

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 15th September, 2021 at 7.00 pm*

To:

VOTING MEMBERS

Cllr C.J. Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr P.I.C. Crerar
Cllr Michael Hope

Cllr J.H. Marsh
Cllr Nadia Martin
Cllr S.J. Masterson

Cllr T.W. Mitchell
Cllr Sophie Porter
Cllr Nem Thapa

NON-VOTING MEMBERS

Cllr Marina Munro (Cabinet Member for Planning and Economy) (ex-officio)

STANDING DEPUTIES

Cllr A.K. Chowdhury
Cllr A.J. Halstead

Enquiries regarding this agenda should be referred to Kathy Flatt,
Democracy and Community, 01252 398829 kathy.flatt@rushmoor.gov.uk

A G E N D A

1. **DECLARATIONS OF INTEREST** – (Pages 1 - 2)

All Members who have or believe that they have any interest under the Rushmoor Borough Council Councillors' Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting are required to disclose that interest at the start of the meeting (preferably) or as soon as possible thereafter and to take the necessary steps in light of their interest as to any participation in the agenda item.

2. **MINUTES** – (Pages 3 - 8)

To confirm the Minutes of the meeting held on 18th August 2021 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 9 - 100)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2125 on planning applications recently submitted to the Council (copy attached).

Sections A & B of the report set out the items to be considered at future meetings and petitions received:

Item	Reference Number	Address	Recommendation
1	20/00400/FULPP	Land at former Lafarge Site, Hollybush Lane, Aldershot	For information
2	21/00271/FULPP	Block 3, Queensmead, Farnborough	For information
3	21/00645/FULPP	Land to the rear of Nos. 162 to 170 Holly Road, Aldershot	For information

Section C of the report sets out planning applications for determination at this meeting:

Item	Pages	Reference Number	Address	Recommendation
4	15-26	21/00476/FULPP	The Royal Staff Public House, No. 37a Mount Pleasant Road, Aldershot	Refuse
5	27-34	21/00680/REVPP	Market Site, Queensmead, Farnborough	Grant

6	35-53	21/00483/FULPP	No. 183 Ash Road, Aldershot	Refuse
7	55-74	21/00487/FULPP	No. 185 Ash Road, Aldershot	Refuse
8	75-83	21/00683/TEMP	Cross Street Car Park, Aldershot	Grant

Section D of the report sets out planning applications which have been determined under the Council's scheme of delegation for information.

4. **APPEALS PROGRESS REPORT – (Pages 101 - 102)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2126 (copy attached) on the progress of recent planning appeals.

5. **ESSO PIPELINE PROJECT – (Pages 103 - 104)**

To receive a verbal update on the position regarding the approval of requirements pursuant to the Development Consent Order (Report No. EPSH2127 attached).

MEETING REPRESENTATION

Members of the public may ask to speak at the meeting, on the planning applications that are on the agenda to be determined, by writing to the Committee Administrator at the Council Offices, Farnborough by 5.00 pm on the day prior to the meeting, in accordance with the Council's adopted procedure which can be found on the Council's website at

<http://www.rushmoor.gov.uk/speakingatdevelopmentmanagement>

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**DEVELOPMENT CONTROL COMMITTEE – 15TH SEPTEMBER 2021
DECLARATIONS OF INTEREST**

NAME: COUNCILLOR _____

N.B. A declaration is not required for items that appear either in Section D of the Planning Report or the Appeals Progress Report as such items are for noting only.

Agenda Item No.	Planning Application No.	Application Address	Reason

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DEVELOPMENT MANAGEMENT COMMITTEE

Meeting held on Wednesday, 18th August, 2021 in the Council Chamber, Council Offices, Farnborough Road, Farnborough at 7.00 pm.

Voting Members

Cllr C.J. Stewart (Chairman)
Cllr L. Jeffers (Vice-Chairman)

Cllr Mrs. D.B. Bedford
Cllr P.I.C. Crerar
Cllr J.H. Marsh
Cllr Sophie Porter
Cllr Michael Hope
Cllr S.J. Masterson
Cllr T.W. Mitchell
Cllr Nem Thapa

Apologies for absence were submitted on behalf of Cllr Nadia Martin.

Cllr A.J. Halstead attended the meeting as a Standing Deputy.

Non-Voting Member

Cllr Marina Munro (Planning and Economy Portfolio Holder) (ex officio)

22. DECLARATIONS OF INTEREST

Having regard to the Members' Code of Conduct, the following declarations of interest were made. All Members who had or believed that they had any interest under Rushmoor Borough Council's Councillor Code of Conduct, adopted in April 2021, in any matter to be considered at the meeting disclosed that interest at the start of the meeting or as soon as possible thereafter and took the necessary steps in light of their interest as to any participation in the agenda item:

Member	Application No. and Address	Interest	Reason
Cllr Sophie Porter	21/00545/FULPP The White Lion, No. 20 Lower Farnham Road, Aldershot	For noting	No interest to declare under the Code of Conduct for Councillors, however has been closely involved in supporting the community group campaigning to save The

White Lion and promoting their efforts in this regard. Therefore Cllr Porter felt that it would not be appropriate to take part in the debate or decision making to avoid any suggestion of bias or predetermination.

23. MINUTES

The minutes of the meeting held on 21st July 2021 were agreed and signed by the Chairman.

24. REPRESENTATIONS BY THE PUBLIC

In accordance with the guidelines for public participation at meetings, the following representation was made to the Committee and was duly considered before a decision was reached:

Application No.	Address	Representation	In support of or against the application
21/00545/FULPP	The White Lion Public House, No. 20 Lower Farnham Road, Aldershot	Mr. P. Broberg	Against

25. PLANNING APPLICATIONS

RESOLVED: That

(i) planning permission/consent be refused in respect of the following applications, as set out in Appendix “A” attached hereto for the reasons mentioned therein:

21/00074/FULPP	ASDA Click and Collect Facility, Farnborough
21/00075/ADVPP	ASDA Click and Collect Facility, Farnborough

(ii) the following application be determined by the Head of Economy, Planning and Strategic Housing in consultation with the Chairman:

* 21/00545/FULPP	The White Lion Public House, No. 20 Lower Farnham Road, Aldershot
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(iii) the applications dealt with by the Head of Economy, Planning and Strategic Housing, where necessary in consultation with the Chairman, in accordance with the Council’s Scheme of Delegation, more particularly specified in Section “D” of the Head of Economy, Planning and Strategic Housing’s

Report No. EPSH2123, be noted;

- (iv) the current position with regard to the following applications be noted pending consideration at a future meeting:

20/00400/FULPP	Land at former Lafarge site, Hollybush Lane, Aldershot
21/00271/FULPP	Block 3, Queensmead, Farnborough
21/00476/FULPP	The Royal Staff Public House, No. 37A Mount Pleasant Road, Aldershot
* 21/00483/FULPP	No. 183 Ash Road, Aldershot
* 21/00487/FULPP	No. 185 Ash Road, Aldershot

- * The Head of Economy, Planning and Strategic Housing's Report No. EPSH2123 in respect of these applications was amended at the meeting

26. **PLANNING (DEVELOPMENT MANAGEMENT) SUMMARY REPORT FOR THE QUARTER APRIL - JUNE 2021**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2124 which provided an update on the position with respect to achieving performance indicators for the Development Management Section of the Planning Service and the overall workload of the Section for the quarter from 1st April to 30th June 2021.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2124 be noted.

The meeting closed at 7.38 pm.

CLLR C.J. STEWART (CHAIRMAN)

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**DEVELOPMENT MANAGEMENT COMMITTEE
18TH AUGUST 2021**

APPENDIX "A"

Application No. & Date Valid: **21/00074/FULPP** **4th February 2021**

Proposal: Construction of new Home Shopping storage areas and associated coldrooms, construction of new click & collect canopy and associated steelworks and associated works at **ASDA Westmead Farnborough Hampshire**

Applicant: ASDA Asda Stores Ltd

- Reasons:**
- 1 The proposal would result in the loss of an amenity area and trees having amenity value and would replace them with an incongruous structure with illuminated advertisements, to the detriment of the character and amenity of the area and therefore fails to provide high quality design that respects the character and appearance of the area or to improve the quality of the built environment and is therefore contrary to Policies DE1, DE6 and NE3 of the Rushmoor Local Plan.

 - 2 The proposal would have a detrimental impact upon the amenity of the nearby residents by reason of the increased traffic and activity at the rear of the building and the adverse impact upon the outlook from these properties due to the loss of established amenity trees and landscaping and their replacement with hardstanding and a structure bearing illuminated advertisements, contrary to Policy DE1 of the Rushmoor Local Plan.

**Application No.
& Date Valid:**

21/00075/ADVPP

4th February 2021

Proposal:

Display of four internally illuminated fascia signs on proposed new Click & Collect Canopies at rear of building at **ASDA Westmead Farnborough Hampshire**

Applicant:

ASDA Asda Stores Ltd

Reasons:

- 1 The proposed illuminated advertisements in combination with the construction of the click and collect facility, would have a detrimental impact upon the amenity of the nearby residents and upon the general character and visual amenity of the area and is therefore contrary to Policy DE9 of the Rushmoor Local Plan.

**Development Management
Committee 15th September
2021**

**Head of Economy, Planning
and Strategic Housing
Report No.EPSH2125**

Planning Applications

1. Introduction

- 1.1 This report considers recent planning applications submitted to the Council, as the Local Planning Authority, for determination.

2. Sections In The Report

- 2.1 The report is divided into a number of sections:

Section A – FUTURE Items for Committee

Applications that have either been submitted some time ago but are still not ready for consideration or are recently received applications that have been received too early to be considered by Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Section B – For the NOTING of any Petitions

Section C – Items for DETERMINATION

These applications are on the Agenda for a decision to be made. Each item contains a full description of the proposed development, details of the consultations undertaken and a summary of the responses received, an assessment of the proposal against current policy, a commentary and concludes with a recommendation. A short presentation with slides will be made to Committee.

Section D – Applications ALREADY DETERMINED under the Council's adopted scheme of Delegation

This lists planning applications that have already been determined by the Head of Economy, Planning and Strategic Housing, and where necessary with the Chairman, under the Scheme of Delegation that was approved by the Development Management Committee on 17 November 2004. These applications are not for decision and are FOR INFORMATION only.

- 2.2 All information, advice and recommendations contained in this report are understood to be correct at the time of publication. Any change in circumstances will be verbally updated at the Committee meeting. Where a recommendation is either altered or substantially amended between preparing the report and the Committee meeting, a separate sheet will be circulated at

the meeting to assist Members in following the modifications proposed. This sheet will be available to members of the public.

3. Planning Policy

- 3.1 Section 38(6) of the Town and Country Planning Act 1990 (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The development plan for Rushmoor comprises the Rushmoor Local Plan (February 2019), the Hampshire Minerals and Waste Plan (October 2013) and saved Policy NRM6 of the South East Plan.
- 3.2 Although not necessarily specifically referred to in the Committee report, the relevant development plan will have been used as a background document and the relevant policies taken into account in the preparation of the report on each item. Where a development does not accord with the development plan and it is proposed to recommend that planning permission be granted, the application will be advertised as a departure and this will be highlighted in the Committee report.

4. Human Rights

- 4.1 The Human Rights Act 1998 (the Act) has incorporated part of the European Convention on Human Rights into English law. All planning applications are assessed to make sure that the subsequent determination of the development proposal is compatible with the Act. If there is a potential conflict, this will be highlighted in the report on the relevant item.

5. Public Speaking

- 5.1 The Committee has agreed a scheme for the public to speak on cases due to be determined at the meeting (Planning Services report PLN0327 refers). Members of the public wishing to speak must have contacted the Meeting Coordinator in Democratic Services by 5pm on the Tuesday immediately preceding the Committee meeting. It is **not** possible to arrange to speak to the Committee at the Committee meeting itself.

6. Late Representations

- 6.1 The Council has adopted the following procedures with respect to the receipt of late representations on planning applications (Planning report PLN 0113 refers):
- a) All properly made representations received **before** the expiry of the final closing date for comment will be summarised in the Committee report. Where such representations are received after the agenda has been published, the receipt of such representations will be reported orally and the contents summarised on the amendment sheet that is circulated at the Committee meeting. Where the

final closing date for comment falls **after** the date of the Committee meeting, this will be highlighted in the report and the recommendation caveated accordingly.

- b) Representations from both applicants and others made **after** the expiry of the final closing date for comment and received **after** the report has been published will not be accepted unless they raise a new material consideration which has not been taken into account in the preparation of the report or draws attention to an error in the report.
- c) Representations that are sent to Members should not be accepted or allowed to influence Members in the determination of any planning application unless those representations have first been submitted to the Council in the proper manner (but see (b) above).
- d) Copies of individual representations will not be circulated to members but where the requisite number of copies are provided, copies of individual representation will be placed in Members' pigeonholes.
- e) All letters of representation will be made readily available in the Committee room an hour before the Committee meeting.

7. Financial Implications

- 7.1 There are no direct financial implications arising from this report. However, in the event of an appeal, further resources will be put towards defending the Council's decision. Rarely, and in certain circumstances, decisions on planning applications may result in the Council facing an application for costs arising from a planning appeal. Officers will aim to alert Members where this may be likely and provide appropriate advice in such circumstances.

Tim Mills
Head of Economy, Planning and Strategic Housing

Background Papers

- *The individual planning application file (reference no. quoted in each case) Rushmoor Local Plan (Adopted Feb 2019)*
- *Current government advice and guidance contained in circulars, ministerial statements and the National Planning Practice Guidance (NPPG).*
- *Any other document specifically referred to in the report.*
- *Regional Spatial Strategy for the South East, policy NRM6: Thames Basin Heaths Special Protection Area.*
- *The National Planning Policy Framework.*
- *Hampshire Minerals and Waste Plan (2013).*

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Section A

Future items for Committee

Section A items are for INFORMATION purposes only. It comprises applications that have either been submitted some time ago but are still not yet ready for consideration or are recently received applications that are not ready to be considered by the Committee. The background papers for all the applications are the application details contained in the Part 1 Planning Register.

Item	Reference	Description and address
1	20/00400/FULPP	<p>Development of site to create a leisure facility comprising aquatic sports centre including cafe, gym, equestrian centre accommodation and ancillary facilities; equestrian centre and associated stabling; 21 floating holiday lodges with associated carparking, landscaping and bund (revised proposal submitted 2 February 2021)</p> <p>Land At Former Lafarge Site Hollybush Lane Aldershot Hampshire</p> <p>Further discussion of submissions and consultation responses is in progress. It is therefore too early to bring this application to Committee. Site Visit to be arranged.</p>
2	21/00271/FULPP	<p>Erection of an extension to Kingsmead Shopping Centre; commercial, business and service uses on the ground floor (3,088sqm), 104 apartments over nine floors, private amenity space, 53 car parking spaces, up to 222 bicycle parking spaces, a bridge link and alterations to existing block 2 car park and the meads, a new entrance to The Meads shopping centre</p> <p>Block 3 Queensmead Farnborough Hampshire</p> <p>This application is the subject of a request from the applicant for an extension of time to consider further amendments.</p>

3	21/00645/FULPP	<p>Erection of three 3-bedroom 5-person occupancy terraced two-storey houses following the demolition of existing garages; alterations to side elevation of No.170 Holly Road and provision of replacement parking spaces for Nos.162a, 164, 164a and 170 Holly Road</p> <p>Land To The Rear Of 162 To 170 Holly Road Aldershot Hampshire</p> <p>This application has only recently been received and consultations are under way.</p>
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Section B

Petitions

Item	Reference	Description and address
		There are no petitions to report

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Katie Ingram
Application No.	21/00476/FULPP
Date Valid	17th June 2021
Expiry date of consultations	19th August 2021
Proposal	Change of use from public house (Sui Generis) to grocery shop (Use Class E) with continued use above ground floor of ancillary residential accommodation.
Address	The Royal Staff 37A Mount Pleasant Road Aldershot Hampshire GU12 4NW
Ward	Manor Park
Applicant	Mr Raj Pandher
Agent	Mr Syed Naqvi
Recommendation	REFUSE

Description

The Royal Staff Public House is a two-storey detached corner pub (with a single storey rear extension) with a frontage to Mount Pleasant Road and Staff Road with pitched roofs and painted and rendered elevations. Internally the ground floor comprises a public bar and lounge area, customer toilets and a commercial kitchen; and the first floor comprises a manager's flat with three bedrooms, a living room and bathroom (although notices on site have been recently observed offering to let out the rooms separately, for which no planning permission has been sought).

The site is rectangular in shape and has a long rear pub garden which extends to the rear site boundary with Holly Road to the north east. The patio area nearest to the pub is covered with a pergola. The main building entrance is on a chamfered front elevation with Mount Pleasant Road and Staff Road and there is a secondary entrance on the Staff Road frontage. There is no on-site parking. The pub is currently operating.

The property was listed by the Council as an Asset of Community Value in May 2017 under the Assets of Community Value (England) Regulations 2021.

With regards to site history, planning permission was given in 1991 (ref 91/00305/FUL) for a single storey rear extension and in 2011 (ref. 11/00561/FUL) for the retention of a pergola

style rear smoking shelter.

Surrounding uses are residential in nature and characterised by two-storey housing of various styles and design.

The application is seeking planning permission to change the use of the public house (Sui Generis) into a grocery shop and off-licence (Use Class E). There are no external changes proposed. Internally at ground floor the central staircase would be relocated to be reached directly from the Staff Road building entrance and the bar and back of house rooms would be removed. The first floor would be retained as living accommodation ancillary to the ground floor use.

Consultee Responses

Legal Department	Comments provided regarding Right to Bid process and Asset of Community Value status
HCC Highways Development Planning	Raises no objection
Planning Policy	Raises objection based on failure to demonstrate compliance with Policy LN8 (Public Houses) of the adopted Rushmoor Local Plan and provisions of the Rushmoor Development Affecting Public Houses SPD
Aldershot Civic Society	Raises objection based on attempt to sell property at a price in excess of its real value and failure to comply with Policy LN8 and the Public Houses SPD

Neighbours notified and comments:

In addition to posting a site notice and press advertisement, 22 individual letters of notification were sent to adjoining and nearby properties. Following receipt of further information from the applicant to address the requirements of Policy LN8 of the Rushmoor Local Plan, the application was renotified for a further period of two weeks.

In total 24 objections were received from addresses in Waterloo Road, Eddy Road, Mount Pleasant Road, Holly Road, Staff Road, Belle Vue Road, Perowne Street, North Lane, Haig Road, Shalden Road, South Walk, Ash Road, York Crescent, St Georges Road, Wolf Road, and Ayjay Close, Aldershot, on the following grounds. An objection was also received from the Surrey Hampshire Borders branch of CAMRA (Campaign for Real Ale):

Loss of public house

- Pub is listed as an Asset of Community Value through the efforts of a community for whom it has been a social hub for a long time and should remain as a public house
- Application is Contrary to the Development Affecting Public Houses SPD and other Local Plan Policies and National Policy guidelines on pubs and has not addressed requirements of Policy LN8
- The pub is the last one in walking distance from North Town despite a population in North Town of 6744
- Public Houses combat isolation and loneliness. The shop will sell alcohol for hidden consumption
- The Royal Staff needs a forward-thinking landlord to make it thrive

- Six local pubs have closed in the past 10 years
- It has been a social pub for generations used by clubs, charities and for community events
- There is no evidence that the pub has been marketed as a sensible price or that it is not viable if well run
- Thriving pubs provide more employment than a grocery shop
- The site has been purchased and put on sale for double its market value whilst dubious activities have carried on within
- The pub has been badly managed by the new owner, sometimes breaking laws and regulations, and deliberately running it down
- The submitted planning report is inaccurate citing the Funky End as an open venue among other errors and appears to be in part a copy and paste from a similar previous application

Other

- There are grocery shops already in existence near the site – not needed and their custom would be greatly reduced
- This should be changed to residential use only

Parking

- Insufficient street parking for a local shop
- The site is surrounded by double yellow lines
- There are no delivery areas so this will cause disruption to an already tricky corner where there is no parking availability
- Recent planning approvals in the area have already reduced street parking
- Concerns about where the parking for the residential use above will go
- Parking should be offered at the rear of the building
- A one-way system should be installed along Waterloo Road to avoid frequent damage to cars

Impact on neighbouring amenity

- A shop can cause a disturbance to neighbours including deliveries
- My property would be directly opposite the opening which would create increased traffic in the area until late in the evening
- This is a residential area not a commercial one

Objection from CAMRA (Campaign for Real Ale) Surrey Hants Borders

- The Royal Staff is an important community pub and the only pub in this area of Aldershot left
- The application is contrary to Paragraph 70 of the NPPF (2012) which required Local Authorities to protect public houses
- The pub has been marketed at a variety of different prices all far in excess of the value of the property and all the other marketing information does not overcome this point.
- This has recently been endorsed by a Planning Inspector who stated that as the offer price of the public house did not appear to reflect the condition of the building the marketing process was flawed [*Officer Note: appeal case not cited*]
- No further information has been provided relating to viability [*Officer Note: Unaudited Trading accounts are provided*]
- The 'Planning Statement' is very confused with no real credence so does not meet the test that evidence of alternative community facility is available. There are a number of errors raising concerns about the ability to draw proper conclusions

Consultation Response from Aldershot Civic Society

- The public house is an Asset of Community Value
- The sale price is in excess of the value of the property to create the impression there is no interest in running it as public house contrary to the requirements of the Council's Public Houses SPD and the NPPF (2021)
- There is considerable local interest in maintaining public houses. The White Lion closed only because of the pandemic

Three representations were received in support of the application from Living accommodation Royal Staff, 78 Waterloo Road, and 33 Holly Road stating the following:

- A good use of a shabby building especially if it serves the mixed local ethnic community
- Will put a stop to the noise and disruption caused by customers of the pub and beer garden

Unless stated otherwise above, consideration of these comments is addressed in the main body of the report.

Policy and determining issues

The site is in the defined urban area of Aldershot. It is not in a Conservation Area nor adjoins one. There are no Listed Buildings in the vicinity of the site. Therefore, Policies SS1 (Presumption in favour of sustainable development), SS2 (Spatial Strategy), IN1 (Infrastructure and Community Facilities), IN2 (Transport), DE1 (Design in the Built Environment) and LN8 (Public Houses) of the adopted Rushmoor Local Plan (2014-2032) are relevant to this application.

The Council's adopted supplementary planning documents (SPDs) 'Car and Cycle Parking Standards 2017 and 'Development Affecting Public Houses' 2015, are also relevant.

The main determining issues of this application are considered to be:-

1. Principle of development with regard to the loss of the public house and its status as an Asset of Community Value
2. Visual impact
3. Impact on neighbouring amenity
4. Highways considerations

Commentary

- 1. Principle of development with regard to loss of public house and its status as an Asset of Community Value**

Asset of Community Value status

The property was listed by the Council as an Asset of Community Value (ACV) on 12 May 2017 under the Assets of Community Value (England) Regulations 2021. The premises are therefore recognised by the Local Authority as having a use which furthers the community's social well-being and in this regard the ACV status is a material consideration in the determination of this application. The assessment of the application against national policy in the NPPF (2021) and the Council's own adopted Local Plan Policy LN8 (Public Houses) must therefore include the assignment of appropriate weight to this designation.

