse House 129 Ship Lane And Farnborough Hill School 312 Farnborough Road Farnborough Hampshire

Amended Recommendation**DEFER** Consideration of this application

Reasons:

- Speak letters sent out to respondents by the Uniform system erroneously did not include the committee date. Deferral of the item will ensure that revised letters can be sent and received, and any party wishing to register to address the committee will have the opportunity to do so.
- Late receipt of the consultation response from Hampshire County Council Highways on 11/09/2023. Deferral of the item will allow full scrutiny of its content with respect to speed data before consideration of the application.

- A significant additional quantity of consultee and representators comments have been received since publication of the agenda. Deferral will give members the opportunity to read and consider them at greater length as opposed to via the amendment sheet on the day of the meeting.

Amendments to the report

Additional consultation responses received

Hampshire Highways

No objection subject to conditions.

Ship Lane had a rolling road closure between February and November 2022. The speed survey used to determine the visibility splays for the proposed accesses off Ship Lane was carried out during this period of closure. I have also been informed during October Ship Lane was not fully closed but was restricted to single lane working at the junction of Ringwood Road. This would have resulted in the platooning of vehicles travelling southbound rather than vehicles travelling freely. The traffic light control section was a sufficient distance to the north of the site to not have a major impact on the survey results for southbound vehicles. It would not have any impact on northbound vehicle speeds unless the queues were so long that they extended to or close to the site. The results indicate the northbound speed to be greater than the southbound and the speed limit. The latter could have been impacted by the presence of vehicles parked in the bays on the east side of the road with drivers being cautious because of the possibility of parked vehicle doors being opened or pedestrians stepping out between vehicles. In these circumstances I can only recommend the acceptance of the speed information.

All the access designs are acceptable in principle. Notes that steep gradients could discriminate against those with disabilities, and for that reason then Highway Authority would not be willing to adopt the access roads leading to these parcels of development.

The visibility splays are appropriate and where the applicant has indicated a tangential visibility splay line that is required to be conditioned to ensure the whole of the approach carriageway is visible to a driver emerging from either of the Ship Lane accesses.

The proposed work to the highway will need to be secured via. a Section 278 Agreement between the applicant/landowner and the Highway Authority.

LLFA (Lead Local Flood Authority):

- No objection in principle, but requests additional information.

Officer comment: Given that the requested information relates to evidence and note fundamental elements of the drainage strategy, this can be addressed by condition.

Fire and Rescue: Have provided advice in light of fire safety. *Officer comment: this relates to legislation outside of the planning system and is for information only.*

Additional neighbour representations received.

In support (4 total, published report stated 1)

4 addresses have submitted comments in support. 9 The Gardens, 14 Le Borowe, Church Crookham, 11 Chingford Ave, Farnborough Hill School. Comments as follows:

- Will add social housing within an area that requires more
- Replacement of dwellings that have been vacant for some time
- Maintains the attractive old garden wall
- Views over Farnborough Hill School are maintained
- Sedum roof on the 2 flats will help minimize the profiles and maximize environmental benefits
- Pond and attenuation will encourage biodiversity
- Good development
- Welcomes the re-use of the derelict brownfield site, sensitively designed.

92 Objections (79 in addition to published report)

Further objections from the following addresses:

13, 19, 23, 33, 50 Newton road, 19 Napoleon Avenue, 6, 7, 13, 52, 56, 58, 60, 62, 68, 76, 78, 80, 82, 84, 88, 92, 96, 101, 102, 104, 118, 122, 124, 132, 133, 145, 146, 150, 151, 152 Ship Lane, 1, 3, 9, 10, 11, 13, 14, 15 Woodland Crescent, 10, 25 Fleming Close, 4, 12, 23, 29 Baird Road, 4, 23, 27, 29 Faraday Road, 3, 10, 15, 49, 53, 87, 99, 109, 133 Highgate Lane, 1, 6, 7, 8, 12, 13, 14, 15 The Chase, 165b Rectory Road, 64 Chingford Avenue, 2, 3 Home Farm, Ye Olde Farm, Highgate Lane, 2 Streamside, Fleet, 25 Chatsworth Road, 20 Newton Road, 12 Revelstoke Ave, Farnborough Cycle Forum.