It is noted that the Community Right to Bid contained within the Localism Act 2011 does not give a community group any preferential treatment in the bid process. The legislation essentially only provides for a six-month delay or Moratorium Period to the owner to dispose of the property on the open market during which time a sale to a community interest group may proceed. The owner is not obliged to sell to the community bidder during or after this time.

The owner of the Royal Staff informed the Council on 28 June 2021 of an intention to sell the property. The initial Moratorium Period of 6 weeks where a community interest group could make a written declaration of their intention to bid for the property ended on 8 August 2021. A request was received in this time. There is now therefore a 6-month Moratorium Period to 28 December when the owner must not dispose of the property unless to a community group.

The owner of the Royal Staff has a 'protected period' of 18 months from 28 June 21 in which to sell the property. If the owner does not sell in that time, but then decides to put it on the market, the whole process would start again.

Consideration of the Loss of the Public House

Chapter 8 (Promoting Healthy and Safe Communities) of the National Planning Policy Framework (2021) recognises that public houses are 'community facilities' and as such 'provide social, recreational and cultural benefits that enhance the sustainability of communities and the residential environment'. It states that planning decisions should 'plan positively for the provision and use of shared spaces, community facilities and other local services', and guard against their unnecessary loss.

Recognising the social and cultural value of public houses in the community Rushmoor Local Plan Policy LN8 (Public Houses) specifically deals with development proposals resulting in the loss of a public house.

Policy LN8 states '*Development will be permitted where it can be proven that there is no longer-term need for the facility. In order to justify no longer-term need, the applicant will need to provide evidence of effective marketing for A4 use [Officer Note: this use is now Sui Generis Public House] for a period of at least twelve months. In determining such applications, the Council will have regard to the content of the 'Development Affecting Public Houses' Supplementary Planning Document*'.

The preamble to the policy states that marketing information should include confirmation by a commercial property agent that the premises were marketed extensively at a reasonable price and for a minimum period of 12 months; evidence that contact information was posted in a prominent location on the site in the form of an advertising board; that particulars were made available to enquirers on request, and a copy of all advertisements in the local press and trade journals is provided.

The Council's 'Development Affecting Public Houses' Supplementary Planning Document (SPD) adopted in 2015 requires applicants to demonstrate that a public house has been marketed as a public house 'free of tie and restrictive covenant' and to demonstrate that it would 'not be economically viable to retain the building or site for its existing use class' by providing a commercial viability study and / or audited accounts of last three trading years. Applicants are also required to demonstrate that efforts have been made to preserve the facility including evidence of any diversification options explored.

The submitted 'Marketing Report' outlines that the property was marketed for sale 'free of all ties' from 1 June 2019 with an asking price of £850,000 and that the asking price was reduced to £650,00 on 14 July 2020 and further reduced to £550,00 on 28 October 2020. Policy LN8 requires all marketing to be 'realistic, appropriate and genuine' (para.10.62), whilst the Public Houses SPD requires evidence to demonstrate that the valuation is appropriate. Assuming that the value of the 'tangible fixed assets' referred to in the submitted trading accounts relate to the property and land in question, the various asking prices sought appear to be at a significant premium. It is also noted that the White Lion Public House in Lower Farnham Road, Aldershot, was marketed and disposed of at a freehold price of around £275,000 in 2019, as evidenced by a Marketing Report submitted with a planning application for that site in July 2021 (ref 21/00545/FULPP). In addition, whilst the property consultants state in the 'Marketing Report', on page 3, that the 'property should achieve in the region of £550,00-£650,00 in its present condition', the independence of this recommendation is questioned. The property agent's postal address, as quoted within the footer of the Report, is identical to the registered office address of A&S Hayes Ltd, as listed publicly by Companies House on 19 November 2019, which is the company name listed on the Trading Accounts submitted with the application.

In addition there is no evidence provided that a 'For Sale' sign was attached to the building or that the property was advertised through local Aldershot agents or in trade journals.

Profit and Loss statements have been submitted covering a period extending from 1 April 2015 to 31 March 2017 and from 1 December 2017 to 30 June 2019 which appear to show that the public house has failed to make a profit. However, it is not clear whether these have been independently audited and there is no explanation for the incomplete period from 1 April to 30 November 2017.

The 'Development Affecting Public Houses' SPD also states that the Council requires evidence that there are alternative public houses within an 800m radius catchment (approximately 0.5miles) from the application site and that such venues 'offer similar facilities and a similar community environment to the public house which is the subject of the application' (Clause 6 and Annex C of the SPD).

The application is supported by a 'Planning Statement' which is a survey of public houses and other licensed venues ordered by increasing distance from the application site and analysed in terms of facilities provided.

The report identifies three public houses within the catchment radius being the Golden Lion (364 High Street), the Crimea Inn (Crimea Road) and the Red Lion Public House (Ash Road). The report also lists up to 18 other licensed venues including pubs, bars, restaurants and event places, outside the catchment area, in order. A quantitative analysis of the facilities provided in every venue is given in section 2 of the report which concludes that the Golden Lion has a large pub garden similar to the application site, however the report is very confusingly articulated. Paragraph numbers are not given in order, the document refers to Appendices which are not provided, several of the venues mentioned are not public houses but restaurants and event halls or are now closed, and whilst a methodology of the survey of each site is provided at paragraph 2.22 (i.e external site visits and a website research) the report does not acknowledge that the survey was undertaken (in May 2020) when all such venues were closed as a result of the Covid-19 pandemic. Furthermore the report does not provide a baseline of the facilities offered at the Royal Staff with which to compare other than mention of a pub garden. In places the report appears to have been copied from previous findings as the focus on is on the reduction in size of the garden and not the loss of the public house as a whole. It

is difficult to draw a decisive conclusion from the evidence provided without a more coherently and accurately presented analysis.

Some evidence of diversification options are provided.

It is considered that the applicant has failed to provide sufficient evidence to demonstrate that there is no longer-term need for the public house. In this regard, the proposal conflicts with Policy LN8 of the Rushmoor Local Plan and the requirements of the 'Development Affecting Public Houses' SPD.

2. Visual Impact -

The building is prominently sited on the junction of three roads. No elevation plans have been provided with the application and no external changes are proposed. Any new signage would have to be subject to a separate application for advertisement consent. Policy DE9 (Advertisements) of the Local Plan states that adverts must be well designed and in keeping with the scale and character of the building on which they are displayed, must not contribute to an unsightly proliferation and must not obstruct windows.

3. Impact on neighbouring amenity -

The area is residential but the site has an established commercial lawful use. The proposed opening hours are 08:00 to 22:00 Monday to Saturday, and 09:00 to 21:00 Sundays and Bank Holidays. The potential for an adverse impact on neighbouring amenity from a shop would likely to be less than the existing use especially given the opening hours proposed. Concerns have been raised that deliveries would have an adverse amenity impact. A condition could restrict deliveries to day time hours to address this issue. It is considered the change of use from a public house to a shop (E Use Class) would have an acceptable impact on neighbouring amenity and would comply with Policy DE1 of the adopted Rushmoor Local Plan in this regard.

4. Highways considerations –

There is no existing off-site parking and the application proposes no parking. The Rushmoor Car and Cycle Parking Standards SPD requires food retail to provide 1 space per 14sqm of covered retail area. The shop would have a maximum area of 80sqm resulting in a maximum requirement of 6 on site parking spaces. The Parking Standards SPD recognises that where a change of use results in a higher standard, a development is not required to make up for any deficiencies in the existing provision (Principle 2). The public house has a bar area of approximately 20sqm, requiring a maximum of 4 spaces. Therefore, it would not be reasonable to refuse another commercial use on this basis given that there is an existing parking shortfall on the site.

Concern has been raised that deliveries will cause problems with regards to traffic, in an already congested area with street parking on both sides of the road. Street parking on the corner of Mount Pleasant Road and Staff Road immediately outside the application site is restricted by double yellow lines and there is available street parking on Staff Road near the site, for deliveries. It is considered that deliveries could be carried out without detrimental impact to highway safety. It is noted that no objection has been raised by the County Highway Authority (Hampshire Highways) to the application.

Concern has been raised about where the parking for the proposed residential use will be located. The first floor is an existing Manager's flat with no parking and this use will continue.

It is considered that the application would have an acceptable impact on highway safety and in this regard complies with Policy IN2 and complies with the relevant provisions of the Car and Cycle Parking Standard SPD.

Full Recommendation

It is recommended that permission be **REFUSED** for the following reason:

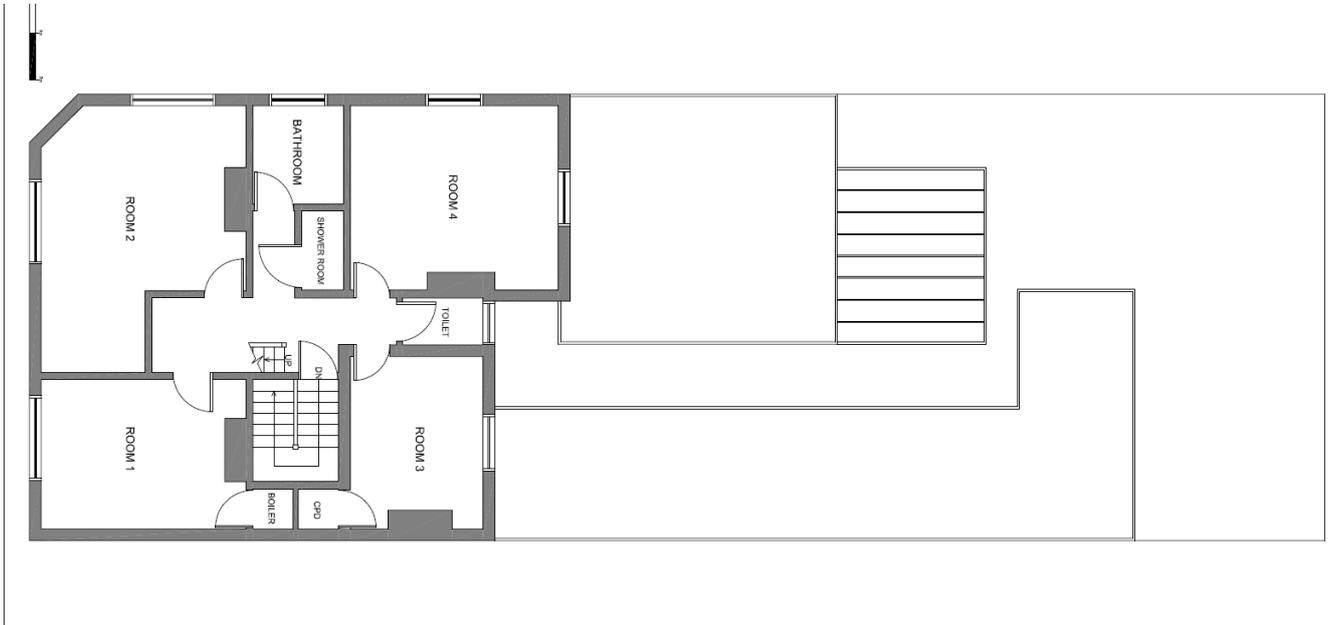
1. The application has not been supported by sufficient evidence to demonstrate that there is no-longer term need for the public house. In this regard, the proposal conflicts with Policy LN8 of the Rushmoor Local Plan and the requirements of the adopted 'Development Affecting Public Houses' supplementary planning document and would thereby give rise to the loss of a community facility with the status of an Asset of Community Value.







Existing and proposed ground floor plans



First floor plans

The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	21/00680/REV
Date Valid	20th August 2021
Expiry date of consultations	13th September 2021
Proposal	Variation of Condition No.2 of planning permission 16/00841/FUL dated 8 December 2016 to allow setting-up of market stalls to commence from 7.00am instead of the current permitted 7.30am
Address	Market Site Queensmead Farnborough
Ward	Empress
Applicant	Adrian Long, Rushmoor BC Technical Services

Recommendation **GRANT**

Description & Relevant History

The site is in Farnborough town centre. It mostly comprises the pedestrianised highway of Queensmead, running south to north from Kingsmead to the west of Eastmead. With the exception of Dukes Court, which is a four-storey building, and 56 Queensmead/1-4 The Mead, which is a substantial part two- and three-storey building, the pedestrianised highway is bounded by three storey flat roofed terraced maisonettes built in the 1960s with retail/commercial/medical accommodation at ground floor level and residential or ancillary commercial space on the floors above.

In 2014 planning permission, 14/00958/FULPP, was granted for the use of pedestrianised public highway as a market on Tuesdays and Sundays and on 12 other occasions through a calendar year with associated works. This permission was implemented. The market approved by this permission permitted up to 28 stalls, with each single stall potentially having a maximum frontage and depth of 3 metres, although some stalls could be combined to give a wider frontage. The majority of the stalls were to be sited in the centre of Queensmead with a small number of stalls located between 71 and 73 Queensmead. For those stall holders who require chiller units, such as a butcher, provision is made to the side of 93 Queensmead. A minimum aisle width 3.5 m was approved between the stalls and the canopies of the existing buildings when the market is in operation. The market stalls are lightweight alloy fold out gazebos. As these are temporary structures they did/do not require specific planning permission.

Planning permission was then granted in December 2016, 16/00841/FUL, for an amendment to the 2014 permission following feedback from the general public and market traders in respect of the Sunday market. Permission was granted for the use of pedestrianised public highway as a market on Tuesdays and Fridays, also to include a craft fayre on the third Saturday of each month and on 12 other occasions through a calendar year. Additionally, the maximum number of stalls was increased to 38 stalls. On no more than 6 occasions annually the markets may trade to 8.00pm on Tuesdays/Fridays. The parking and refuse arrangements remained as previously existing, with the Kings Moat car park being the recommended car park; and the market bin store is located on the south side of the Pinehurst North car park.

The current planning application seeks a relaxation of Condition No.2 of planning permission 16/00841/FUL, which states:-

“2. Access to the market site for the purposes of setting up shall only take place between the hours of 7.30am and 9am.

Reason - To safeguard the amenities of adjoining occupiers.”

to allow stall set-up to commence from 7.00am, 30 minutes earlier than is currently permitted. The supporting statement submitted with the application explains that this proposal arises following requests from current and prospective market traders for an earlier start because they feel that they currently miss the trade of people heading to work for the day. In this respect, there is no restriction on the time at which market trading can commence as long as the setting-up of stalls does not commence before 7.30am, although there are limits on when market trading should cease at the end of the day.

Consultee Responses

Environmental Health **No objection.** The Management Plan for the market will need amending to reflect the revised hours and the Market Manager will need to be on site to ensure Traders are making every effort to minimise noise from 7am.

Neighbours notified

In addition to posting a site notice and press advertisement, 96 individual letters of notification were sent to properties in Queensmead (including all flats in Dukes Court), The Mead, Westmead and Eastmead adjacent or in proximity to the Market Site.

Neighbour comments

The neighbour notification period in respect of this application expires on 13 September 2021. At the time of writing a total of 7 representations have been received from the occupiers of Flats 8, 9, 13 (two separate names) & 16 Dukes Court, Queensmead, 69 Eastmead and 66 Westmead, whom all object to the proposal on the following collective summary grounds:-

- (a) The noise generated by the preparation of the market is unbearable and adversely affects a large number (at least 50) of residential properties in the vicinity : Queensmead has a significant residential population. People are already being woken-up by the noise, since the set-up activity is inherently noisy : vehicle movements, vehicle engines left running, reversing beepers, loud/shouting voices etc. Due to buildings being located on all sides the noise is amplified and directed upwards

towards the adjacent residential dwellings.

- (b) The existing authorised earliest set-up time of 7.30am is already too early.
- (c) The proposed earlier set-up time is unnecessary since there are few customers around before 9.00am, which is the published market trading start time. [*Officer Note: there is no planning restriction on the time that the market stall-holders can begin trading, just a restriction on the earliest time that the setting-up of the market stalls in the street can commence.*]
- (d) Set-up activity already starts much earlier than 7.30am with the dragging the bins from the storage area in the Pinehurst North Car Park into the middle of Queensmead. This is sometimes as early as 6.00am. The fruit & veg stall also starts setting up from 6.00am, with shouting, dropping of pallets and movement of trollies - would this be even earlier with the proposed revised time? Despite multiple complaints to the Council, not much has been done about the breach of the existing setting-up restrictions.
- (e) Throughout the day itself the market is noisy, intrusive and annoying, especially the market crying. This is unacceptable because many local residents still have to work from home due to the Pandemic. Furthermore, the market is never ended and packed-away on time [*Officer Note: these matters are not relevant to the consideration of the proposal the subject of the current planning application, which is specifically only the proposed 30 minutes extra market set-up time. Nevertheless, the applicants have been made aware of these concerns.*]
- (f) There should be no amplified music or sound [*Officer Note: this is already prevented with a planning condition*] and calling-out by traders also banned [*Officer Note: it would not be possible to prevent this activity using any measure, including a planning condition*].
- (g) The market attracts 'buskers'; however, these are frequently moved-on, only to set themselves up closer to surrounding residential properties, which is intolerable. A policy on busking in Farnborough is sorely lacking. [*Officer Note: This matter also falls outside the scope of the current planning application, but is a comment that has been passed on to the applicants for the Council's attention in respect of the on-going management of the market and the town centre street spaces.*]
- (h) Farnborough Town Centre can be made a much nicer and quieter place to live by rejecting the proposal and limiting the amount of noise the Farnborough Market makes for the residents that are directly affected by it. It is suggested that market set-up time should not commence until 8.00am at the earliest and/or that the market should be re-located to the Pinehurst North Car Park. [*Officer Note: it is not appropriate to take into account alternative proposals that may be preferred instead in considering the proposals as submitted for consideration.*]

Policy and determining issues

The site is located within Farnborough town centre. Policies SS2, SP2 and DE10 (Pollution) of the adopted Rushmoor Local Plan (2014-2032) are relevant to the current proposal. Also relevant are the Farnborough Town Centre SPD (2007) and accompanying Prospectus (2012); and the advice contained in the National Planning Policy Framework/Planning Practice Guidance.

Whilst objectors have raised various concerns relating to the existing operation of the street market, the starting point for the consideration of the current planning application is that planning permission already exists for the operation of the street market subject to some conditions defining and restricting some aspects of its operation. Other than the specific change proposed to the condition relating to the earliest time at which stall setting-up can

commence, no other changes are proposed or, indeed, can be considered, to the existing permission.

The Government variously defines 'night-time' and 'day-time' hours, with 'night-time hours' being between 11.00pm and 7.00am, for the purposes of considering amenity impacts. Within 'night-time' hours it is considered that most people would have an expectation of being asleep and, as such, more likely to be adversely affected by any undue noise and disturbance because this is likely to wake them up and/or deprive them of sleep. 'Night-time' hours are, in effect, those hours within which noise nuisance impacts would be likely to have enhanced effects that the Government envisages should be considered less favourably than would be the case for 'daytime hours'; i.e. between 7.00am and 11.00pm.

The Aldershot street market held in Union Street and Wellington Street in Aldershot town centre was also approved in 2016 and is subject to a stall set-up time of between 7.00am and 9.00am; 16/00843/FUL.

In this context the sole determining issue is whether or not the proposed earlier stall setting-up time would result in any material adverse impacts upon the amenities of occupiers of adjoining and nearby residential properties.

Commentary

The Queensmead street market was introduced in 2014 seeking to introduce increased vibrancy and footfall into the retail area of Farnborough Town Centre, indeed, the market has been promoted and run by the Council in order to boost the vitality and viability of the town centre. These are long-standing objectives of the Council that are supported by adopted Local Plan policies and current Government Planning Policy and Guidance. In this respect the operation of the market has resulted in some different patterns of activity within the town centre on the days when markets are held. Nevertheless, it must be remembered that the market is held in a location where a significant amount of noise, disturbance and activity already takes place irrespective of the existence of the market. Indeed, there are no controls over the day-to-day timing of service deliveries, refuse collections, opening hours, customer habits etc of the permanent commercial premises operating within Queensmead.

The closest residents to the market are located adjacent, above the retail premises in Queensmead and Dukes Court. Accordingly, from the outset, the market has been operated subject to planning conditions to control the hours of setting up to between 7.30 to 9.00am; that the market is vacated by specified times with a limited small number of later evening markets to be held annually; that no amplified music or other sound be used; and that no markets take place on Sundays. On this basis, in 2016 the Council approved the current operating conditions for the markets to ensure that they would operate solely within 'daytime' hours and, accordingly, that an appropriate noise environment would be maintained for existing residents.

It is considered that the imposition of conditions is enhanced by the Council itself having direct control and responsibility for the management of the markets rather than this being done by a separate private operator. As a result, the Council can respond quickly to address any issues that arise that are raised by residents. Whilst the objectors have referred to complaints raised about stall-holders (and the green-grocer in particular) generally setting up and/or moving refuse bins from the Pinehurst North car park too early, there have been relatively few complaints received overall of this or any other nature since 2016. Furthermore, when complaints have been received, swift action has been taken by the

Council to ensure that the matters the subject of the complaints do not recur and that all stall-holders comply with the earliest set-up and pack-down times permitted. Indeed, as a general example of the responsiveness of the Council as the managing operator of the markets, the green-grocer stall has been re-located further up Queensmead away from Dukes Court as a result of complaints about the noise generated by this stall during the day. In terms of the early collection of refuse bins from the bin store, the applicant has advised that the bin storage area will not be opened by the Council until 7.00am, such that stall holders would be physically unable to collect their bins to take to their stalls ahead of the proposed earliest set-up time.

In this case, the proposed change to the setting-up time specified by the existing planning condition relates solely and specifically to market set-up being able to commence from 7.00am, just 30 minutes earlier than is currently permitted. This time would conform with the start of 'daytime' hours as defined by the Government and, as such, is not considered to be unreasonable. Additionally, the proposed 7.00am start time for setting-up would be consistent with the times specified for the Aldershot town centre street market. It is further considered that allowing this modest extension of the setting-up times would reduce the possible temptation amongst stall-holders to seek to commence setting-up even earlier by allowing a little more time for them to set-up and be ready to serve potential early morning customers.

The Council's Environmental Health Team has been consulted on this application and raise no objection to the proposals on the basis already set out above in this report.

It is considered that the proposed small-scale increase in the proposed market set-up time would continue to conform to 'daytime' hours and, as such, not be likely to give rise to any undue and materially harmful additional impact upon the amenities of occupiers of residential property in the vicinity.

Recommendation

It is recommended that **SUBJECT** to no new and substantial objections to the proposal being received on or before 13 September 2021 the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

1. Access to the market site (including, for the avoidance of any doubt, the bin storage area) for the purposes of setting up shall only take place between the hours of 7.00am and 9.00am on the day of the market concerned.

Reason - To safeguard the amenities of adjoining occupiers.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: 20.6.13-2/100; 20.6.13-2/101; & Applicants' Supporting Statement.

Reason - To ensure the development is implemented in accordance with the permission granted.

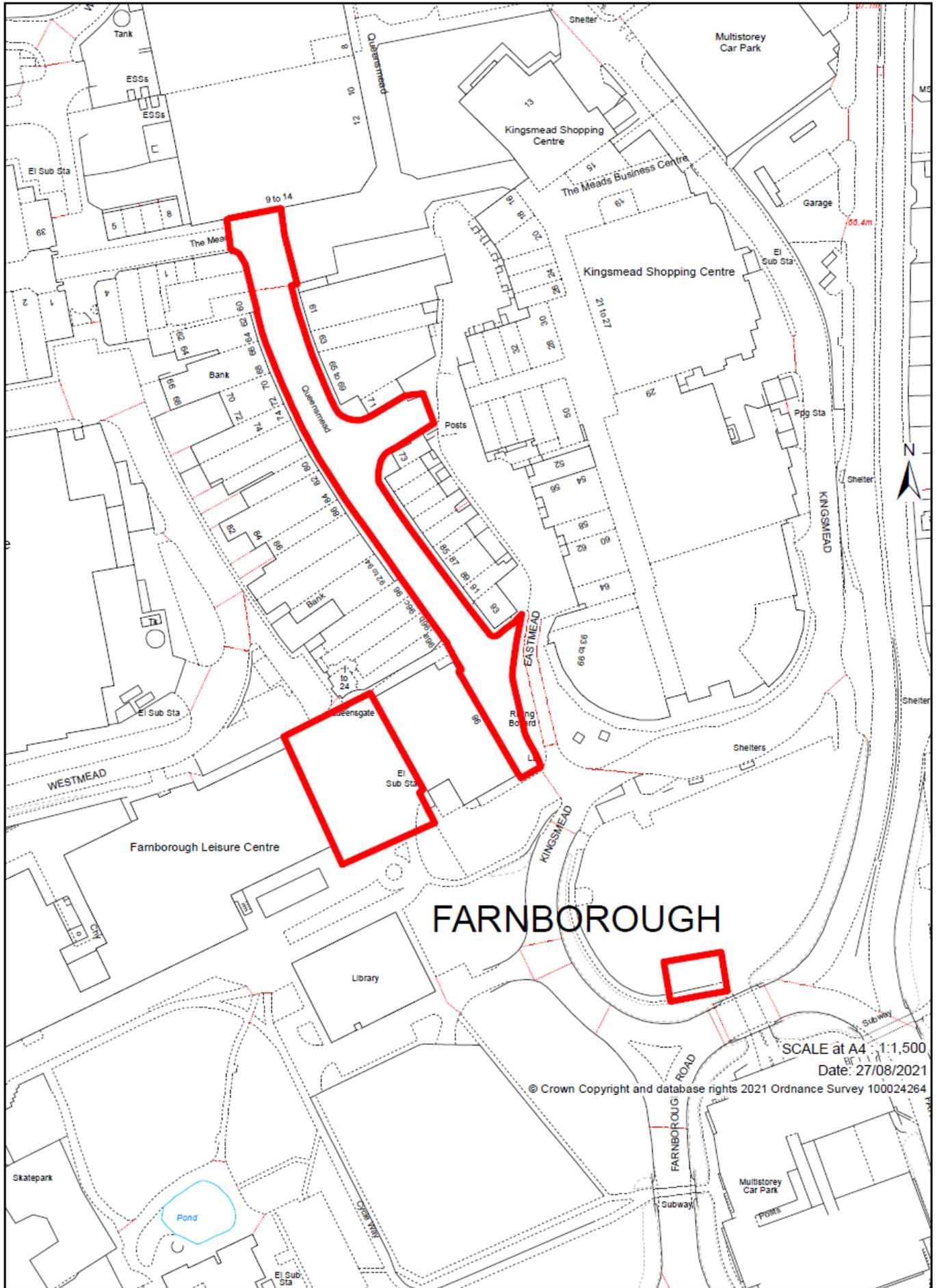
INFORMATIVES

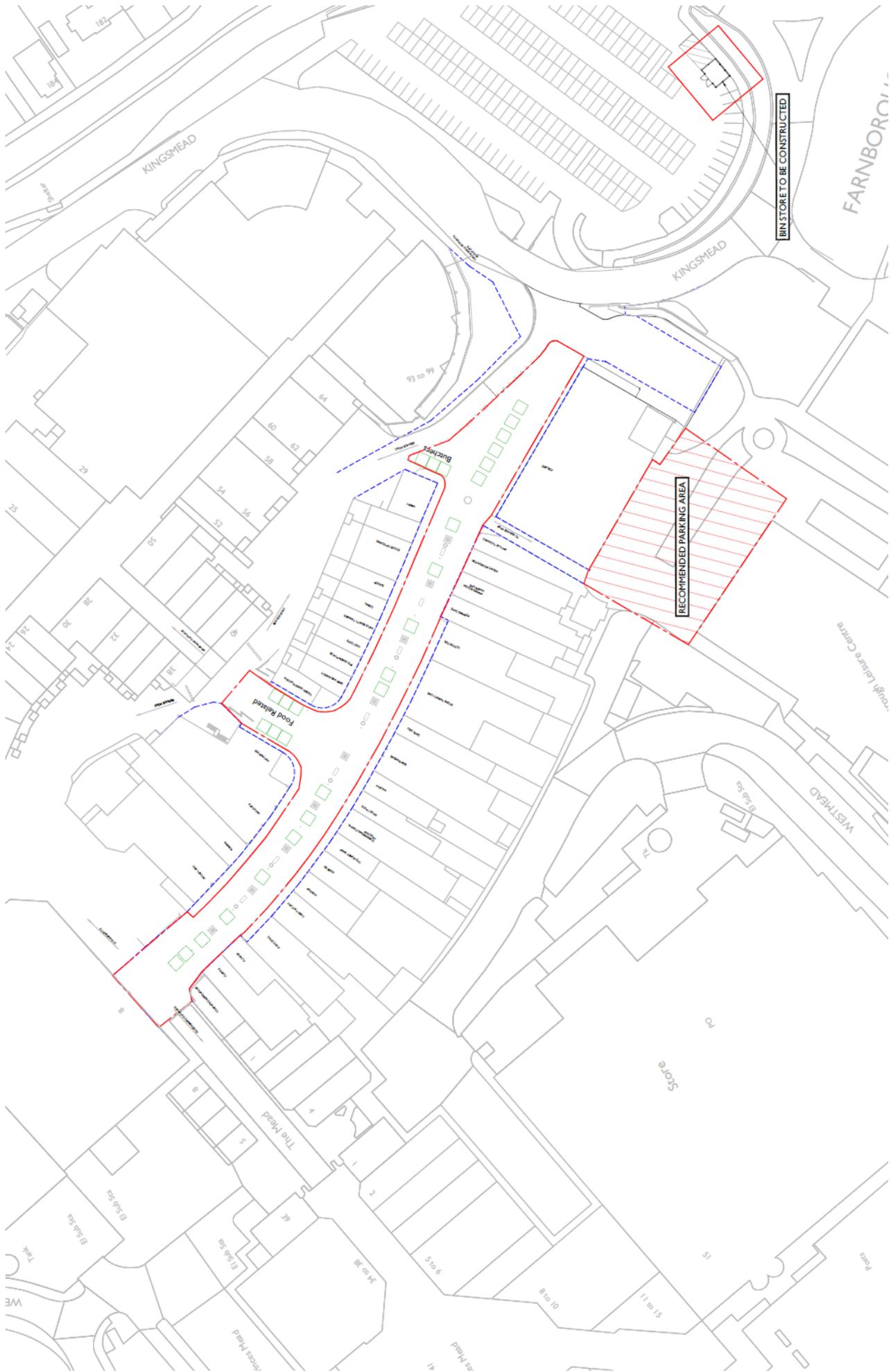
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the proposed small-scale increase in the proposed market set-up time would continue to conform to 'daytime' hours and, as such, not be likely to give rise to any undue and materially harmful additional impact upon the amenities of occupiers of residential property in the vicinity. The proposal is thereby acceptable having regard to the requirements of Policies SS2, SP2 and DE10 of the adopted Rushmoor Local Plan (2014-2032).

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 **INFORMATIVE -** The applicant is advised that, with the exception of the requirements of the market set-up time condition hereby amended, the conditions attached to the original planning permission for the operation of the markets (16/00841/FUL dated 8 December 2016) remain in force and, as such, must continue to be complied with as specified at all times.
- 3 **INFORMATIVE –** The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.





The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Louise Davies
Application No.	21/00483/FULPP
Date Valid	28th June 2021
Expiry date of consultations	27th July 2021
Proposal	First floor side extension and a single storey rear extension with creation of parking area to frontage of 183 Ash Road
Address	183 Ash Road, Aldershot
Ward	Aldershot Park
Applicant	Ahmad Chishti
Agent	Charlie Minty
Recommendation	REFUSE

Description

This application forms one of two being considered at this meeting for development on and adjacent to the G Force Tyres Site at 183 Ash Road, Aldershot.

No.183 Ash Road is a two-storey semi-detached property on the north-east corner of the junction of Ash Road with Lower Newport Road. It is occupied by 'G-Force Tyres' who supply and fit tyres and exhaust systems to vehicles at the premises. The site is commercial in appearance with black and yellow shop front signage and hoardings on the shop and office. The adjacent semi-detached property is residential and occupied as such. To the rear is an open yard area in which is sited (an authorised) hydraulic ramp, (unauthorised) tyre storage racks, various equipment associated with tyre replacement and four parking spaces. This use, and the siting of the hydraulic ramp in the open yard to the rear have been on the site in excess of 30 years). The use of the rear yard for fitting of tyres and exhausts is therefore lawful.

This site has been the subject of enforcement investigation in the past, most recently in January and May 2021 following the unauthorised erection of large structures across the rear of the property covering part of the open yard service area. These structures have now been removed.

The current storage of tyres across the site, informally in piles and on racks along the east boundary wall (with no. 185 Ash Road) represents unauthorised storage in the open parking

area. The storage racks are substantial and have been built to a height of approximately 4 metres, stretching along the rear boundary approximately 10 metres. The proposals the subject of this application would replace this unauthorised arrangement. Notwithstanding this, these racks are visually unacceptable in this location, and the intensification of storage of tyres in the open is considered to have a detrimental impact on the visual character and appearance of the street scene. Furthermore the racks are visible when viewed from the rear of 185 and 187 Ash Road and it is considered that they represent an unacceptable loss of visual amenity to surrounding residents.

This site has previously gained permission for two structures over this rear parking/service area. RSH 7122 (dated 31 August 1990) granted permission for a garage type building, measuring 10.3m wide x 6m deep with a flat roof and 4.1m height overall. It was to be constructed in facing bricks to match the existing building. It was to have two sets of large folding doors fronting a forecourt area with access from Lower Newport Road. The rear and side walls were to be built off the existing boundary walls. 3 staff/visitor parking spaces were to be provided. This permission was never implemented.

19/00144/FULPP (dated 3 June 2019) granted permission for a shelter with a frame structure of steel columns and beams, steel flats for bracing and a transparent Perspex roof for the parking and servicing of up to three cars, measuring 4m at the highest point (near the rear boundary) with a tilting roof (measuring 3.8m high at the front) by 9m wide by 4.8. deep, with access directly from Lower Newport Road. The structure did not have any walls or other form of enclosure and was sought to provide shelter from the elements for those working on cars in the rear open yard area. This permission will expire on 3 June 2021 and has not yet been implemented. The applicant has indicated that this structure will not be erected as it will not provide enough internal height to suit his needs.

It is noted that whilst the supporting documentation submitted on behalf of the applicant states that pre-application advice has been sought on this proposal, there is no record of any formal pre-application enquiry being sought from the Planning Department in relation to this proposed development, although informal officer comments via email were provided to the applicant in response to a direct email to the officer seeking views. The reply sent on 2 March 2021 stated *"...Whilst I appreciate your need to provide a covered area to facilitate working within this rear service area, I am of the opinion that the proposals currently presented are too large for this plot and would represent an over development of this small site. The surrounding area is predominately residential and whilst I appreciate the site has been in use for a number of years, any proposal must be sympathetic to the existing surrounding uses. This issue was considered in detail when your previous application was submitted, and if you recall the maximum height that was granted permission was 4m.*

Regarding the part-conversion of the rear garden of the adjoining residential property to form part of the commercial site, I consider that this would require planning permission and in my opinion the loss of the residential garden and intensification of the commercial use may not be encouraged."

No further advice, either formally or informally was subsequently sought prior this this application being submitted.

Consultee Responses

HCC Development Planning	Highways	The highway authority would recommend an objection to proposed planning application. The proposed parking at the south end of the building on Ash Road would need to install a dropped kerb on the corner of Ash Road (A323) / Lower Newport Road Junction for which a license would be refused in the interest of highway and pedestrian safety. Furthermore, the Rushmoor Borough Council parking standards requires 3 car spaces per every service bay, therefore 9 car spaces will need to be provided. Evidenced by cars parked on the footway and on double yellow lines on Lower Newport Road, there is not capacity for 9 car spaces, therefore, the highway authority would recommend an objection in the interest of highway and pedestrian safety.
Hampshire Fire Rescue Service	&	No objection raised and response provides generic fire safety comments and advice.
Environmental Health		<p>Will the rear extension only be used for the same purposes as the external area in now? i.e. tyre fitting? Will the extension require external plant for ventilation? if so then need to ensure this will not cause noise disturbance please apply condition 62EH Sound Insulation (Plant)</p> <p>If the extension is to be used for servicing of vehicles then this could lead to additional noise. The proposed building envelop should be constructed to ensure noise breakout is minimised. 63EH Sound Insulation (Building)</p> <p>If no external plant required and the rear extension will only be used for activities that already take place in the open air then EH would have no objection subject to standard condition restricting construction hours 26CN Construction hours.</p>
Planning Policy		Application does not demonstrate conformity to the policies within the Rushmoor Local Plan and SPDs.

Neighbours notified

In addition to posting a site notice, 21 individual letters of notification were sent, including all properties located adjoining or opposite the application site.

Neighbour comments

At the time of writing, representations raising the following concerns have been received;

- concerns regarding fire safety and fire risk to the surrounding residential properties due to the storage of tyres and risk of arson attack
- location of this business is not ideal and would be better expanding elsewhere in an more business orientated area
- no fire prevention measures indicated
- the proposed height of the extension seems excessive and out of keeping with the building heights surrounding the site
- over development of the site.

- Concerns regarding pedestrian safety, illegally parked cars cause them to walk in the road
- on street parking already causing problems for residents, with 'no parking' restrictions not being observed and an increase in business will exacerbate this
- not enough on site customer parking, space for deliveries to be made and staff parking
- existing staff parking in spaces for residential properties
- parking area shown to front of property is dangerous due to the requirement to cross the pedestrian pavement and crossing facilities to reach it and represents an unauthorised use of the pedestrian crossing facilities.
- The facilities noted for disabled users are not accessible

One letter of support has been received stating;

"The raised workshop roof looks in proportion to the main building and should improve its appearance with its in-keeping roof tiles, compared with the current flat-roof one-storey side extension, as well as taking some work inside.

The enclosed replacement for the unsightly temporary covered work area looks reasonably presentable and more secure overnight and I understand the plans are now being scaled back to keep the front of this new building in line with Nos 2, 4, 6 etc Lower Newport Rd."

Policy and determining issues

The site is located within the defined urban area of Aldershot.

Section 38(6) of the *Town and Country Planning Act 1990* (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).

The following policies of the Rushmoor Local Plan are of particular relevance to this proposal:

SS1 (Presumption in Favour of Sustainable Development)
 DE1 (Design in the Built Environment)
 DE3 (Residential Amenity Space Standards)
 DE10 (Pollution)
 DE11 (Development on Residential Gardens)
 NE8 Sustainable Drainage Systems

The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019, and The Department for Communities and Local Government's Technical Housing Standards (2015) are material considerations.

The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:

1. The principle of development;
2. Visual impact upon character & appearance of the area,
3. Impact upon neighbours;

4. Highways considerations; and
5. Flood risk & drainage.

Commentary

1 Principle

The site falls within the defined urban area of Aldershot. The site is not located in a Conservation Area nor adjoins one. There are no Listed Buildings in the immediate vicinity of the site. This site is not located within a Strategic or Locally Important employment site as set out within Policies PC1, PC2 and PC3 of the local plan. It is within an area characterised as residential. Whilst the principle of development in this location is acceptable, particular consideration will be given to the erection of an industrial building to the rear parking area, and the possible amalgamation with the adjoining land use 185 Ash Road (21/00487/FULPP refers).

2 Visual Impact

It is Government planning guidance that, in assessing impact of proposed development upon the character and appearance of an area, this should be considered in the light of the impact upon the area as a whole.

In general, the character and appearance of the immediate area surrounding the site is residential, with the majority of the other surrounding buildings being two storey dwelling houses. There are two aspects to the building works under consideration.

(i) First Floor Side Extension Element

The first floor side extension is proposed to extend directly above the existing single storey side extension that is currently used as a workshop and tyre storage area. It will facilitate an increase in height to the workshop space. No internal floor is shown at first floor level, and this space is shown as a void on the submitted plans, therefore it is considered that this will not increase the floorspace of the workshop. A window is shown at first floor level to the south elevation fronting Ash Road, and also to the west elevation (on Lower Newport Road) at first floor level. These windows will provide light, but as no internal floor is proposed, will not lead to any undue overlooking of surrounding properties. Both windows are in keeping with the existing property and it is considered that the design of this proposed first floor extension reflects the current property design and is subservient in nature with a lower roof height to the existing semi-detached property roof. The design of this first floor side extension element of the proposal is considered acceptable.

(ii) Single Storey Rear Extension Element

This element seeks the erection of a single storey rear extension that will extend from the rear of the existing building over the rear parking/forecourt area to create an enclosed building with an internal garage space. The proposed building will measure 5.5m high at the highest point by 10m deep, and 8.5m wide. It will cover a large portion of the existing rear parking area but leaving the two bottom parking bays nearest no.2 Lower Newport Road free from buildings.

The submitted design of the building when viewed from Lower Newport Road shows a larger

garage area linked by a lower flat roof to the existing building. This has a small flat roof element with two roof lights, measuring 2m wide and 4m high running directly from the existing building to the larger proposed garage area, which has a larger mansard style roof, and is 5.5m high and 8.3m wide. The building will be clad in grey cladding, with a grey pressed metal cladding frame and a grey pressed metal roof. There are no windows proposed to the east or north elevations, save the to the west elevation which is shown completely open with shutter doors. The building style, finished in grey cladding with shutter doors is industrial in nature, and it is considered that the proposal is not acceptable in visual terms within a predominantly residential area, in particular when viewed from Lower Newport Road.

The footprint of the building will sit tight along the rear boundary, with the front elevation facing Lower Newport Road 1.6m from the boundary of the property with the pavement, with a gap of 8m from the north wall of the proposed building to the property boundary with 5 Lower Newport Road.

It is considered that the proposed development, by reason of the restricted size of the plot, the footprint of the proposed building, the design of the proposed development and the lack of adequate space around the proposed building would relate poorly and unsympathetically to its surroundings. The proposal would therefore constitute an unacceptable overdevelopment of the site contrary to Policy DE1 of the Rushmoor Local Plan.

3 Impact on Neighbours

It is considered that, due to the nature of the proposed use and the degree of separation of the proposed development from all surrounding neighbours there would be material and harmful physical impacts arising from the proposals.

In assessing the impact of the proposed use, whilst this will continue a use that is already taking place on the site, this is currently limited to within the existing single storey building and weather permitting to a number of the bays externally. It is considered that the provision of a building will lead to an intensification of use, as works will not be dependent on the clement weather to work on cars within the parking area to the rear. It is considered that the intensification of an industrial use within a residential area will have a detrimental and unacceptable impact upon the residential area and residents within, in terms of noise and disturbance. It is noted that the closest property to the proposal is attached to the property boundary, directly opposite at No. 177 opposite, and adjoining the property boundary at No. 2 Lower Newport Road.

In considering the impact of the proposed structure on the occupiers of the property at 185 Ash Road, the rear boundary of the building will sit along almost the whole extent of the rear garden and will be 5m high (as the land is slightly raised on this side of the boundary) and 10m long. This building will be to the western boundary and therefore will have a direct impact on the light into the property and rear garden, as due to the orientation of the property the main source of light is gained from the western boundary. It is considered that there will be a significant visual and noise impact to the occupiers of 185 Ash Road, and loss of light and overshadowing to both the property and garden, and due to the height the proposed building will be overbearing and affecting both the ground and first floor rooms and private rear garden space.

To no. 2 Lower Newport Road, the side elevation of the proposal will be visible from the rear garden of the property. One window at first floor level will look towards the development.

The proposal does not have any windows to the north elevation and there will not be any overlooking to No. 2 Lower Newport Road, however it is considered that there will be a significant visual, and noise impact to the property, and some loss of light due to the proposed structure being sited to the south of the property.

To no. 177 Ash Road (opposite) the degree of separation from the proposal will limit the loss of light to the flats forming No. 177, however the flats that directly face the development at both first and ground floor level will have views directly toward the proposed building.

It is considered that the proposed development, by virtue of its design, external appearance, height, scale, mass and bulk would have a detrimental impact on the visual character and appearance of the street scene. It is further considered that by reason of the proximity to the plot boundaries would give rise to unacceptable loss of amenity to surrounding residents due to loss of outlook, loss of light especially to no. 185 Ash Road, and is therefore contrary to Policy DE1 of the Rushmoor Local Plan.

4 Highways Considerations

This proposal proposes three service bays within the proposed garage structure which will be constructed over an area currently used for the parking of vehicles. Whilst these bays are informally used to undertake some works to vehicles, the current use is for parking. The adopted Car and Cycle Parking Standards requires 3 parking spaces for customers per 1 service bay. The proposal shows 3 formal service bays therefore 9 customer spaces are required. Furthermore, 1 space per 45sqm of floorspace is required for staff. This proposal will create 90 sqm of floorspace, therefore at least staff 2 spaces would be required. Whilst the application states that there will be staff parking provided to the road frontage with Ash Road, this area is not currently accessible for parking, as to park on this area cars would have to drive over the pedestrian walkway and tactile paving serving the pedestrian crossing point and this land is not on the same level as the road and pavement. In the consultation response from Hampshire Highways an objection to this application has been raised. It was further stated in the consultation response that "The proposed parking at the south end of the building on Ash Road would need to install a dropped kerb on the corner of Ash Road (A323) / Lower Newport Road Junction for which a license would be refused in the interest of highway and pedestrian safety".

There are no other areas identified on the submitted plans for parking of staff or customer vehicles.

It is considered that insufficient off-road parking provision for staff and customers has been identified to serve the proposal. The proposal is therefore contrary to Policy IN2 (Transport) of the adopted Local Plan.

5 Flood Risk & Drainage

The site is located within Flood Zone 1, which is land at the lowest risk of flooding. As a result, the Environment Agency raise no objections as standing advice and no mitigation measures in respect of flood risk are indicated as being necessary.

Local Plan Policy NE8 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). No information to support this has been included within the application.

It is therefore considered that the requirements of Local Plan Policy NE8 have not been met.

Conclusions

This application has been considered on its own merits taking into consideration the likely impact on the surrounding locality. However, it must be noted that a separate application is also under consideration by this committee for land adjacent to this site and whilst both development proposals are not reliant on each other to progress, the cumulative effect of both developments being implemented must be considered. If the adjacent development (21/00487/FULPP refers) for Retrospective change of use of part of land to rear of no.185 Ash Road from residential amenity space (C3) to tyre storage (B2) in connection with No. 183 Ash Road, and the proposed erection of single storey building for the storage of tyres and provision of staff facilities (kitchen with w/c) at 185 Ash Road is also implemented, it will create a continuation of buildings within the street scene when viewed from Lower Newport Road.