The objector make the following points in addition to those set out in the published report:

- Transport statement is inadequate as conducted in Oct 22 when through traffic was closed off. No Road safety Audit completed. Concerns with school traffic health and safety and congestion. Trips seem low. Transport statement does not take into account vehicles having to turn left onto the A325. Safety risk of students crossing on the A325. Would like Hampshire County Council to consider measures to mitigate traffic, including via S106. Don't want the road to be closed again.
- no bus service in Ship Lane or Highgate Lane. Walk to bus stops is too far for infirm people.
- Archaeological DBS not comprehensive.
- Vital to prioritize the preservation of community and infrastructure over expansion
- No consideration of environmental impact, equality or access to housing.
- Farnborough has too many 1 and 2 bed units and flats. Need a care home and not flats.
- Light pollution from windows, noise pollution from cars.

Procedural concerns

- Posting of notice during summer holidays doesn't give people enough time to digest/ understand the proposals/ people absent. Site notice was placed on side of road with no path. *Officer comment: The LPA must aim to determine and consult on planning applications when they are submitted and valid, within the statutory timescales. The LPA is required to erect a site notice as close to the application site as possible.*

- How can reports be ready before the consultation closing date? *Officer comment: Given timescales for agenda publication, items are frequently updated and recommendations framed to take on board issues raised and information received up to the point of determination.*

The below comments are not material to the determination of this planning application;

- Safeguarding issue as flats will overlook a school.
- Who is responsible for maintenance of the wall on N boundary of the site.
- Flats will look ugly when people put their washing out.
- Who will maintain wall going forward.

Updates to the Report:

- Page 2, 3rd para, 1st line – There are 10 x 3 beds on the scheme.
- Section 5, 1st line – As above, there are 10 x 3 beds on the scheme.
- Page 15, 3rd para, 3rd line – Typo here – 30 net new residential units will be created.
- in section 9 the reference to the public open space S106 contribution is incorrect. However, the amount actually included in the recommendation (£78,027.68) at the end of the report is correct.

Conditions

Correcting typing errors;

- Condition 2 - Location Plan – 21 -J3634-LP01; Parking Plan – 21-J3634-PO1 Rev A; Site Sections – 21-J3634-18 Rev B
- Condition 3, 3rd line – flat block 1-**10**

Amended/ new conditions

- Condition 15: Amend to require the submission of additional information
 - ‘ Prior to the occupation of the development hereby approved, additional information regarding the drainage strategy shall be submitted to and approved in writing by the Local Planning Authority. Such additional information shall include;
 - Calculations showing no flooding occurs for the 1 in 30 year storm event plus a peak rainfall allowance.
 - Flooded extents for the 1 in 100 year storm event plus a peak rainfall allowance are to be shown on a plan.

The drainage strategy so approved shall be installed prior to the first occupation of the development, and maintained for its lifetime.

Amend condition 14 to include reference to the boundary treatment between Woodland Crescent and the site;

14. Excluding the Curtilage Listed Wall, prior to the first occupation of the dwellings hereby approved, the boundary treatment for the houses and at the end of Woodland Crescent shall be first submitted to and approved in writing by the Local Planning Authority. The boundary

treatments shall be erected prior to the first occupation of the development in accordance with the details so approved, and thereafter retained.

Reason: In the interest of visual amenity, highway safety, and the setting of Heritage Assets.

Additional Condition 27

27. Prior to the first occupation of the development within the Curtilage Listed Wall, the means of access from Ship Lane as set out within drawings numbered ITB18308-GA-002 Rev. H, 004 Rev. E and 007 Rev.C provided in the Transport Statement must be completed, and so retained.

Reason: In the interest of highway safety and the setting of Historic Assets.

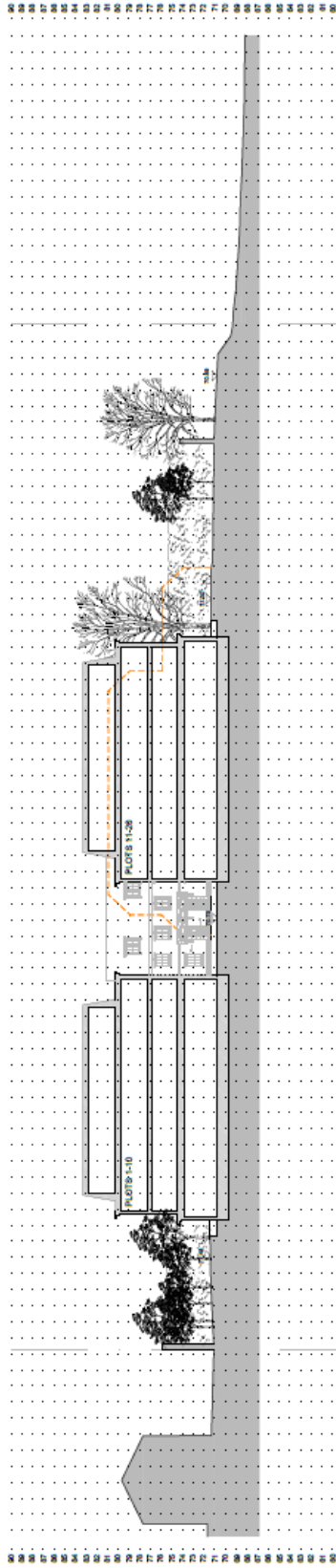
28. Prior to the first occupation of the development outside the Curtilage Listed Wall and towards Farnborough Road, the means of access from Farnborough Road as set out within drawings numbered ITB18308-GA-002 Rev. H, 004 Rev. E and 007 provided in the Transport Statement must have first been completed and so retained.