It is considered that the proposal would have unacceptable visual and highways impacts; give rise to material and harmful planning impacts upon neighbours; would result in an incongruous development that would be a highly visible and obtrusive development within the street scene, inadequately addresses site drainage, does not provide the required number of off-road parking spaces to serve a non-residential B2 use, and the intensification of the industrial use would be likely to give rise to material and undue harmful impacts on the amenities of occupiers of neighbouring residential properties. The proposals are thereby considered unacceptable having regard to Policies SS1, IN2, DE1, DE3, DE10, DE11 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that

A. Planning permission be **REFUSED** for the following reasons:

- 1) The proposal development, due to its siting, scale, massing and appearance, would result in highly visible and obtrusive cramped over-development of the site, harmful to and at odds with the character and appearance of this predominantly residential area, contrary to Policies DE1 and DE11 of the Rushmoor Local Plan
- 2) The proposed development, by reason of the resultant bulk and mass of the building alongside the boundary with the adjoining properties to the north, west and east, together with the intensification of tyre fitting and storage uses, would be likely to give rise to material and undue harmful impacts on the living conditions of occupiers of neighbouring residential properties, by reason of poor outlook and loss of visual amenity, and increased noise and disturbance, contrary to Policy DE1 and DE3 of the Rushmoor Local Plan.
- 3) The development would fail to provide the required number of off-road parking spaces to serve the B2 Use under the adopted Rushmoor Borough Council Parking Standards SPD (2017). The development would therefore be likely to result in conditions harmful to pedestrian and highway safety, contrary to Policy IN2 of the Rushmoor Local Plan.
- 4) The proposals fail to provide details of appropriate surface water drainage for the

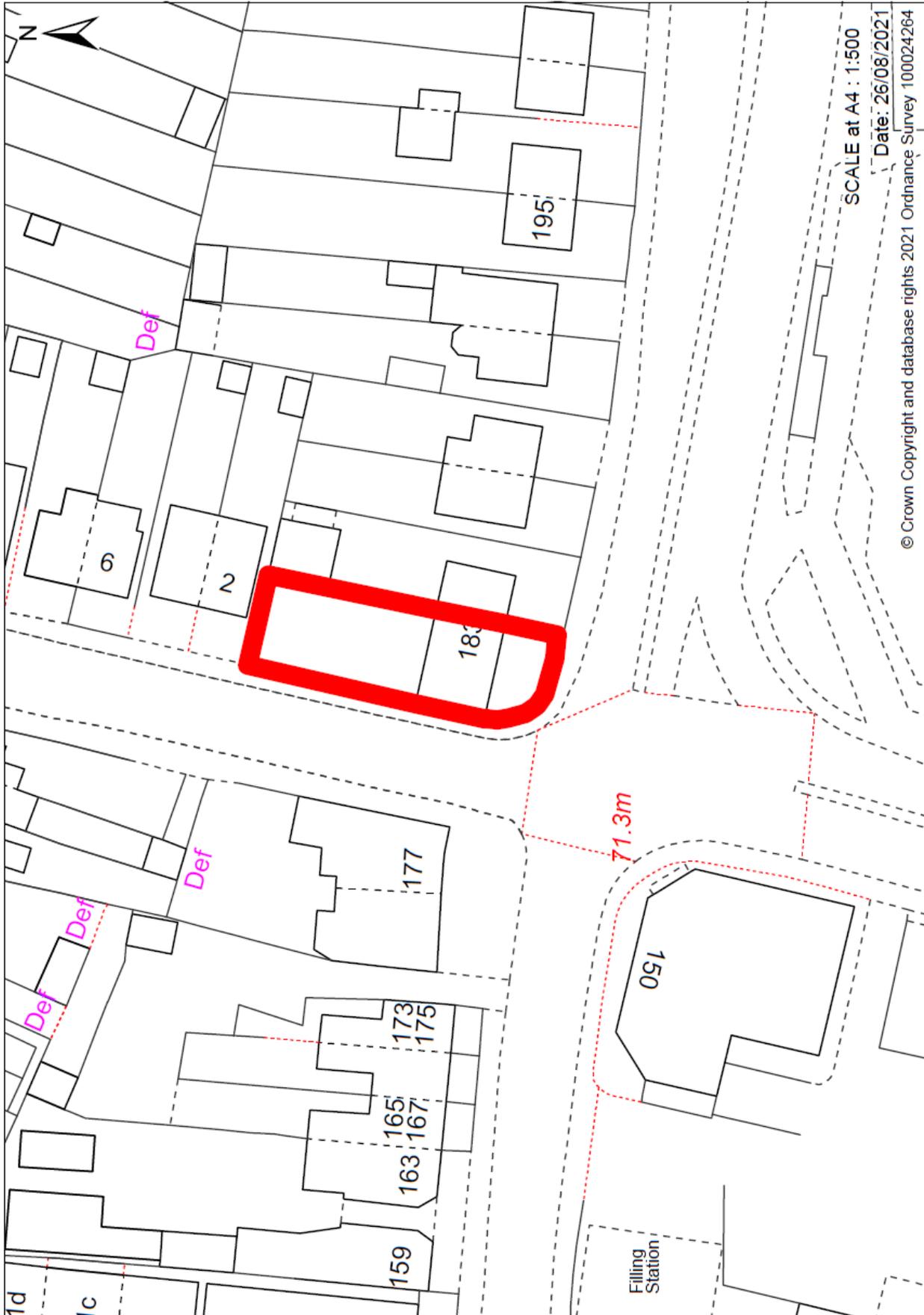
development as required by Policy NE8 of the Rushmoor Local Plan.

B. It is recommended that the Solicitor to the Council be authorised to issue an **ENFORCEMENT** notice with regard to the unauthorised storage of tyres and fitting of tyre racks within the rear parking area at 183 Ash Road for the reasons that (i) the unauthorised development is unacceptable due to the impact on visual amenity and loss of on site parking spaces to the detriment of the amenities of the occupiers of nearby residential properties by reason of increased noise and disturbance and is thereby contrary to Policy DE1 and DE10 of the Rushmoor Local Plan (2019), with 3 months as the period for compliance.

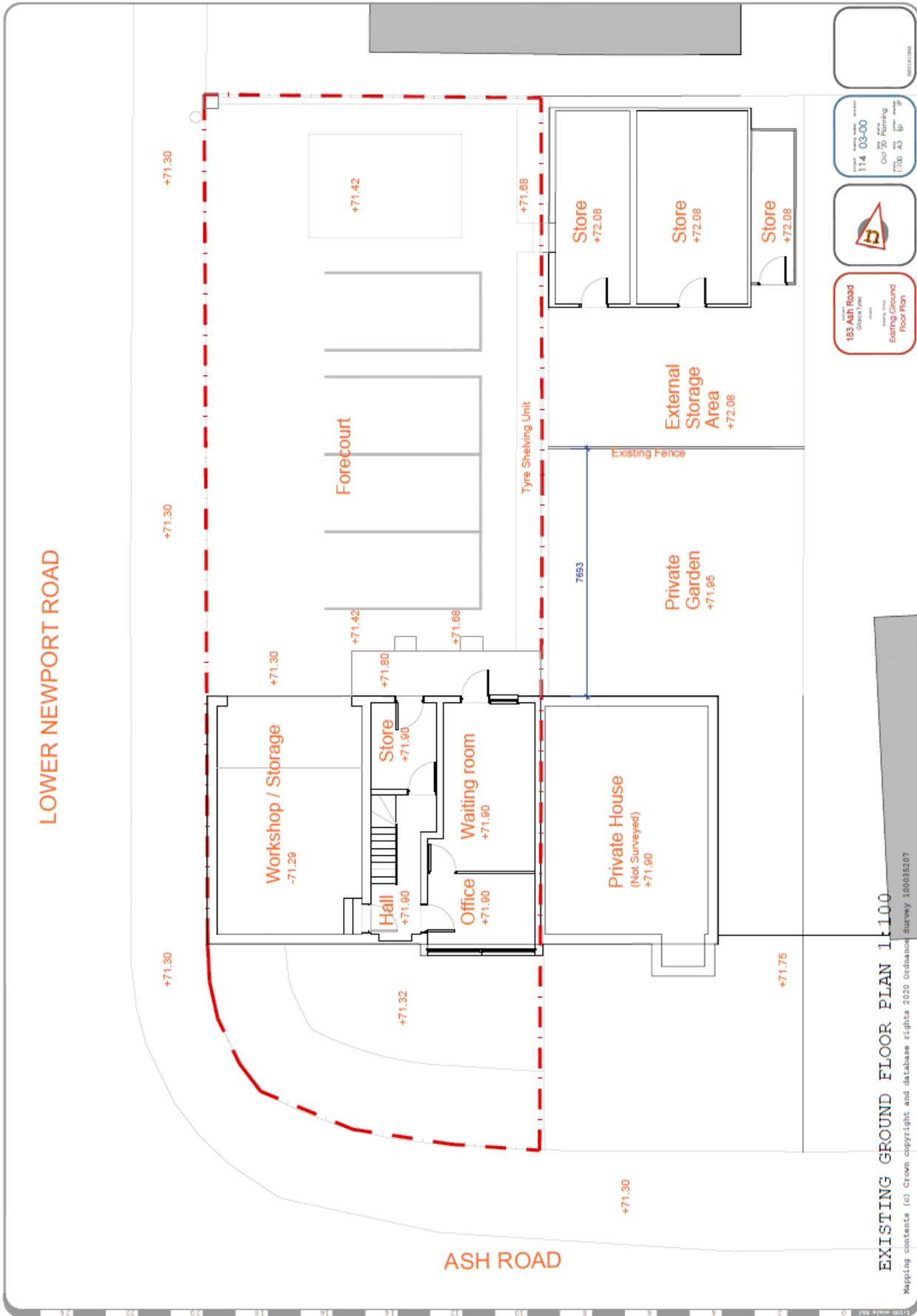
Informatives

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

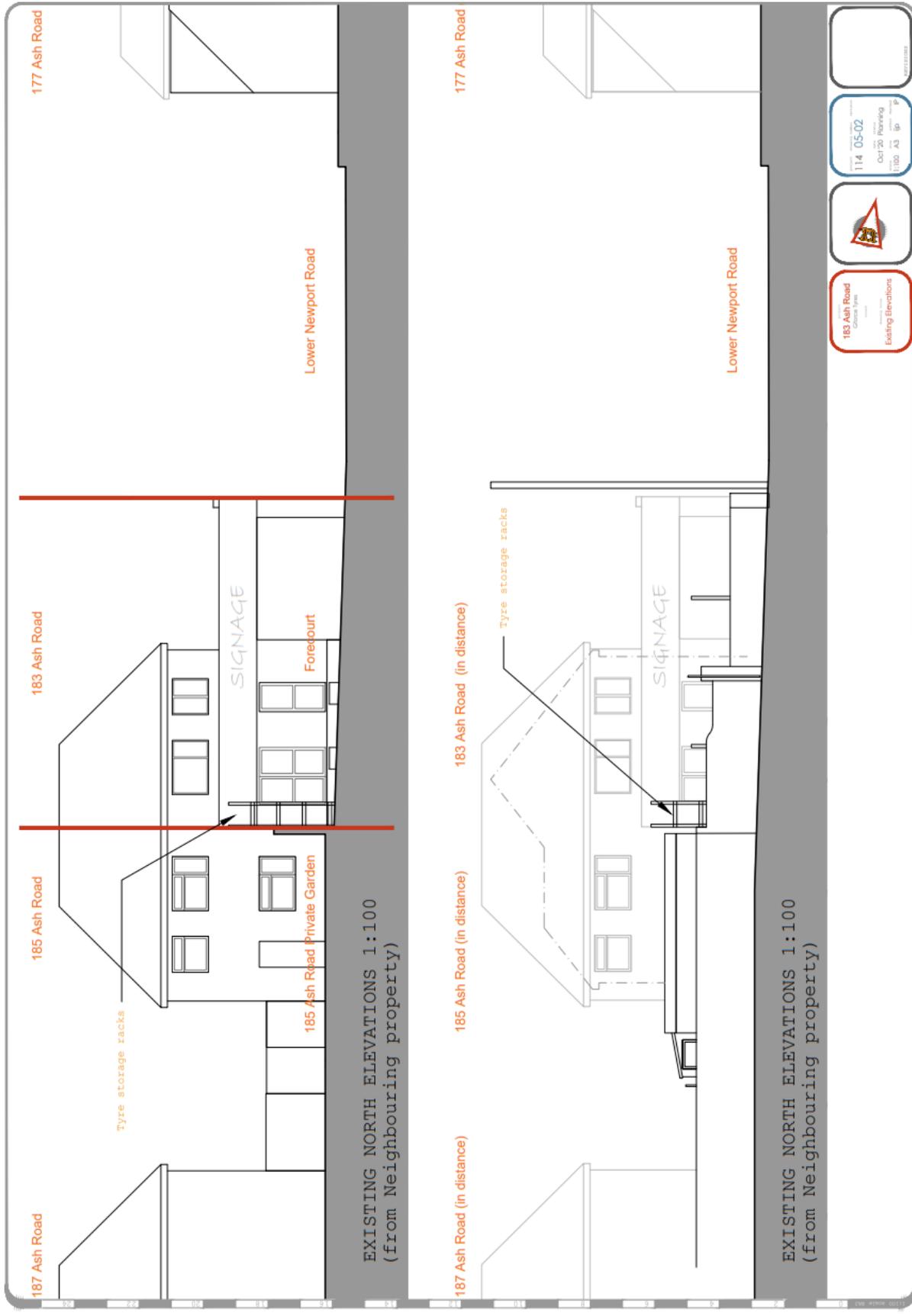
Location Plan



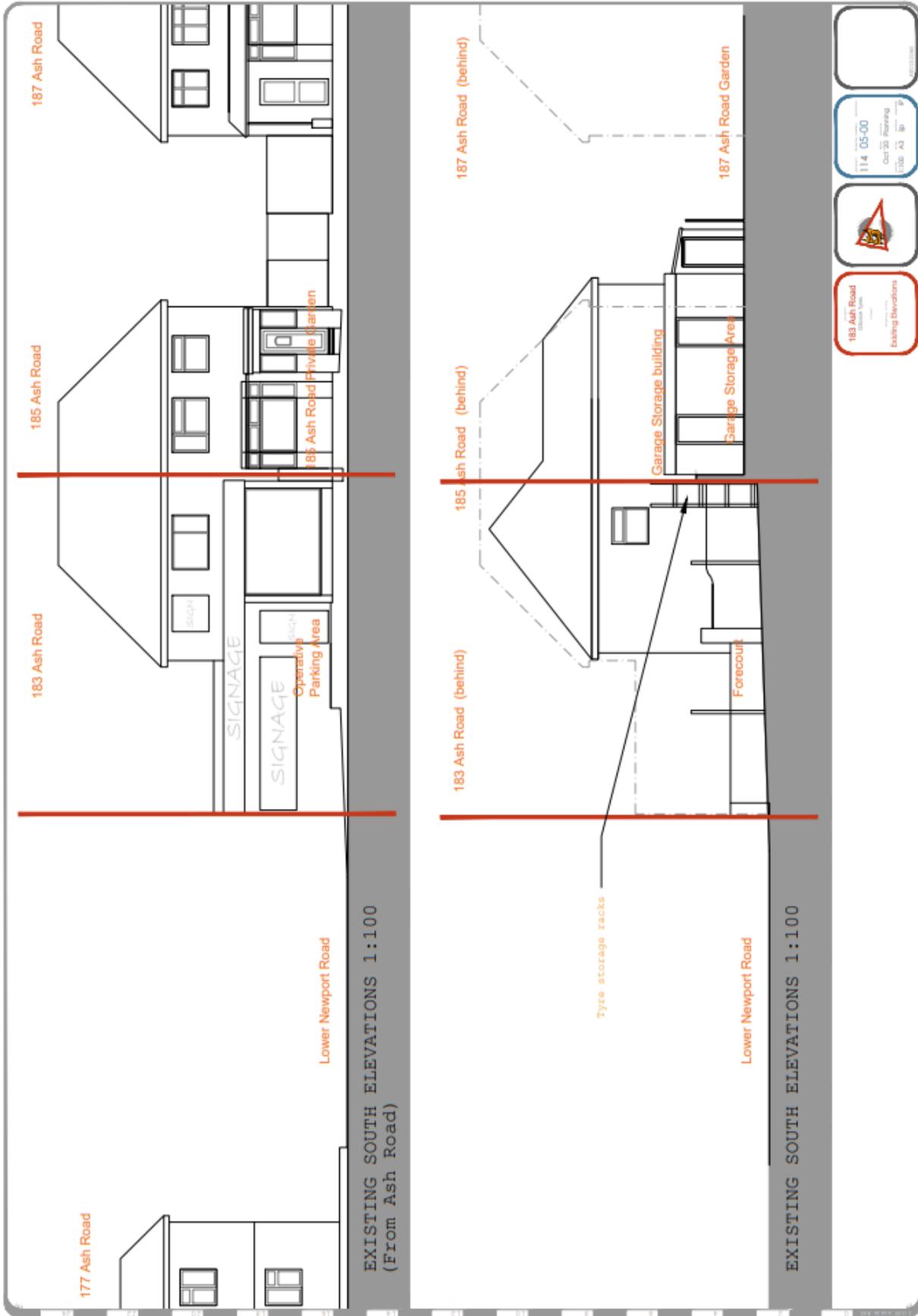
Existing Site Layout



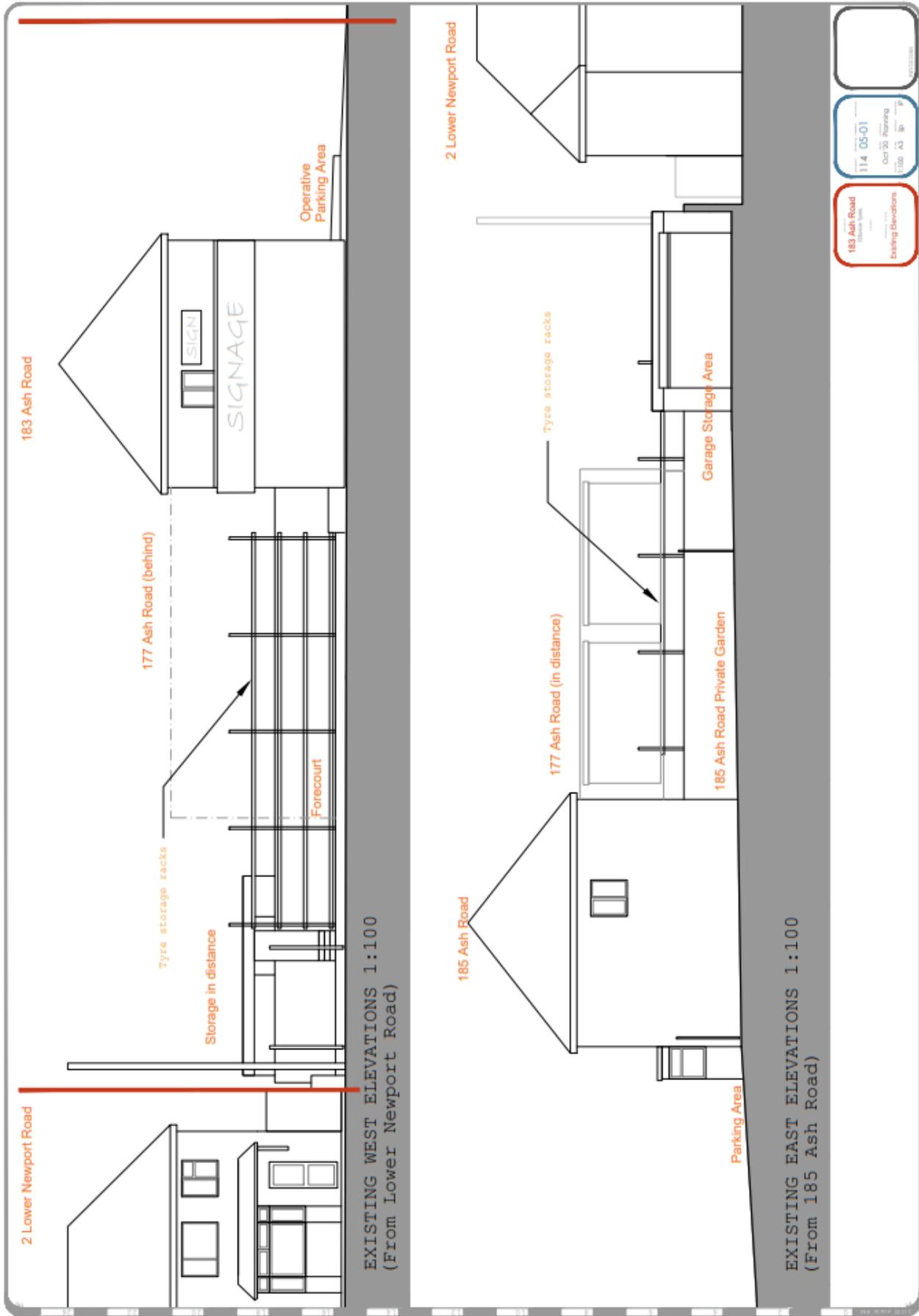
Existing Elevations - North



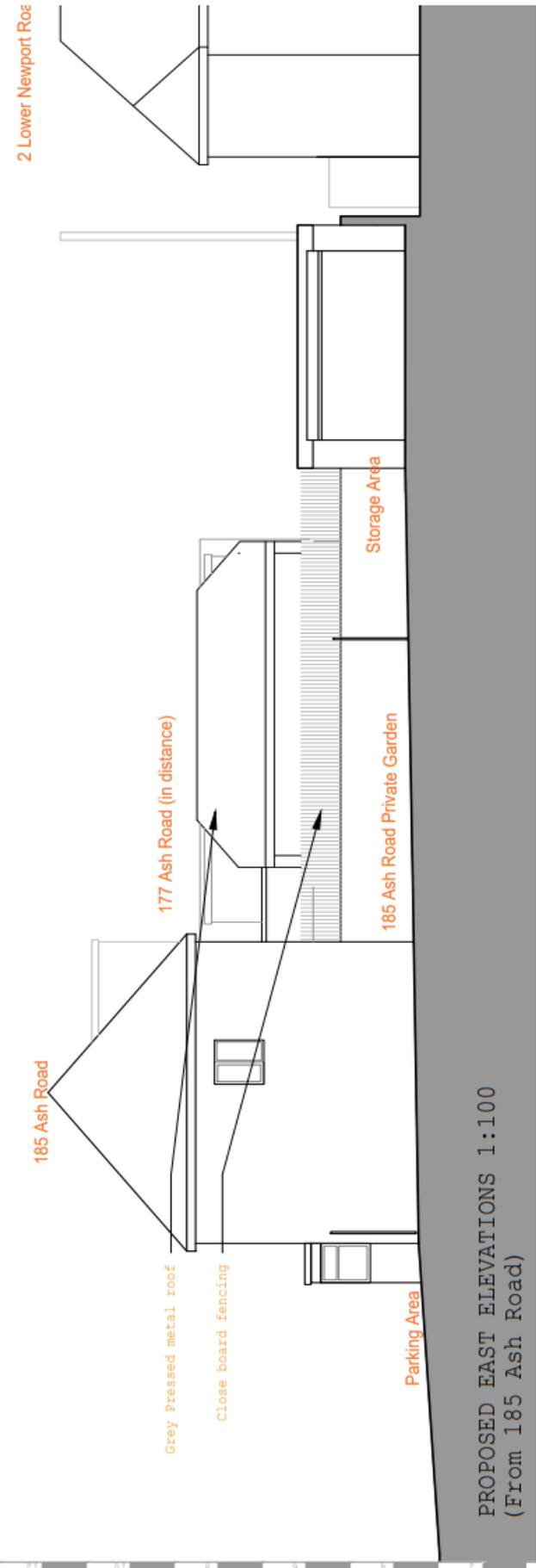
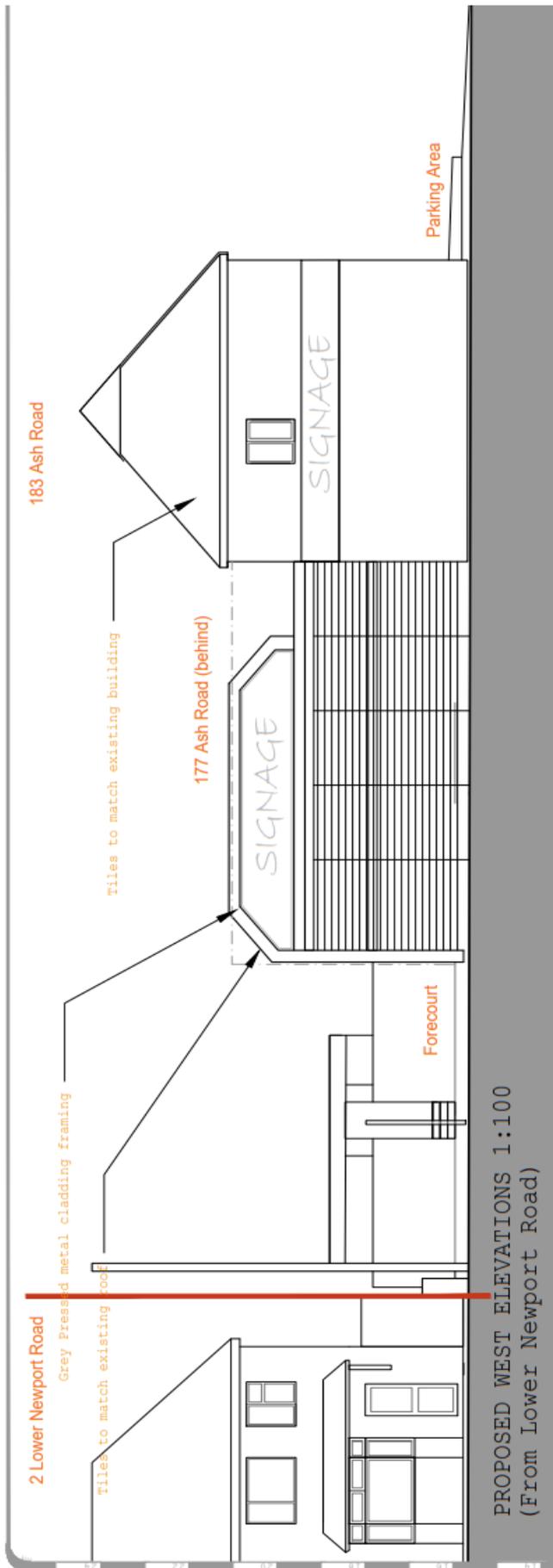
Existing Elevations – South



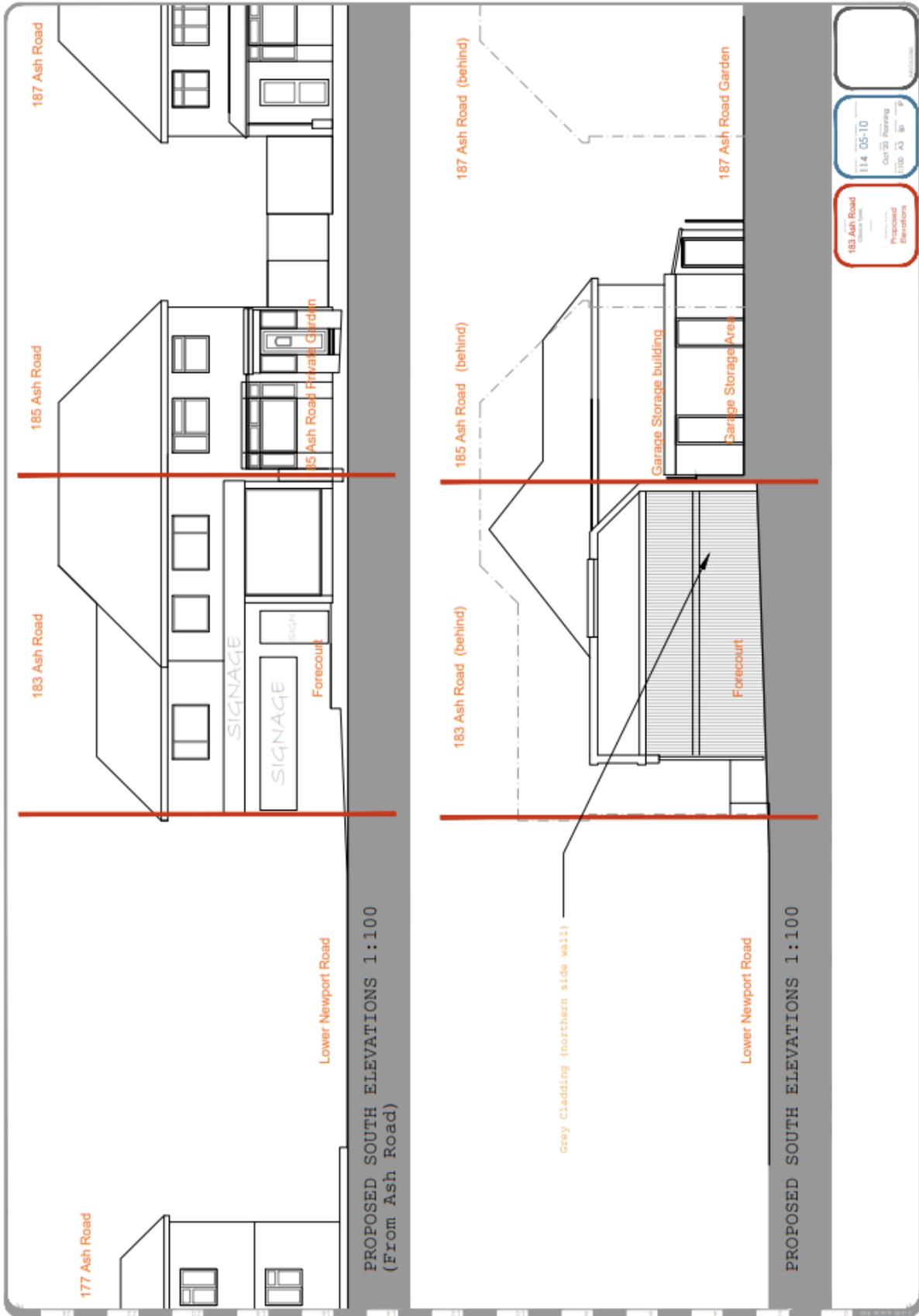
Existing Elevations – West and East



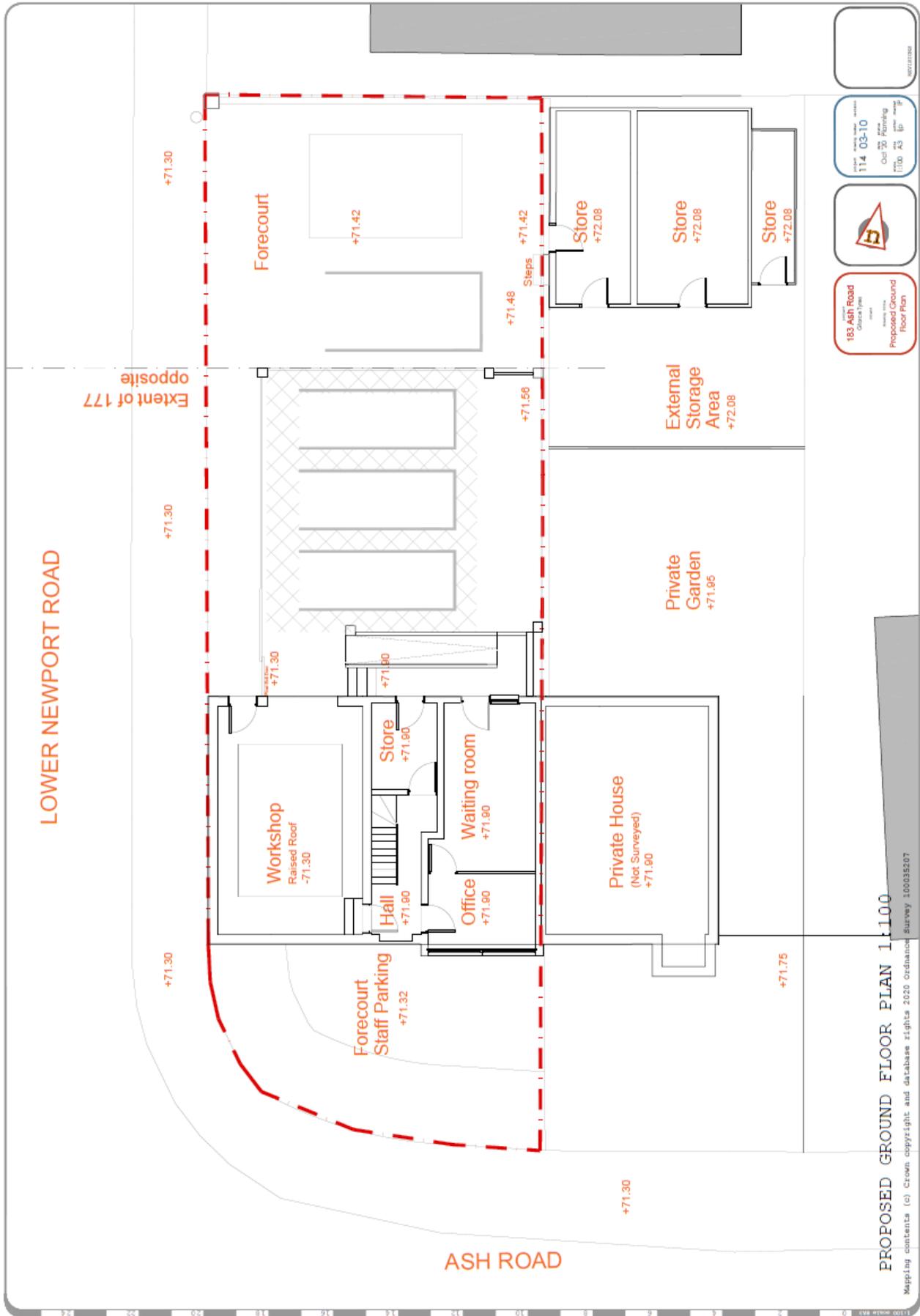
Proposed Elevations – West and East



Proposed Elevations – South



Proposed Floorplan – Ground Floor Plan



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The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	Louise Davies
Application No.	21/00487/FULPP
Date Valid	15th July 2021
Expiry date of consultations	9 th August 2021
Proposal	Retrospective change of use of part of land to rear of no.185 Ash Road from residential amenity space (C3) to tyre storage (B2) in connection with No. 183 Ash Road, and the proposed erection of single storey building for the storage of tyres and provision of staff facilities (kitchen with w/c)
Address	185 Ash Road, Aldershot
Ward	Aldershot Park
Applicant	Ahmad Chishti
Agent	Charlie Minty
Recommendation	REFUSE

Description

This application forms one of two being considered at this meeting for development on and adjacent to the G Force Tyres Site at 183 Ash Road, Aldershot.

This application is for the retrospective change of use of part of the land to rear of no.185 Ash Road from residential amenity space (C3) to tyre storage (B2) in connection with No. 183 Ash Road (G Force Tyres) and the proposed erection of single storey building for the storage of tyres and provision of staff facilities (kitchen with w/c).

No. 185 Ash Road is an (occupied) 3 bedroom semi-detached residential property on the north side of Ash Road. The property has off road parking to the property frontage, and a private rear garden. The rear garden is entered through a 2m high wooden gate to the side of the property from Ash Road.

The rear garden affords a patio area to the rear of the property, with a pathway to the rear of the garden from an area of hardstanding to the side of the property, with the remainder laid to lawn. A 1.8m high close board fence has recently been erected across the width of the garden approximately 9.2m from the rear of the property, separating the rear garden in two, with the

rear section of the garden which includes an outbuilding no longer accessible to the residential property. Previously, the whole of the rear garden including the outbuilding was domestic garden space (as noted at a site visit in January 2019).

This newly fenced area and outbuilding to the rear is currently being used to store tyres, and is now entered through a small doorway in the side wall of the outbuilding in the west elevation, from the forecourt of 183 Ash Road (G Force Tyres) only. This storage use is unauthorised, as the lawful planning use of the outbuilding is in connection with, and ancillary to, the domestic (C3) use of the residential property at 185 Ash Road.

This application seeks to regularise this unauthorised change in the planning use class of the rear garden land of 185 Ash Road, by changing the land from residential (C3) to tyre storage (B2) for use in connection with the current business use at 183 Ash Road. This rear section of the garden would continue to be separated from the dwelling house by a fence.

This application also seeks to demolish the existing domestic outbuilding to the rear of 185 Ash Road and erect a new purpose-built tyre storage facility comprising a tyre storage area with a small kitchen and toilet facilities for staff. This facility would be entered directly from Lower Newport Road via the forecourt of G Force Tyres, with three full length shutter doors being installed in the west elevation to facilitate the loading and removal of tyres, with a further pedestrian exit to the south elevation, which is shown opening into the rear garden of 185 Ash Road, and marked as 'means of escape' only.

The existing domestic outbuilding measures 2.5m high by 6m deep and 6 m wide and is a white painted brick with flat roof. There is also a small wooden lean-to shed measuring approx. 1.2m deep by 4.4m wide erected to the eastern side of the outbuilding which has a wooden door to the front. These are domestic in appearance and have provided ancillary storage and workshop space to the residential property. Following a site visit in August 2021, it is noted that both these structures are now filled with tyres in connection with G Force Tyres. This use has changed since the previous site visit in January 2019.

The submitted plans for the proposed storage facility following demolition of the existing outbuilding, show a larger building in footprint and height, measuring 4.2m high by 9.6m wide and 7.9m deep, built in the rear garden of 185 Ash Road. The external elevations of the building would sit along the boundary to the surrounding residential properties at 187 Ash Road and 2 Lower Newport Road, with a new access to the facility across the forecourt of 183 Ash Road. The proposed roofing material is tile to match the roof of 185 Ash Road, and the walls constructed from block, painted white.

Planning records for this property show that an Enforcement Notice in respect of a Material Change of Use was issued on 31 March 1989, relating to the outbuildings to the rear of the garden regarding 'unauthorised material change of use of domestic garage to use of garage for commercial purposes not ancillary to the residential use of the premises'. The notice required the cessation of this use. The reasons for the service of this notice were given as;

"(i) this use is unacceptable because it is likely to cause noise and disturbance to occupiers of nearby residential properties, and (ii) this use represents an over-intensification and expansion of the business carried on at No. 183 Ash Road which itself is a non-conforming use in a residential area, to the detriment of the amenities of the occupiers of nearby residential properties"

No further planning history is recorded for this property.

It is noted that whilst the supporting documentation submitted on behalf of the applicant states that pre-application advice has been sought on this proposal, there is no record of any formal pre-application enquiry being sought from the Planning Department in relation to this proposed development, although informal officer comments via email were provided to the applicant in response to a direct email to the officer seeking views. The reply sent on 2 March 2021 stated “...Whilst I appreciate your need to provide a covered area to facilitate working within this rear service area, I am of the opinion that the proposals currently presented are too large for this plot and would represent an over development of this small site. The surrounding area is predominately residential and whilst I appreciate the site has been in use for a number of years, any proposal must be sympathetic to the existing surrounding uses. This issue was considered in detail when your previous application was submitted, and if you recall the maximum height that was granted permission was 4m.

Regarding the part-conversion of the rear garden of the adjoining residential property to form part of the commercial site, I consider that this would require planning permission and in my opinion the loss of the residential garden and intensification of the commercial use may not be encouraged.”

No further advice, either formally or informally was subsequently sought prior this this application being submitted.

Consultee Responses

HCC Highways Development Planning	The Highway Authority raise no objection to the proposed change of use residential amenity space to tyre storage as there is no change to vehicle access.
Hampshire Fire & Rescue Service	No objection raised and response provides generic fire safety comments and advice.
Environmental Health	No objections.
Planning Policy	Application does not demonstrate conformity to the policies within the Rushmoor Local Plan and SPDs.

Neighbours notified

In addition to posting a site notice, 22 individual letters of notification were sent, including all properties located adjoining or opposite the application site.

Neighbour comments

At the time of writing, representations raising the following concerns have been received;

- loss of trees
- noise and disturbance
- overlooking
- loss of privacy
- smell

- property value affected
- this is a residential area, and this property (185 Ash Road) is a house occupied by a family
- concerns regarding fire safety and fire risk to the surrounding residential properties due to the storage of tyres
- location of this business is not ideal and not in the public interest to allow it to expand
- no fire prevention measures indicated
- over development of the site.

Policy and determining issues

The site is within the defined urban area of Aldershot.

Section 38(6) of the *Town and Country Planning Act 1990* (as amended) requires regard to be had to the provisions of the development plan in the determination of planning applications. The *Rushmoor Local Plan* was formerly adopted by the Council on 21st February 2019. In addition to the *Rushmoor Local Plan*, the development plan for Rushmoor includes the *Hampshire Minerals and Waste Plan* (adopted in October 2013) and saved Policy NRM6 of the *South East Plan* (adopted in May 2009).

The following policies of the Rushmoor Local Plan are of particular relevance to this proposal:

SS1 (Presumption in Favour of Sustainable Development)
 DE1 (Design in the Built Environment)
 DE3 (Residential Amenity Space Standards)
 DE10 (Pollution)
 DE11 (Development on Residential Gardens)
 NE8 Sustainable Drainage Systems

The *National Planning Policy Framework (NPPF)*, which was revised and came into force on 19th February 2019, and The Department for Communities and Local Government's Technical Housing Standards (2015) are material considerations.

The proposals have been assessed against the policy framework outlined above and all other relevant material considerations. The main determining issues in the assessment of the proposals are:

1. The principle of development;
2. Visual impact upon character & appearance of the area,
3. Impact upon neighbours;
4. Highways considerations;
5. Flood risk & drainage; and
6. Change of Use of Residential Amenity Space

Commentary

1. Principle

The site falls within the defined urban area of Aldershot. The site is not in a Conservation Area nor adjoins one. There are no Listed Buildings in the immediate vicinity of the site. This site is not within a Strategic or Locally Important employment site as set out within Policies PC1, PC2 and PC3 of the local plan. It is within an area characterised as residential

and forms part of the rear garden of a residential property at 185 Ash Road. It is noted that the adjacent established land use (that this proposal will be associated with) is G Force Tyres at 183 Ash Road. Whilst the principle of development in this location is acceptable, particular consideration must be given to the proposed loss of the residential garden, change of use of land to a B2 use the subsequent intensification of use as tyre storage, erection of an industrial building and the amalgamation with the adjoining land use at G Force Tyres.

2. Loss of Residential Garden and Change of Use to Tyre Storage

In considering the proposal for the change of use of the land to the rear of 185 Ash Road from C3 (Residential) to B2 (Industrial) to facilitate tyre storage on the land, the impact of the loss of this land as residential garden land and the introduction of an industrial use within a residential area that will directly bound neighbouring residential gardens and be in proximity to existing residential properties must be carefully considered. Whilst there are no longer policies that restrict the loss of garden land in principle within the local plan, consideration must be given to the impact the proposed use will have on this area, and the suitability of such a land use. The increase in intensity of use of the land for storage of tyres that will be in regular and constant use in connection with G Force tyres is considered incompatible with the residential use of this area, and would create unacceptable noise and disturbance to the detriment of occupiers of nearby residential properties. It is noted that the closest property to the proposal is 1.2m away, with the furthest being 9m away.

3. Visual Impact of proposed Tyre Storage Facility

It is Government planning guidance that, in assessing impact of proposed development upon the character and appearance of an area, this should be considered in the light of the impact upon the area as a whole.

In general, the character and appearance of the immediate area surrounding the site is residential, with the majority of the other surrounding buildings being two storey dwelling houses. The application site is located to the rear of a residential property located off Ash Road, close to the junction with Ash Road and Lower Newport Road. The proposed development would also be viewed from the adjoining Lower Newport Road, as a new entrance opening into the forecourt of 183 Ash Road would be created to enable delivery and storage of tyres to the building.

At present, the existing ancillary outbuilding to the rear of 185 Ash Road is not easily viewed from the surrounding roads or from Lower Newport Road which has the most open view to the site, due to the high boundary wall between 183 and 185 Ash Road which forms the boundary of the forecourt to G Force Tyres. The proposed industrial tyre storage facility will alter the views into this site, as the proposed building will open directly on to the boundary with 185 Ash Road, and therefore to Lower Newport Road. It has an industrial design to facilitate the proposed use, with three roller shutter doors running the full height of the western elevation of the proposed building. It will sit directly on the boundary with the residential property at 2 Lower Newport Road. The height of the building when viewed from the curtilage of No.2 Lower Newport Road would be 4.2m, with 1.2m separating this residential property from the proposal.

Due to the height and orientation of the properties along Ash Road, Nos 183 and 185 Ash Road will screen the building when viewing in a northly direction from Ash Road, although

limited views will be afforded when looking between, for example Nos.185 and 187 Ash Road.

It is considered that the proposed increase in height from the currently existing outbuilding measuring 2.5m to the proposed industrial storage building's height of 4.2m; the creation of a new entrance from Lower Newport Road across the forecourt of 183 Ash Road and the introduction of direct views of the industrial building and of an elevation consisting of three industrial style shutter doors serving the facility would materially and harmfully affect the visual character and appearance of this residential area. It is therefore considered that the proposal is not acceptable in visual terms when viewed from Lower Newport Road.

4. Impact on Neighbours

It is considered that, due to the nature of the proposed use and the degree of separation of the proposed development from all surrounding neighbours, there would be material and harmful physical impacts arising from the proposals.

In assessing the impact of the proposed change of use of part of land to the rear of 185 Ash Road from C3 (Residential) to B2 (Storage), it is considered that the introduction of an industrial use within a residential area that will directly bound neighbouring residential gardens would create unacceptable noise and disturbance to the detriment of occupiers of nearby residential properties. The facility will be in constant use. It is noted that the closest property to the proposal is 1.2m away, with the furthest being 9m away.

In considering the impact of the proposed structure on the occupiers of the property at 185 Ash Road, the identified private garden space measures 9m from the rear of the property to the wall of the proposed structure. Whilst this provides approx. 72 sqm of private garden space which is a reasonable size, it must be considered whether this is private, useable and a good quality for occupiers to enjoy. The proposal shows a direct pedestrian access from and to the private rear garden of 185 Ash Road into the tyre storage facility and noted as being a 'means of escape'. It is considered that this could lead to a considerable loss of privacy for the occupiers of 185 Ash Road and is therefore not considered acceptable. It is further considered that there will be a significant visual and noise impact to the occupiers of 185 Ash Road from the use and operation of the tyre storage facility.