Reason: In the interest of highway safety and the setting of Historic Assets.

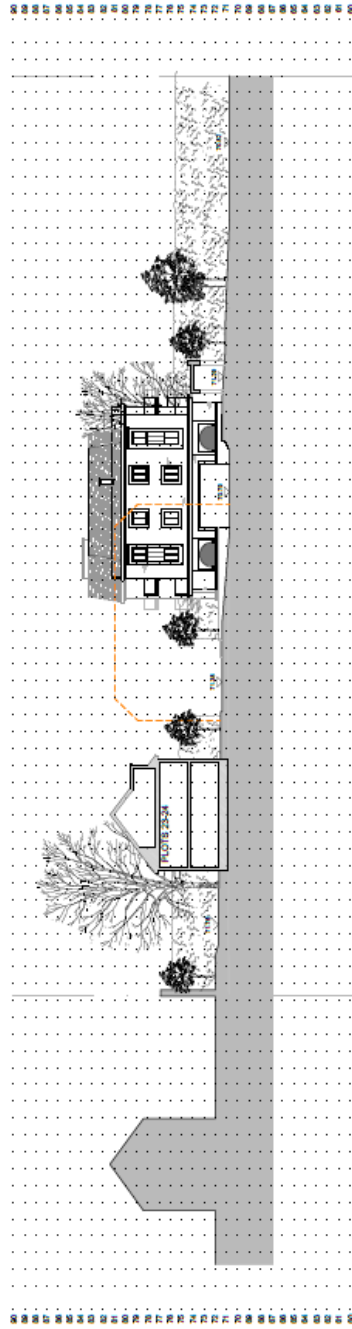
Update to recommendation

Reference to 'no objection from Hampshire County Council' and replace with 'A) No new and material comments being received from representations/ consultees by 21st September 2023.

Additional Plans:



PROPOSED SITE SECTION AA - (1:200)



PROPOSED SITE SECTION BB - (1:200)



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SITE SECTIONS	
1:200 @ A1 CWH	JUL 23
21 - J3634 - 18	B
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Item 5; Pages 43 - 60.

Application No.	23/00580/FUL
Proposal	The erection of 3 x 2 bedroom houses with associated landscaping and car parking.
Address	Land at Pool Road.

Additional consultation responses

The suggested traffic light system at the point of access is not necessary because the likelihood of vehicles passing each other here is limited. There are works to remove part of the footway and replace with grass, again this is unnecessary but acceptable from the highway point of view subject to the minimum footway width of 2m, or 3m. if a shared use foot/cycleway is required/desirable.

I confirm the Highway Authority have no objection subject to a Note to Applicant :-

Officer comment: This note has been added as an informative.

Ecology comments

The following documents have been submitted in support of the proposed development; 'Preliminary Ecological Appraisal'. Author Arbtech Consulting Ltd, dated 20th December 2022; 'Arboricultural Development Statement', author CBA Trees, dated December 2022.

No net loss and seek a biodiversity net gain

The development site appears to have fairly low ecological value (native scrub, hedges, scattered trees). However, these habitats are still assigned biodiversity value in line with emerging Environment Act guidance. This requirement is a statutory obligation.

Documentation submitted does not evidence a net gain in biodiversity, and could result in a net loss. Advises use of the BNG Metric to demonstrate this.

Protected species

Significant impacts on protected species are judged to be unlikely, which is a reasonable conclusion. Site clearance should be undertaken in line with best practice precautionary working methodologies for breeding birds and reptiles.