To no. 187 Ash Road, there will be limited impact of loss of light into the rear of the property as the proposal will sit to the north of no. 187. However, it is considered that there will be a significant visual and noise impact as the proposal will be directly visible from the rear of 187 Ash Road at ground and first floor level, as the gardens have with a low (approx. 1m high) brick built wall forming the boundary between them, and open views across the gardens is afforded. Furthermore, the degree of separation from the rear wall of 187 Ash Road and the proposed building will be 7m.

To no. 2 Lower Newport Road, the side elevation of the proposal will be visible from the rear garden of the property. One window at first floor level will look towards the development. The proposal does not have any windows to the north elevation and there will not be any overlooking to No. 2 Lower Newport Road, however it is considered that there will be visual and noise impact in particular from the rear garden.

It is considered that the proposal would have a detrimental impact upon the amenity and outlook of the nearby residents and upon the general character and visual amenity of the area and is therefore contrary to Policy DE1 and DE10 of the Rushmoor Local Plan.

5. Highways Considerations

The adopted Car and Cycle Parking Standards require 1 space per 45 sqm of proposed floorspace. This proposal will create 75 sqm of floorspace and therefore a minimum of one space should be provided. No off-road parking provision has been identified to serve the proposal. This building will be used for the storage of tyres which will be delivered to and collected from the site. No information has been submitted with the application to show how deliveries will be facilitated and it has not been demonstrated how commercial vehicles visiting the site would be able to turn on site leaving in a forward gear, which is considered likely to further impact upon the amenities of residential neighbours in the vicinity and cause traffic congestion due to on road parking on the double yellow lines running the length of the property boundary on Lower Newport Road.

It is considered that insufficient off-road parking provision for deliveries, staff and customers has been identified to serve the proposal. The proposal is therefore contrary to Policy IN2 (Transport) of the adopted Local Plan.

6. Flood Risk & Drainage

The site is located within Flood Zone 1, which is land at the lowest risk of flooding. As a result, the Environment Agency raise no objections as standing advice and no mitigation measures in respect of flood risk are indicated as being necessary.

Local Plan Policy NE8 requires all new buildings and the development of car parking and hard standings to incorporate Sustainable Drainage Systems (SUDS). No information to support this has been included within the application.

It is therefore considered that the requirements of Local Plan Policy NE8 have not been met.

Conclusions

This application has been considered on its merits taking into consideration the likely impact on the surrounding locality. However, it must be noted that a separate application is also under consideration by this committee for land adjacent to this site, and whilst both development proposals are not reliant on each other to progress, the cumulative effect of both developments being implemented must be considered.

This proposal will face onto Lower Newport Road and the front of the building would be used for deliveries and stock purposes from the existing parking/forecourt area of G Force Tyres on Lower Newport Road. Whilst the proposal is wholly within the boundary of 185 Ash Road, and is not reliant on the adjoining development to proceed, it will effectively join these two pieces of land, as it will be dependent on access across the G Force tyres site to facilitate its use, save pedestrian access from 185 Ash Road. It will have a width of 9.2m along this boundary facing Lower Newport Road. If the adjacent development (21/00483/FULPP refers) for a first floor side extension and a single storey rear extension with creation of parking area to frontage of 183 Ash Road is also implemented, it will create a continuation of industrial buildings within the street when viewed from Lower Newport Road. The area directly in front of the proposed tyre storage facility would be the only piece of land within the curtilage that would be free from buildings, and it is described as forecourt on the submitted plans. It is considered that the cumulative effect of both developments would be unacceptable within this small plot, and the intensification of B2 use in a residential area will have a harmful impact on the locality.

Regarding this planning application (21/00487/FULPP), it is considered for the reasons considered in this report that the proposal would have unacceptable visual and highways impacts; give rise to material and harmful planning impacts upon neighbours; would result in an incongruous development that would be a highly visible and obtrusive development within the street scene, inadequately addresses site drainage, does not provide the required number of off-road parking spaces to serve a non-residential B2 use, and the proposed B2 tyre storage use would be likely to give rise to material and undue harmful impacts on the amenities of occupiers of neighbouring residential properties. The proposals are thereby considered unacceptable having regard to Policies SS1, DE1, DE3, DE10, and NE8 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that

A. Planning permission be **REFUSED** for the following reasons:

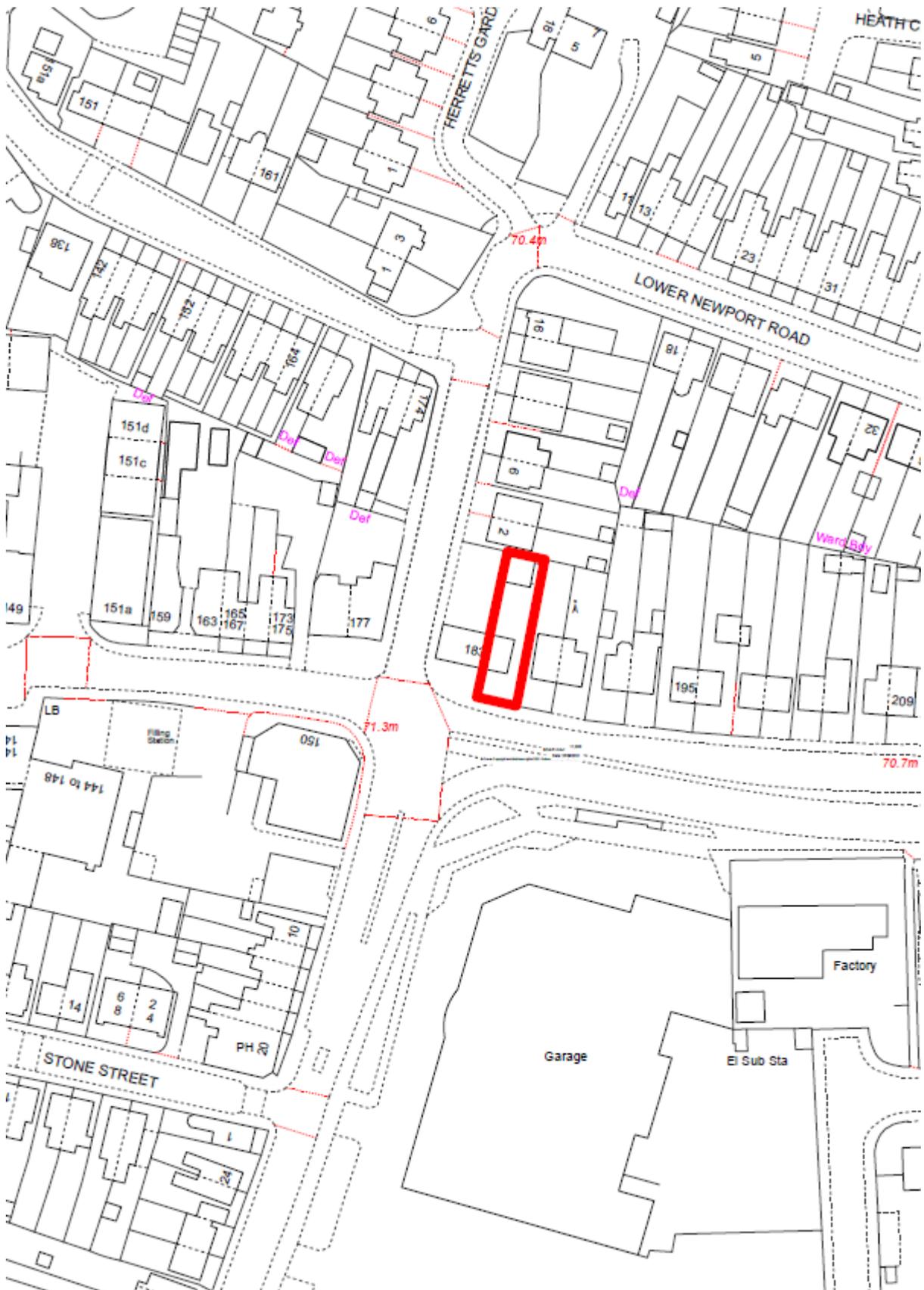
- 1) The proposal development, due to its siting, scale, massing and appearance, would result in highly visible and obtrusive cramped over-development of the site, harmful to and at odds with the character and appearance of this predominantly residential area, contrary to Policies DE1 and DE11 of the Rushmoor Local Plan
- 2) The proposed development, by reason of the resultant bulk and mass of the building alongside the boundary with the adjoining properties to the north, west and east, together with the intensification of tyre fitting and storage uses, would be likely to give rise to material and undue harmful impacts on the living conditions of occupiers of neighbouring residential properties, by reason of poor outlook and loss of visual amenity, and increased noise and disturbance, contrary to Policy DE1, DE3 and DE10 of the Rushmoor Local Plan.
- 3) The development would fail to provide the required number of off-road parking spaces to serve the B2 Use under the adopted Rushmoor Borough Council Parking Standards SPD (2017). The development would therefore be likely to result in conditions harmful to pedestrian and highway safety, contrary to Policy IN2 of the Rushmoor Local Plan.
- 4) The proposals fail to provide details of appropriate surface water drainage for the development as required by Policy NE8 of the Rushmoor Local Plan.

B. It is recommended that the Solicitor to the Council be authorised to issue an **ENFORCEMENT** notice with regard to the unauthorised material change of use of domestic outbuilding to use for commercial purposes at 185 Ash Road for the reasons that (i) the unauthorised development is unacceptable because it constitutes unacceptable loss of residential garden space to a use likely to cause noise and disturbance to the detriment of the amenities of the occupiers of nearby residential properties and is thereby contrary to Policy DE1 and DE10 of the Rushmoor Local Plan (2019) with 3 months as the period for compliance.

Informatives

- 1 **INFORMATIVE** – The Local Planning Authority’s commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.

Location Plan



Existing Site Layout

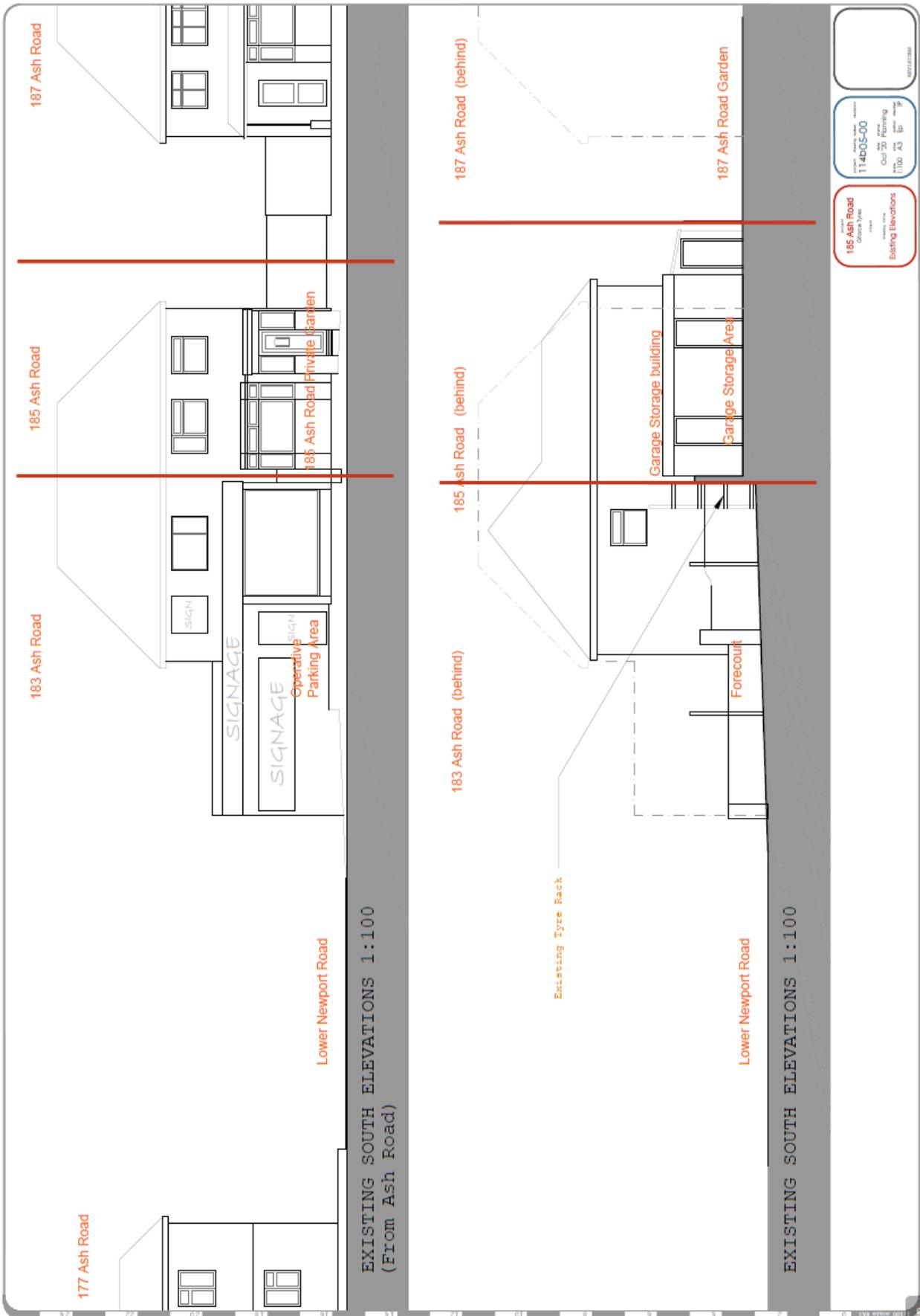


185 Ash Road
 Ordnance Survey
 Site Location Plan
 Block Plan

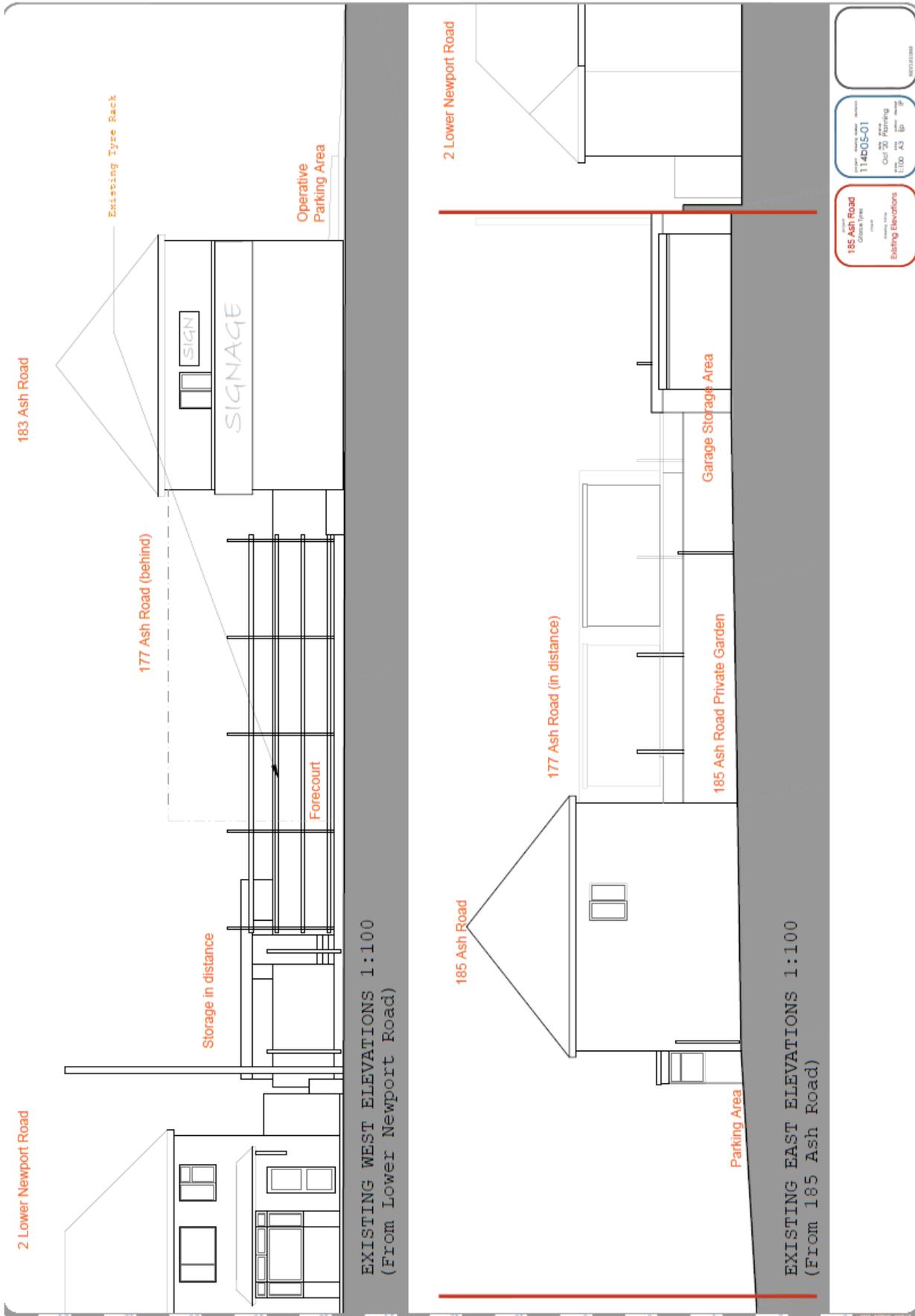
11402-01
 Out 20 Planning
 1250 A3 B1

EXISTING SITE PLAN 1:200
 Mapping contents (c) Crown copyright and database rights 2020 Ordnance Survey 100035207

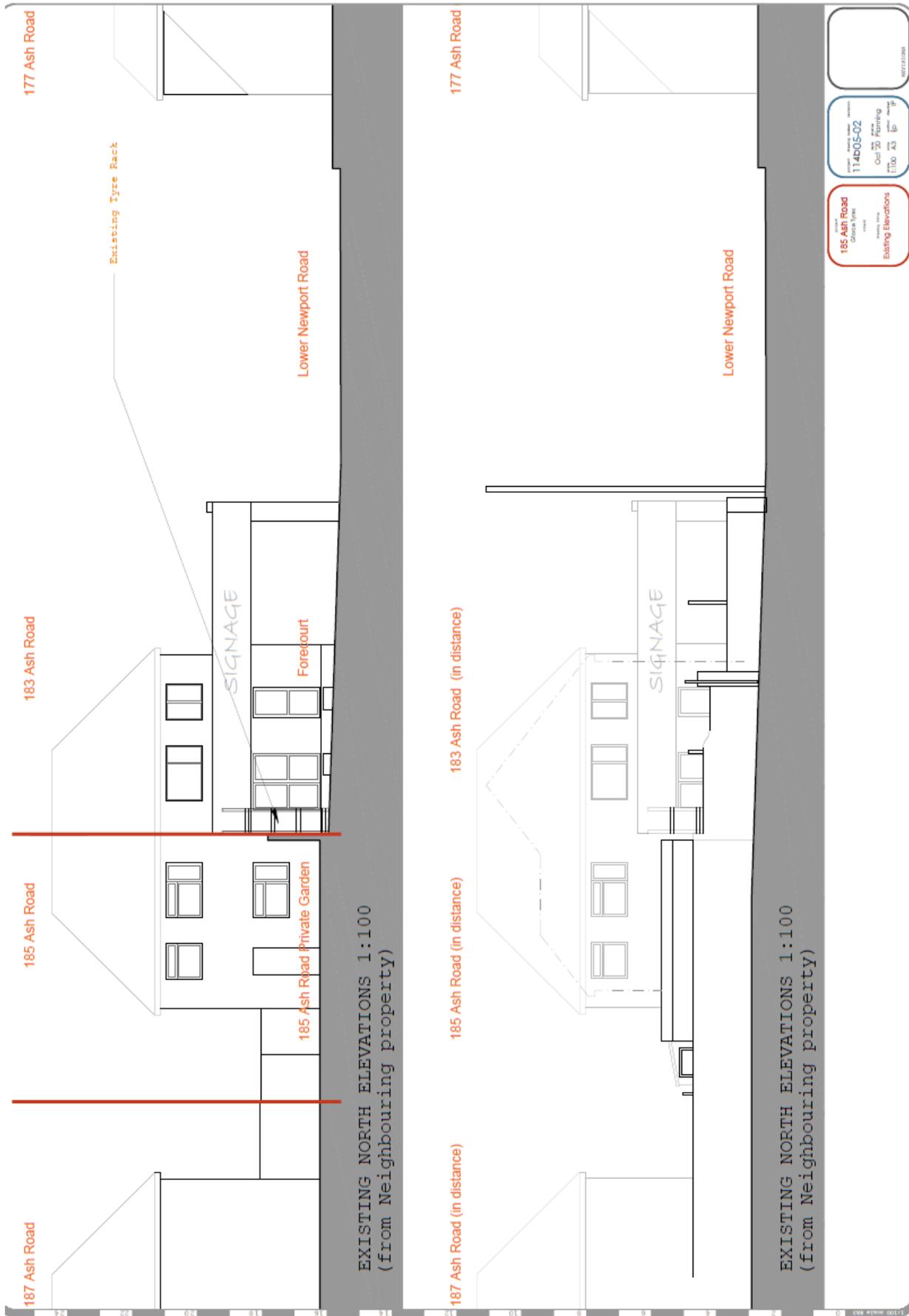
Existing Elevations - South



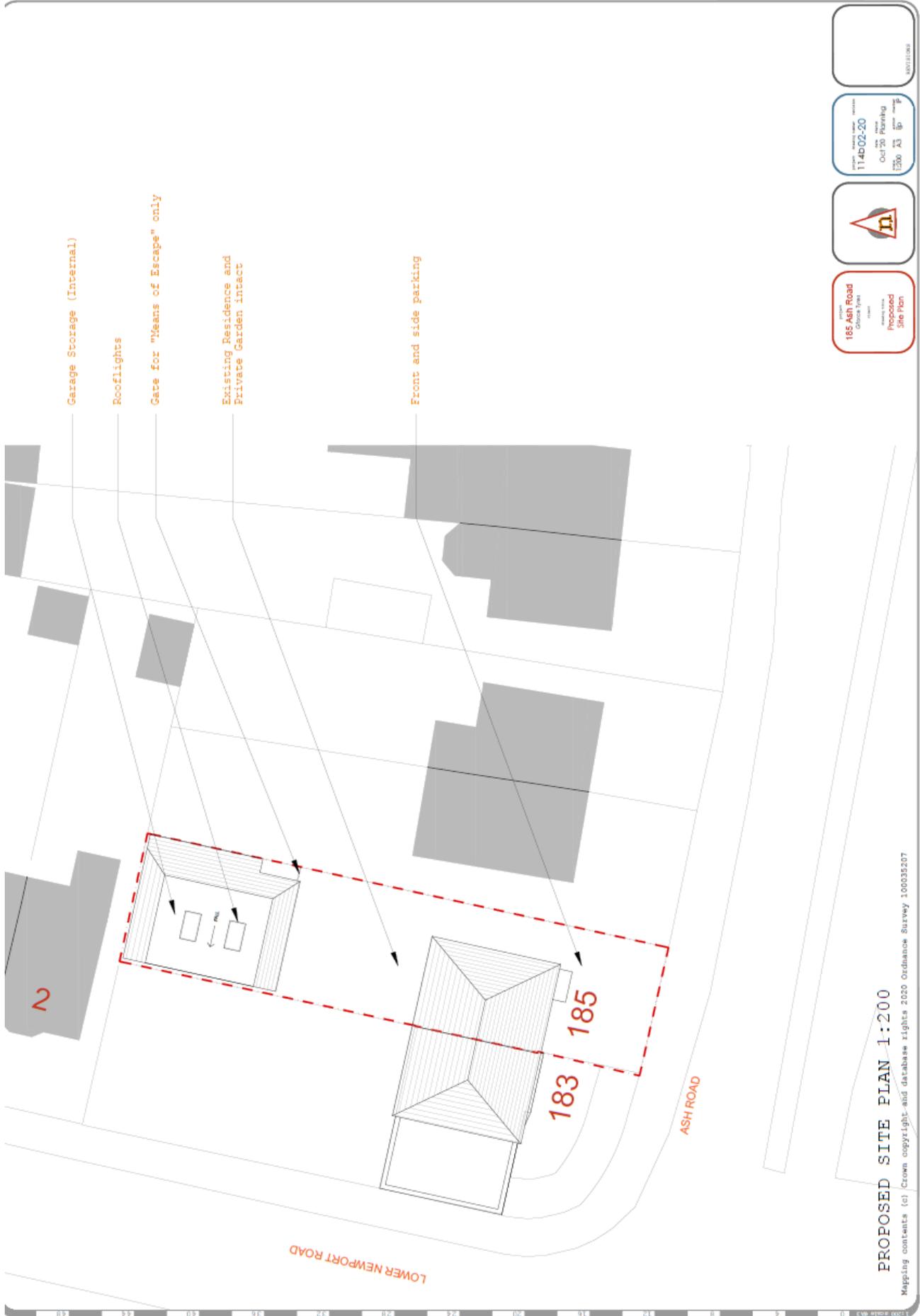
Existing Elevations – West and East



Existing Elevations – North



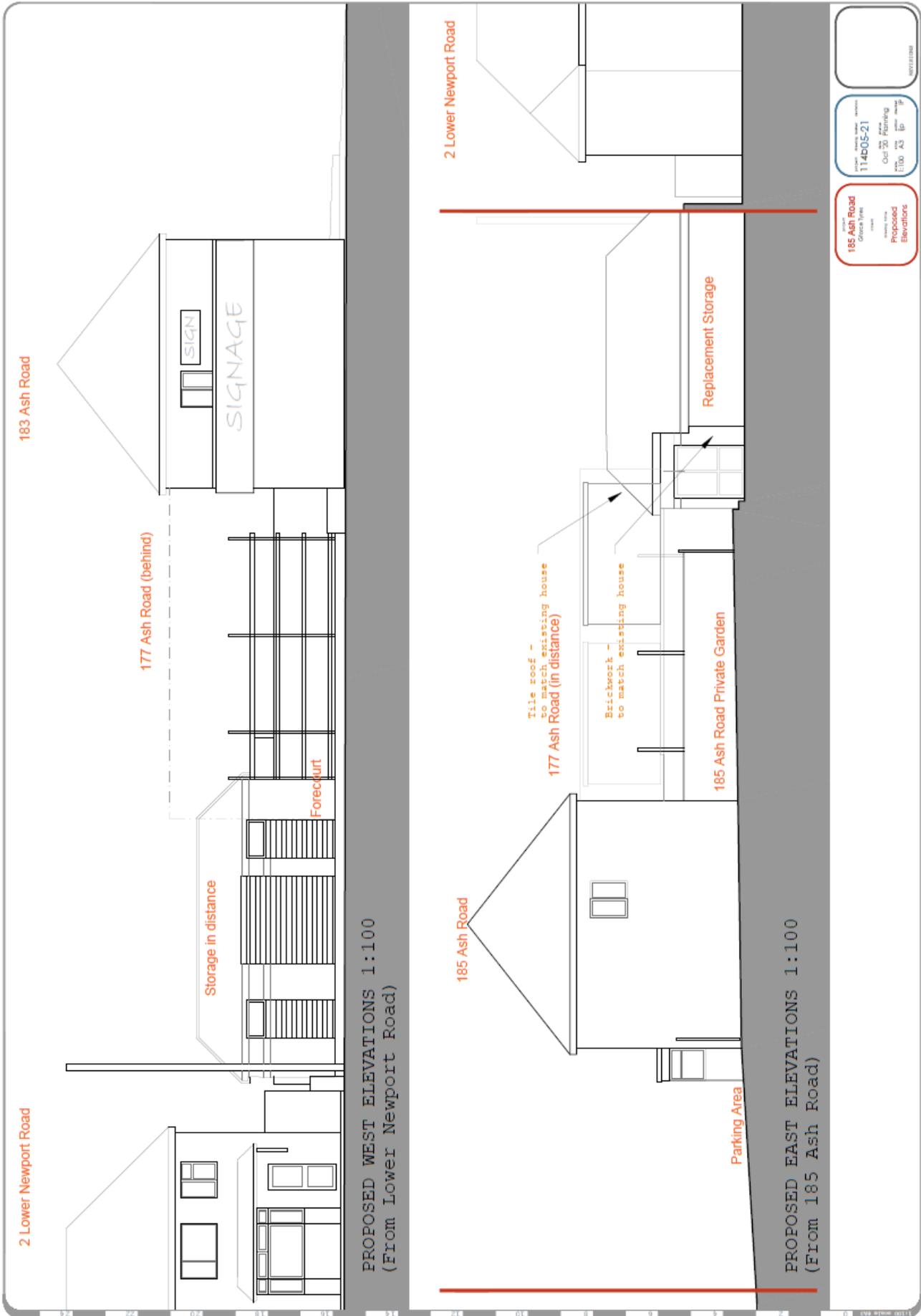
Proposed Site Layout



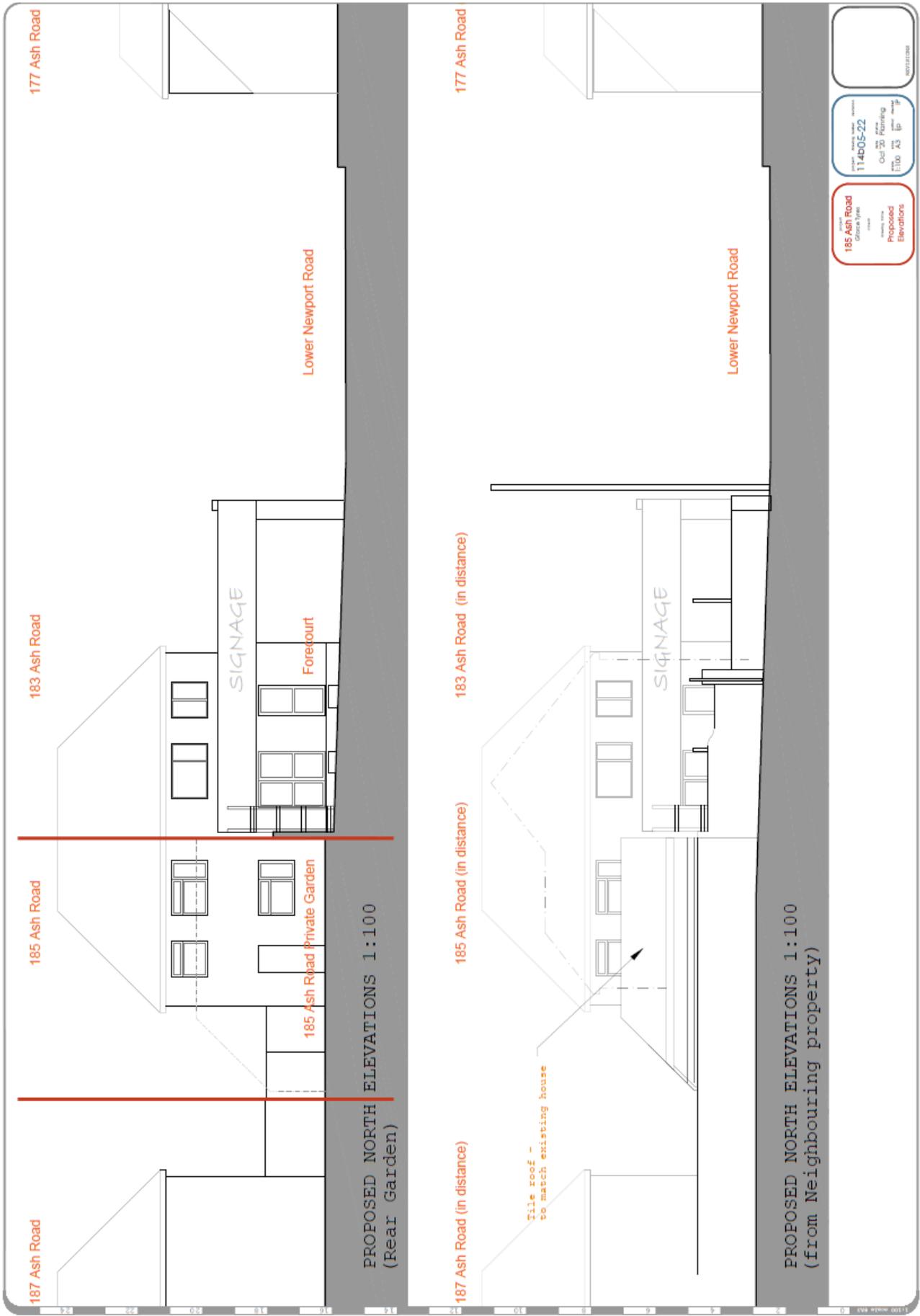
PROPOSED SITE PLAN 1:200

Mapping contents (c) Crown copyright and database rights 2020 Ordnance Survey 100032207

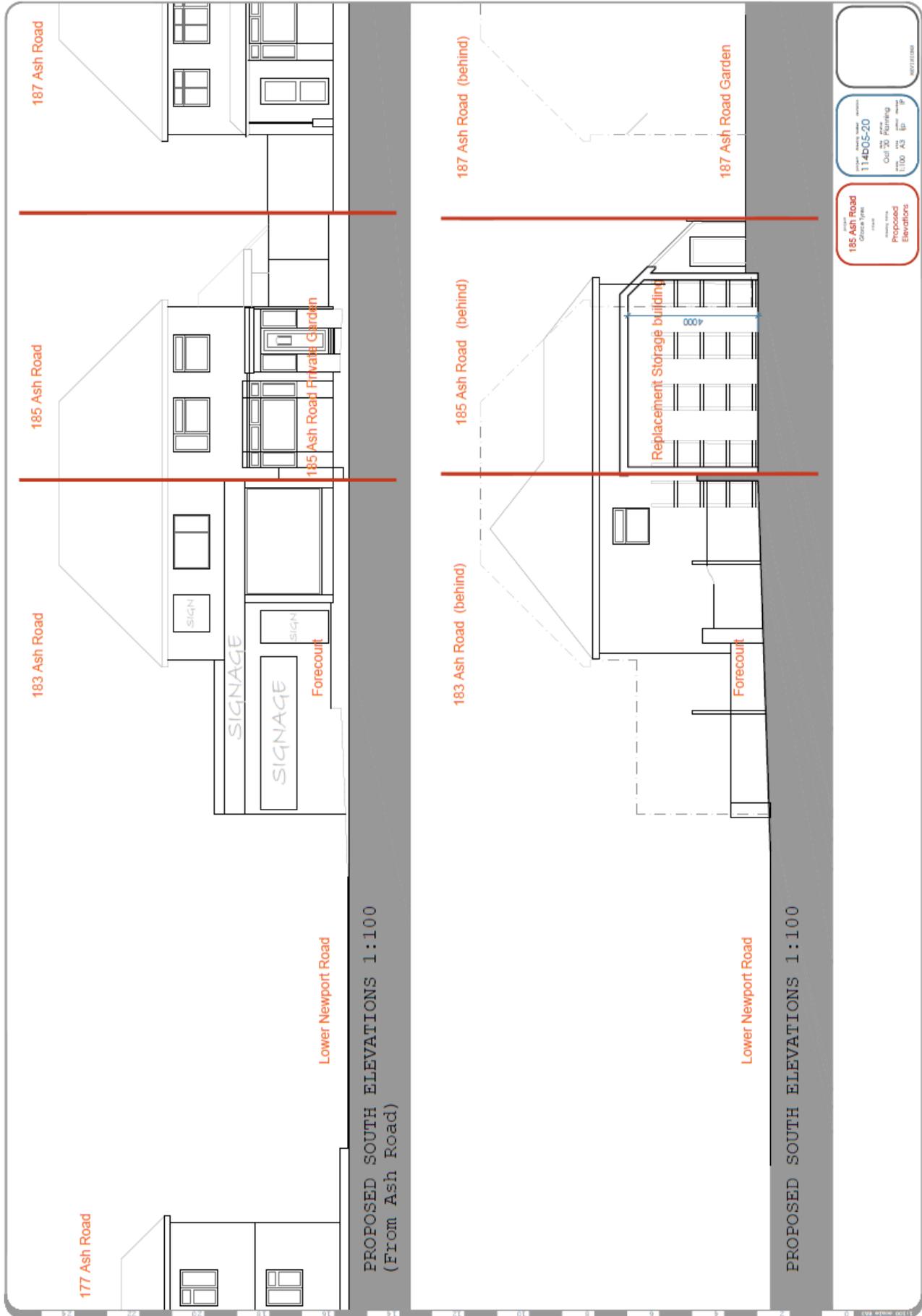
Proposed Elevations – West and East



Proposed Elevations - North



Proposed Elevations - South



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The information, recommendations and advice contained in this report are correct as at the date of preparation, which is more than two weeks in advance of the Committee meeting. Because of these time constraints some reports may have been prepared in advance of the final date given for consultee responses or neighbour comment. Any changes or necessary updates to the report will be made orally at the Committee meeting.

Case Officer	David Stevens
Application No.	21/00683/TEMP
Date Valid	25th August 2021
Expiry date of consultations	16th September 2021
Proposal	Change of use of land for re-location of Aldershot street market bin store and Town Centre Manager equipment store containers to the Cross St. Car Park for a temporary period of 4 years
Address	Cross Street Car Park Cross Street Aldershot
Ward	Wellington
Applicant	Adrian Long, Rushmoor BC Technical Services
Recommendation	GRANT

Description

The Cross Street Car Park is a small Council-owned seven-space pay and display short-stay car park in a corner position at the junction of Cross Street and Upper Union Terrace opposite the service entrance into the Wellington Centre, off Victoria Road. To the rear of the marked parking bays is a triangular-shaped piece of tarmac-surfaced land measuring approximately 4.5 metres wide fronting Cross Street by 16 metres. This triangular area is not marked-out for parking and is partly bounded to the south by hoardings enclosing the boundary of the former No.3 Cross Street (formerly a single-storey hot food take-away) and some adjacent garages. These were both demolished approximately 2 years ago as part of the implementation of the development approved by planning permission 18/00481/FULPP for the adjacent site known as the 'Old Warehouse' Upper Union Terrace, 'Star Yard' and 182-192 Victoria Road. Works in respect of the implementation of this adjoining development are under way and incomplete.

The ticket machine and sign for the Council's Car Park adjoins the north side of the car park.

The proposal is the change of use of land largely within the triangular area to the rear of the parking spaces for the siting of a pair of metal storage containers for a temporary period of four years. Both of the proposed storage containers would be of standard height (2.6 metres) and width (2.4 metres), but of different lengths.

The larger container (Container A) would measure 6.1 metres long and be sited parallel, and close to, the hoardings enclosing the adjoining site to the south. It would also be inset a minimum of 1.3 metres from the Cross Street frontage to allow space clear of the adjacent pavement to open the container doors. This proposed container is to be used to store the bins used by the Aldershot street market, which are currently located at the High Street Multi-Storey Car Park due for demolition and re-development with The Galleries re-development.

The smaller container (Container B) would measure 3.1 metres long and be sited alongside proposed Container A, also with a minimum 1.3 metres inset from the Cross Street pavement. It is proposed that this container be used for the storage of various materials and equipment used by the Town Centre Events Manager, which also needs to be relocated.

The supporting statement submitted with the application indicates that the proposals are a temporary solution to allow time for a more permanent solution to be found to the storage needs of the Council in managing the street market and Town Centre events.

Consultee Responses

Environmental Health Comments awaited.

Neighbours notified

In addition to posting a site notice and press advertisement, 45 individual letters of notification were sent to surrounding properties in Cross Street, Victoria Road (including the Old Warehouse in Star Yard), Union Street, Union Terrace and Upper Union Terrace.

Neighbour comments

At the time of writing this report no comments have been received. However the neighbour notification period extends until 16 September 2021. Any comments that are received will be reported to the Committee at the meeting.

Policy and determining issues

The site is within the town centre area of Aldershot and near, but outside, the boundary of the Aldershot West Conservation Area. Policies SS2 (Spatial Strategy), SP1 (Aldershot Town Centre), DE1 (Design in the Built Environment), IN2 (Transport), HE1 (Heritage) and HE3 (Development within or adjoining a Conservation Area) of the adopted Rushmoor Local Plan (2014-2032) are relevant.

The main determining issues are the visual impact (including impact upon the Aldershot West Conservation Area), impact upon neighbours and highways considerations.

Commentary

1. Visual Impact -

The proposed storage containers are of utilitarian appearance, but would be seen against the backdrop of larger existing buildings. Furthermore, they are being proposed for a temporary period only to enable the continued running of Town Centre functions by the Council. The vicinity has a mixed densely urbanised character typical

of a town centre, with a variety of land uses and buildings of different types, ages, conventional external materials and extensions and alterations. Given that the Council itself is to manage and use the proposed containers it is considered that they and the vicinity would be kept tidy in appearance. As a result the proposed containers would have an acceptable visual appearance provided that this is for a temporary period only, subject to the usual condition requiring their removal and the restoration of the site to its previous condition.

The site is located in proximity to, but not within, the Aldershot West Conservation Area : the east extremity of the Conservation Area is bounded by the south side of Upper Union Terrace to the north of the car parking spaces, then turns at right-angles to run north away from the site towards Union Street along the west side of Cross Street. Although a Conservation Area is a designated Heritage Asset and the Upper Union Terrace roadway is within the Aldershot West Conservation Area, this service road to the rear of other properties fronting Union Street is not a portion of the Conservation Area that is readily visible to the public. It is not considered to make a significant contribution to the visual character and appearance of the area. On this basis it is not considered that the proposed use of nearby land for the siting of storage containers for a temporary period would give rise to significant and permanent harm to the character or appearance of the Conservation Area.

2. Impact on Neighbours –

It is not considered that the proposed use of the land for the storage of storage containers would be likely to have any material and undue impacts upon the amenities of occupiers of neighbouring properties in the vicinity, including residential neighbours. Although there are a number of residential properties in the vicinity, the site is located centrally within the Town Centre where a degree of noise and disturbance would always be expected to arise throughout 'daytime' hours; i.e. between 7.00am and 11.00pm. Set-up for the Aldershot street market is restricted by condition to taking place between 7.00am and 9.00am such that any noise arising from proposed Container A being opened-up and refuse bins being taken to the market site would take place within 'daytime' hours and no earlier than 7.00am on a market day.

The views of the Council's Environmental Health Team have been sought on this issue; however, at the time of writing, their response is awaited. Accordingly an update in respect of this matter will be provided to the Committee at the meeting.

Given the temporary nature of the proposed low-key storage use it is not considered likely that the amenities of neighbours would be materially and unduly affected.

3. Highway Considerations -

It is not considered that the proposed storage containers would give rise to any material impact upon the safety and convenience of highway users. The site is located in similar proximity to the market site as is the case with the existing storage location at the High Street Multi-Storey Car Park.

The proposed storage containers would be sited on the land in such a way as to minimise the extent to which they would compromise the use of the adjoining short-stay public parking spaces. Indeed, it is considered likely that all 7 existing spaces could continue to be used and the ticket machine would also remain available to be

used – perhaps on one of two may be marginally impinged by Container B. It would, however, be a matter for the Council to decide whether or not the car park would continue to be made available for public use or would cease to be made available for a temporary period. Given the small number of spaces involved it is not considered that any material impact on town centre public parking provision would arise.

It is considered that the proposed temporary use would be acceptable in highway terms.

Conclusions –

It is considered that the use of the land at the Cross Street Car Park for a temporary period of 4 years would be acceptable in visual and highways terms, impact upon the character and appearance of the nearby Aldershot West Conservation Area, and impacts upon neighbours in the vicinity. In these respects it is considered that any planning harms that may arise are outweighed by the requirement for the temporary storage facilities in order to enable the Council to continue to facilitate, manage and operate activities to maintain the vitality and viability of Aldershot Town Centre. It is considered that the proposals are acceptable having regard to Policies SS2, SP1, DE1, IN2, HE1 and HE3 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that subject to no new and substantial objections to the proposal being received on or before 16 September 2021 the Head of Planning, in consultation with the Chairman, be authorised to **GRANT** planning permission subject to the following conditions and informatives:-

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before four years from the date of this permission.

Reason - It is considered inappropriate to permit indefinitely a use of land for the siting of a portable building.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: CSCPPA_001; CSCPPA-002; Larger Container Pics; Small Container Pic; Supporting Statement; and Further information concerning proposed events storage.

Reason - To ensure the development is implemented in accordance with the permission granted.

3. No access to the storage containers hereby permitted shall take place for the purposes of the collection or the return of items stored therein between the hours of 11.00pm to 7.00am.

Reason - To safeguard the amenities of adjoining occupiers.