The report makes a suite of recommendations with regards to species impact avoidance and enhancements (section 4.0 Conclusions, Impacts and Recommendations). The applicant should seek to incorporate species mitigation and enhancement measures as recommended, within the design of the development, demonstrated within a suitably detailed landscaping plan submitted to the Council for approval in writing prior to commencement of works.

Sensitive Lighting

The applicant should ensure that the proposed development will result in no net increase in

external artificial lighting at the development site, in order to comply with above referenced legislation and the recommendations in BCT & ILP (2018) Guidance Note 08/18. Bats and artificial lighting in the UK. Bats and the Built Environment. Bat Conservation Trust, London & Institution of Lighting Professionals, Rugby”.

Officer comment: The statutory requirement for small sites to provide biodiversity net gain of 10% is not yet in force. The development does seek to provide biodiversity enhancements such as 3 replacement trees, and new native planting 2 x bat boxes, 2 x bird boxes, hedgehog portals. However, it is noted that no metric has been provided to quantifiably demonstrate whether such measures would result in no net loss or a net gain. Policy NE4 of the local plan requires that there is not a net loss of biodiversity. Policy NE4 encourages a net gain in biodiversity, but does not require it. A condition has been suggested to require the submission of a small sites matrix to quantify the loss and to demonstrate no net loss of biodiversity.

Petition

As noted above.

Additional representations

87 Gloucester Road

- Removal of screening of site from Gloucester Road – requests replacement of a similar height
- Noise pollution during works.
- Light pollution from windows, and street lights, security lights.
- Is there a safe walkway to properties
- Plot 3 too close to gardens
- Plot 2 looks too close to the trees
- Contamination; Where did it come from, why weren't they stored properly, , why wasn't residents informed, has EA been informed/ done a report, how long has contaminants been stored there, how long have chemicals been there, have the chemicals been transferred to other properties, will there be testing in peoples gardens. Did the tree die because of the contamination?

Officer comment: The Phase 2 site investigation has identified elevated levels of polyaromatic hydrocarbons (PAHs) at a number of locations across there site, namely Benzo(a)pyrene, Benzo(a)anthracene, Benzo(b)fluoranthene, Dibenzo(ah)anthracene and Indeno(1,2,3-cd)pyrene. These species of PAHs are commonly found together and are likely the result of either burning having taken place on site, or possibly more likely from the tarmac hardstanding or bituminous material found across site in the shallow soils. The contaminants found are not uncommon on sites such as this within an urban setting and from the information provided the risk of off-site migration is extremely low. Nevertheless, the proposed remediation will involve excavation and removal of impacted soils from site, and its replacement with certified clean material. This will remove the contamination identified and adequately address any risks associated with the site.

Amended/ added Conditions and informatives (page 51 – 55)

Amend condition 6 to state;

6. Prior to the occupation of the development hereby approved, there shall be submitted to and approved in writing by the local planning authority a biodiversity scheme that demonstrates no net loss of biodiversity via the small sites BNG matrix. The scheme shall be implemented in the first planting season after occupation.

Reason: In the interest of biodiversity.

Add condition 13

Condition 13. Prior to the occupation of the development, external lighting including the design, position, orientation and any screening shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed and operated in accordance with the approved scheme thereafter.

Reason: In order to safeguard residential amenity and minimise the impact on ecology and biodiversity.

Add condition 14

14. Notwithstanding the details shown on the submitted plans, any upper floor window(s) in the detached dwelling facing towards the rear gardens of 79 - 83 Gloucester Road hereby approved shall be fitted with obscure glass and fixed closed with the exception of:

- High level windows with a cill height not less than 1.7m above the internal floor level of the room.
- Opening top light windows forming the upper part of a larger window where the horizontal division is no less than 1.7m above the internal floor level of the room, and where the section below the division is obscurely glazed and fixed closed.

Reason - To prevent overlooking and loss of privacy to neighbouring residential properties
Add informative

Before undertaking any work which affects a public highway you must obtain specific written approval from the Director of Universal Services at Hampshire County Council and enter into or secure any necessary legal agreements or consents to enable the works on a public highway to proceed. It is an offence to carry out unauthorised works on a public highway. This requirement applies not only to the creation of new vehicle accesses involving excavation within a footway, verge or carriageway but also to the stopping of existing access(es) or other works on or to the public highway. For further information, please contact roads@hants.gov.uk Apply for a licence to excavate the highway | Hampshire County Council (hants.gov.uk)

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