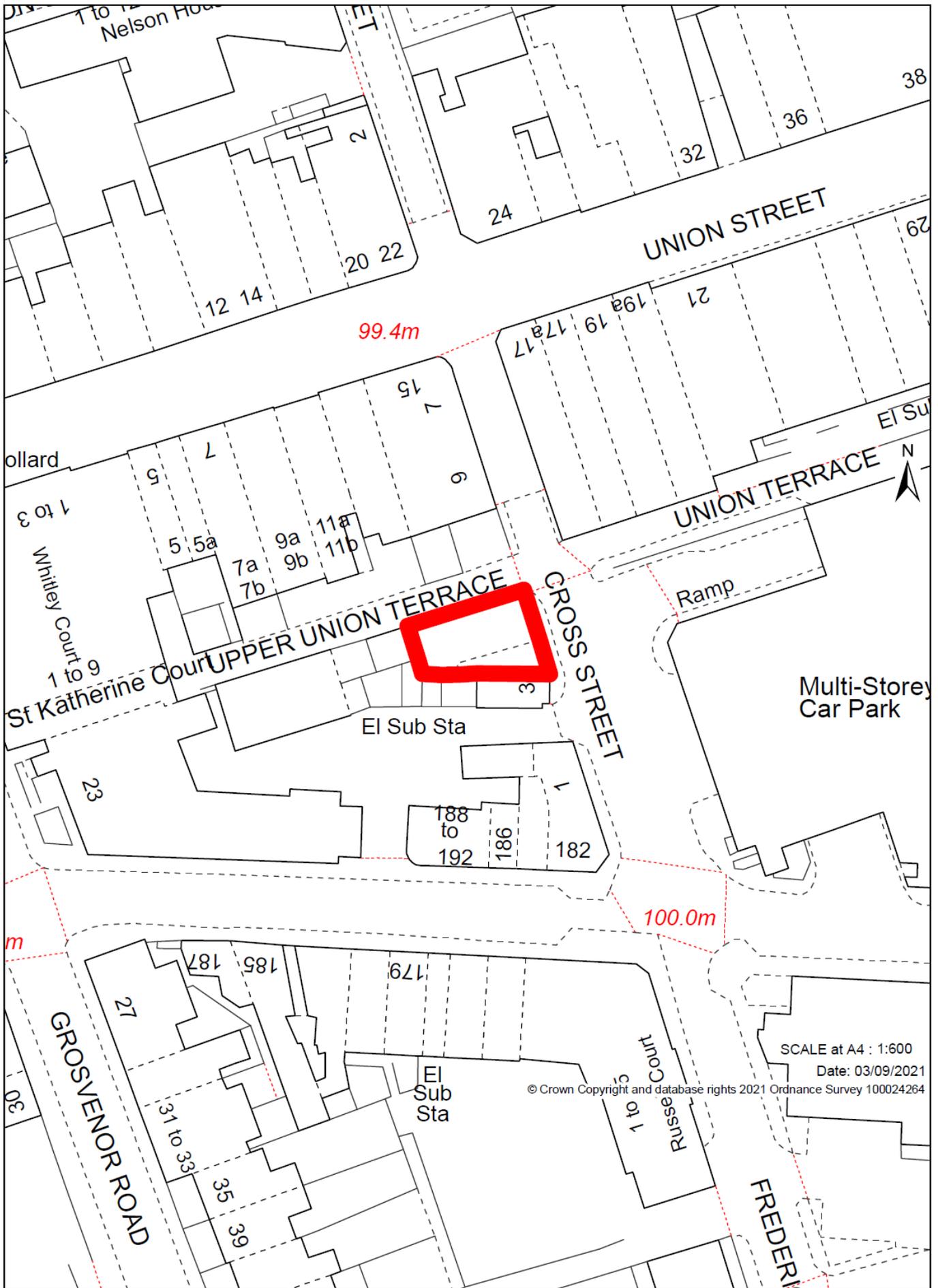
INFORMATIVES

- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

It is considered that the use of the land at the Cross Street Car Park for a temporary period of 4 years would be acceptable in visual and highways terms, impact upon the character and appearance of the nearby Aldershot West Conservation Area, and impacts upon neighbours in the vicinity. In these respects it is considered that any planning harms that may arise are outweighed by the requirement for the temporary storage facilities in order to enable the Council to continue to facilitate, manage and operate activities to maintain the vitality and viability of Aldershot Town Centre. It is considered that the proposals are acceptable having regard to Policies SS2, SP1, DE1, IN2, HE1 and HE3 of the adopted Rushmoor Local Plan (2014-2032).

It is therefore considered that subject to compliance with the attached conditions, and taking into account all other material planning considerations, including the provisions of the development plan, the proposal would be acceptable. This also includes a consideration of whether the decision to grant permission is compatible with the Human Rights Act 1998.

- 2 **INFORMATIVE –** The Local Planning Authority's commitment to working with the applicants in a positive and proactive way is demonstrated by its offer of pre-application discussion to all, and assistance in the validation and determination of applications through the provision of clear guidance regarding necessary supporting information or amendments both before and after submission, in line with the National Planning Policy Framework.



NOTES

- 1) Do not scale from the drawing.
- 2) All dimensions are shown in metres unless shown otherwise.
- 3) Prior to any excavations the contractor will establish the location of existing utility services. The contractor should undertake their own utility searches.

RUSHMOOR BOROUGH COUNCIL

Control Office | Farnborough Road | Farnborough
Hants | GU14 7JG

Cross Street Car Park
Planning Application

Block Plan

Scale	1:500	1:1000	1:2000	1:5000	1:10000
Date	08.2022	09	10	11	12
Sheet	CSOPPA_002				



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Section D

The following applications are reported for INFORMATION purposes only. They relate to applications, prior approvals, notifications, and consultations that have already been determined by the Head of Economy, Planning and Strategic Housing and where necessary, in consultation with the Chairman, in accordance with the Council's adopted Scheme of Delegation.

If Members wish to have more details about the decision on any of the applications on this list please contact David Stevens (01252 398738) or John W Thorne (01252 398791) in advance of the Committee meeting.

Application No 21/00056/COND Ward: Knellwood

Applicant: Stephen Carne

Decision: **Conditions details approved**

Decision Date: 24 August 2021

Proposal: Submission of details pursuant to condition 4 (surfacing materials) and Condition 6 (Details of SUDs) of planning permission 19/00796/FUL dated 14/02/2020 for the erection of a new dwellinghouse

Address **33 Canterbury Road Farnborough Hampshire GU14 6QP**

Application No 21/00129/FULPP Ward: St Mark's

Applicant: L Crocker and M Littleboy

Decision: **Permission Granted**

Decision Date: 24 August 2021

Proposal: Conversion of existing building to provide 4 x 1 bedroom units with retention of retail unit on ground floor.

Address **121 Lynchford Road Farnborough Hampshire GU14 6ET**

Application No 21/00356/FULPP Ward: Empress

Applicant: Mr Nishanth Atputhanathan

Decision: **Permission Refused**

Decision Date: 13 August 2021

Proposal: Installation of extract and intake ducts and associated equipment on flat roof to facilitate use of premises as a restaurant

Address **22B Victoria Road Farnborough Hampshire GU14 7NY**

Application No 21/00381/FULPP Ward: Empress
Applicant: Mr Ben Hepworth & Mrs Eva Hepworth Zu
Decision: **Permission Granted**
Decision Date: 20 August 2021
Proposal: Erection of front , rear and side single-storey extension to semi-detached property
Address **6 Cabrol Road Farnborough Hampshire GU14 8NY**

Application No 21/00387/FUL Ward: St John's
Applicant: Mr R Lindsay
Decision: **Permission Granted**
Decision Date: 20 August 2021
Proposal: Erection of front garage extension with first floor flank extension over and extension to front porch
Address **6 Marlborough View Farnborough Hampshire GU14 9YA**

Application No 21/00404/FULPP Ward: Aldershot Park
Applicant: Stay Apartments LTD
Decision: **Permission Granted**
Decision Date: 24 August 2021
Proposal: Retrospective planning permission for Air Source Heat Pump installed on external rear wall of building
Address **2A Institute Road Aldershot Hampshire GU12 4DA**

Application No 21/00436/DOR Ward: Empress
Applicant:
Decision: **Conditions details approved**
Decision Date: 13 August 2021
Proposal: Requirement 6 - CEMP (construction Environmental Management Plan)
Address **Esso Pipeline Rushmoor General Street Farnborough Hampshire**

Application No 21/00473/FULPP Ward: St Mark's

Applicant: The Co-operative Group

Decision: **Permission Granted**

Decision Date: 26 August 2021

Proposal: Relocate entrance door and reconfigure shopfront to suit, paint shopfront frames, shutter box and guides traffic grey RAL 7043., install new external coldroom and replacement mechanical plant in fenced area at the rear of the store.

Address **3 Queens Road Farnborough Hampshire GU14 6DJ**

Application No 21/00475/FULPP Ward: Cove And Southwood

Applicant: Mr. Michael Tredwell

Decision: **Permission Refused**

Decision Date: 31 August 2021

Proposal: Change of use from Woodland to domestic garden.

Address **1 Kennels Lane Farnborough Hampshire GU14 0LT**

Application No 21/00480/FUL Ward: St Mark's

Applicant: Elaine Porterfield

Decision: **Permission Granted**

Decision Date: 11 August 2021

Proposal: Replacement of existing garage door with a roller shutter style door to facilitate internal changes to garage

Address **1 Kashmir Court Guildford Road West Farnborough Hampshire GU14 6PY**

Application No 21/00481/FULPP Ward: North Town

Applicant: Mr Mihail Namistiuc

Decision: **Permission Granted**

Decision Date: 19 August 2021

Proposal: Erection of a single storey rear extension

Address **71 Roberts Road Aldershot Hampshire GU12 4RB**

Application No 21/00484/FULPP Ward: Manor Park
Applicant: MR AND MRS GRAY
Decision: **Permission Granted**
Decision Date: 16 August 2021
Proposal: Demolition of detached garage and conservatory and erection of single storey side and rear extensions and erection of an outbuilding
Address **18 Upper St Michaels Road Aldershot Hampshire GU11 3HA**

Application No 21/00489/FULPP Ward: Wellington
Applicant: Mr Andy Horwood
Decision: **Permission Granted**
Decision Date: 09 August 2021
Proposal: Erection of new extension to home delivery area together with new fence
Address **5 Wellington Avenue Aldershot Hampshire GU11 1SQ**

Application No 21/00495/FULPP Ward: Cove And Southwood
Applicant: Mr Suman Rai
Decision: **Permission Granted**
Decision Date: 02 September 2021
Proposal: Erection of a front porch with cloakroom
Address **16 Fowler Road Farnborough Hampshire GU14 0BW**

Application No 21/00497/ADVPP Ward: Empress
Applicant: Mr G Taylor
Decision: **Permission Granted**
Decision Date: 11 August 2021
Proposal: Replacement signage comprising 1no. internally illuminated fascia sign, 1no. internally illuminated projecting sign, non-illuminated vinyl panel directional sign, non illuminated window stickers and internal digital tv screen
Address **68 - 70 Victoria Road Farnborough Hampshire GU14 7PH**

Application No 21/00506/FUL Ward: Knellwood

Applicant: Mr Jonathan Phillips

Decision: **Permission Granted**

Decision Date: 11 August 2021

Proposal: Erection of a detached timber garage sited within the front of the property and retention of 1.95m high brick pillars and 1.85m high sliding timber gates

Address **19 The Crescent Farnborough Hampshire GU14 7AR**

Application No 21/00508/FULPP Ward: Rowhill

Applicant: Mr And Mrs King

Decision: **Permission Granted**

Decision Date: 24 August 2021

Proposal: Erection of a single storey front and single storey rear extensions

Address **Stoneleigh Cottage 41 Church Lane West Aldershot Hampshire GU11 3LH**

Application No 21/00511/FULPP Ward: Cove And Southwood

Applicant: Mr Gunja Gurung

Decision: **Permission Granted**

Decision Date: 09 August 2021

Proposal: Erection of a roof canopy to the rear and partial replacement of existing front and side brick walls with 1.5m high boundary fencing

Address **1 Gables Close Farnborough Hampshire GU14 0DY**

Application No 21/00512/FULPP Ward: Empress

Applicant: London & Cambridge Properties Limited

Decision: **Permission Granted**

Decision Date: 17 August 2021

Proposal: Change of use from Class B1 (Eg) to Class B8

Address **42 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 21/00516/FULPP Ward: Empress

Applicant: Mr & Mrs Orriss

Decision: **Permission Refused**

Decision Date: 13 August 2021

Proposal: Erection of two storey side extension (following demolition of single storey side extension), a single storey rear extension, a single storey side extension, a roof extension comprising two rear dormers and four front roof lights, and creation of a second vehicular cross over

Address **81 Highgate Lane Farnborough Hampshire GU14 8AA**

Application No 21/00517/FULPP Ward: Aldershot Park

Applicant: Mr Kieran O Sullivan

Decision: **Permission Granted**

Decision Date: 11 August 2021

Proposal: Erection of a detached garage following removal of existing garage

Address **9 Christmas Place Aldershot Hampshire GU12 4PL**

Application No 21/00522/FUL Ward: Fernhill

Applicant: Mrs S Ward

Decision: **Permission Granted**

Decision Date: 12 August 2021

Proposal: Formation of a vehicular access from Chapel Lane and hard standing area within front garden to provide off road parking

Address **65 Chapel Lane Farnborough Hampshire GU14 9BG**

Application No 21/00527/FULPP Ward: Manor Park

Applicant: Mr John Goddard

Decision: **Permission Granted**

Decision Date: 18 August 2021

Proposal: Retention of rear dormer to facilitate conversion of the expanded roofspace to form additional habitable accommodation.

Address **36 St Michaels Road Aldershot Hampshire GU12 4JE**

Application No 21/00531/FULPP Ward: West Heath
Applicant: Mr Ian Glass
Decision: **Permission Granted**
Decision Date: 18 August 2021
Proposal: Erection of a two storey side and single storey rear extension
Address **27 Blunden Road Farnborough Hampshire GU14 8QL**

Application No 21/00540/TPOPP Ward: Knellwood
Applicant: Mrs Gwyneth Mary Hill
Decision: **Permission Granted**
Decision Date: 10 August 2021
Proposal: One Oak (part of group G17 of TPO 439A) number 1 on submitted plan trim outgrowths around lower part of trunk and remove a small lower branch overhanging the garden which is partly dead as per photos supplied. One Oak number 2 (also group G17) remove larger lower branch which is overhanging 23 Church Road West as per photos supplied
Address **25 Church Road West Farnborough Hampshire GU14 6QF**

Application No 21/00541/TPOPP Ward: Knellwood
Applicant: Mr James Newman
Decision: **Permission Granted**
Decision Date: 10 August 2021
Proposal: One Oak (T2 of TPO 397) crown reduce by no more than 1.5 metres back to suitable secondary growth points and deadwood
Address **88 Cambridge Road East Farnborough Hampshire GU14 6QX**

Application No 21/00543/TPO Ward: Knellwood
Applicant: Messrs J +R Bellamy
Decision: **Permission Refused**
Decision Date: 10 August 2021
Proposal: Remove one Sweet Chestnut (T16 of TPO 433)
Address **Skellgarth 4 The Crescent Farnborough Hampshire GU14 7AH**

Application No 21/00548/FUL Ward: St Mark's
Applicant: Mr Peter Szebeni
Decision: **Permission Granted**
Decision Date: 09 August 2021
Proposal: Removal of a wooden windows and installation of a UPVC windows and new metal grill
Address **6A Alexandra Road Farnborough Hampshire GU14 6DA**

Application No 21/00557/TPO Ward: Knellwood
Applicant: Mr Neil Oliver
Decision: **Permission Granted**
Decision Date: 19 August 2021
Proposal: T9 Sweet Chestnut - Canopy lift to no more than 5m from ground level, reduce branch ends to leave no more than 2m clearance to east side of house and crown clean, removing deadwood and broken branches. T10 Sweet Chestnut - Canopy lift to no more than 5m from ground level, and crown clean, removing deadwood and broken branches. T11 Beech - Canopy lift to no more than 5m from ground level, reduce extending lateral branches from crown by no more than 3m to give shape and balance. T12 Cypress - Remove dead or weak branches to leave healthy crown growth. T13 Sycamore - Remove 3 lower branches to give a clearance of no more than 5m from road and trim back end of branch overhanging street light (Trees within TPO296A)
Address **43 The Crescent Farnborough Hampshire GU14 7AR**

Application No 21/00560/REXPD Ward: Cherrywood
Applicant: Mr And Mrs Pusey
Decision: **Prior approval is NOT required**
Decision Date: 25 August 2021
Proposal: Erection of a single storey rear extension measuring 3.3 metres from the original rear wall, 2.85 metres to the eaves and 3.5 metres overall height
Address **3 Heddon Walk Farnborough Hampshire GU14 8UG**

Application No 21/00564/FULPP Ward: Cove And Southwood

Applicant: Mr Muhammad Saeed

Decision: **Permission Granted**

Decision Date: 31 August 2021

Proposal: Erection of a 1.75 metre high boundary fence and electric gates

Address **12 Southwood Road Farnborough Hampshire GU14 0JQ**

Application No 21/00565/FULPP Ward: Cove And Southwood

Applicant: Meena Cole

Decision: **Permission Granted**

Decision Date: 27 August 2021

Proposal: Erection of outbuilding in rear garden

Address **11 Cornelia Close Farnborough Hampshire GU14 0PE**

Application No 21/00566/FULPP Ward: Aldershot Park

Applicant: Mr Ahmed Chisti

Decision: **Permission Granted**

Decision Date: 31 August 2021

Proposal: Change of use from use class B8 to use class B2 for use as car servicing, repairs and MOT with installation of 2no. concertina doors, 2no. workshop bays and 4no. MOT bays with 1no. maintenance pit, and change of windows to west and north elevations

Address **25 Blackwater Way Aldershot Hampshire GU12 4DL**

Application No 21/00567/ADVPP Ward: North Town

Applicant: McQueen

Decision: **Permission Granted**

Decision Date: 11 August 2021

Proposal: Display of 2 internally illuminated fascia signs and 1 internally illuminated free standing sign

Address **251 Ash Road Aldershot Hampshire GU12 4DD**

Application No 21/00568/TPOPP Ward: Empress
Applicant: Mr Jarman
Decision: **Permission Granted**
Decision Date: 19 August 2021
Proposal: Remove one declining Sweet Chestnut (T72 of TPO 194)
Address **16 Queen Victoria Court Farnborough Hampshire GU14 8AR**

Application No 21/00569/FULPP Ward: St Mark's
Applicant: Mr Jack Atkinson
Decision: **Permission Granted**
Decision Date: 01 September 2021
Proposal: Erection of infill extensions to entrance and upper floor, alteration to fenestrations, and alteration to landscaping.
Address **Park Centre 3 Gladiator Way Farnborough Hampshire GU14 6XN**

Application No 21/00571/FULPP Ward: Knellwood
Applicant: Mr Kevin Moss
Decision: **Permission Granted**
Decision Date: 20 August 2021
Proposal: Erection of a two storey side extension
Address **5 Cedar Road Farnborough Hampshire GU14 7AF**

Application No 21/00573/REXPD Ward: West Heath
Applicant: Mr And Mrs Turcsan
Decision: **Prior approval is NOT required**
Decision Date: 11 August 2021
Proposal: Erection of a single storey rear extension measuring 6 metres from the original rear wall, 2.75 metres to the eaves and 3.6 metres in overall height
Address **176 West Heath Road Farnborough Hampshire GU14 8PL**

Application No 21/00578/FULPP Ward: Knellwood

Applicant: MRS H SLIMMON

Decision: **Permission Granted**

Decision Date: 09 August 2021

Proposal: Erection of a conservatory to the rear

Address **82 Rectory Road Farnborough Hampshire GU14 7HU**

Application No 21/00581/REXPD Ward: North Town

Applicant: Mr And Mrs R Cronin

Decision: **Prior approval is NOT required**

Decision Date: 16 August 2021

Proposal: Erection of single storey rear extension measuring 6 metres deep from the original wall of the house x 2.3 metres to the eaves x 3.7 metres overall height

Address **34 Brookfield Road Aldershot Hampshire GU12 4UR**

Application No 21/00586/FULPP Ward: Knellwood

Applicant: Mr Ben Mahy

Decision: **Permission Granted**

Decision Date: 11 August 2021

Proposal: Retention of outbuilding measuring (7m (L) x 3m (W) x 2.5m (H))

Address **3 Rodmel Court Farnborough Hampshire GU14 6TY**

Application No 21/00588/TPO Ward: Knellwood

Applicant: Mr Simon Walker

Decision: **Permission Granted**

Decision Date: 27 August 2021

Proposal: Remove one declining Birch in rear garden (T10 of TPO 283)

Address **221 Sycamore Road Farnborough Hampshire GU14 6RQ**

Application No 21/00589/FUL Ward: St John's
Applicant: Mr Paul Whitmee
Decision: **Permission Granted**
Decision Date: 31 August 2021
Proposal: Erection of a single storey rear extension, outbuilding, front porch and garage conversion
Address **62 Fernhill Road Farnborough Hampshire GU14 9RZ**

Application No 21/00599/FULPP Ward: Rowhill
Applicant: Mr & Mrs Elliott
Decision: **Permission Granted**
Decision Date: 17 August 2021
Proposal: Erection of a two storey side and rear extension
Address **11 Kingsway Aldershot Hampshire GU11 3PF**

Application No 21/00601/FULPP Ward: Knellwood
Applicant: Mr Michael Frost
Decision: **Permission Granted**
Decision Date: 23 August 2021
Proposal: Erection of a first floor side extension
Address **56 Corfe Way Farnborough Hampshire GU14 6TS**

Application No 21/00610/FULPP Ward: North Town
Applicant: Mrs Moira Thompson
Decision: **Permission Granted**
Decision Date: 23 August 2021
Proposal: Erection of a detached garage
Address **7 Northfield Close Aldershot Hampshire GU12 4QL**

Application No 21/00612/FULPP Ward: West Heath

Applicant: Mr & Mrs Batha

Decision: **Permission Granted**

Decision Date: 03 September 2021

Proposal: Erection of a single storey front extension

Address **7 Glebe Road Farnborough Hampshire GU14 8QS**

Application No 21/00614/FULPP Ward: Rowhill

Applicant: Mr Trijang Gurung

Decision: **Permission Granted**

Decision Date: 26 August 2021

Proposal: Erection of a single storey rear extension

Address **14 Cambridge Road Aldershot Hampshire GU11 3JZ**

Application No 21/00615/TPOPP Ward: Empress

Applicant: Ms Natasha Kilczewski

Decision: **Permission Granted**

Decision Date: 27 August 2021

Proposal: Oak tree at front of property (T5 of TPO 444A) reduce in height by no more than 4 metres, reduce sides by no more than 2 metres. Lift canopy by no more than 6 metres from ground level

Address **24 Leopold Avenue Farnborough Hampshire GU14 8NJ**

Application No 21/00617/TPO Ward: Knellwood

Applicant: Mr Grahame Broughton

Decision: **Permission Granted**

Decision Date: 27 August 2021

Proposal: Removal of one declining Cedar tree (T26 of TPO 435A) and replace with similar

Address **Ardwick Court 190 Sycamore Road Farnborough Hampshire GU14 6RH**

Application No 21/00619/TPOPP Ward: Empress
Applicant: Mr Stuart King
Decision: **Permission Granted**
Decision Date: 27 August 2021
Proposal: One Ash (T67 of TPO 444A) reduce down no further than previous reduction knuckles and repeat as required
Address **142 Pierrefondes Avenue Farnborough Hampshire GU14 8NZ**

Application No 21/00621/REXPD Ward: Knellwood
Applicant: Sue Kennedy
Decision: **Prior approval is NOT required**
Decision Date: 24 August 2021
Proposal: Erection of conservatory to rear measuring 5.6m in length from the original rear wall, 2.21m to the eaves and 2.98 in overall height
Address **8 Talgarth Drive Farnborough Hampshire GU14 6RL**

Application No 21/00622/TPO Ward: Empress
Applicant: Mr Howard Torode
Decision: **Permission Granted**
Decision Date: 02 September 2021
Proposal: One Sweet Chestnut (T8 of TPO 421A) crown reduce by no more than 2 metres
Address **6 The Chase Farnborough Hampshire GU14 8BY**

Application No 21/00623/TPO Ward: Empress
Applicant: Sam Winsor
Decision: **Permission Granted**
Decision Date: 02 September 2021
Proposal: Six Beech trees (group G1 of TPO 421A) crown reduce by no more than 2 metres all round
Address **7 The Chase Farnborough Hampshire GU14 8BY**

Application No 21/00625/REXPD Ward: West Heath
Applicant: Mr Steven Leach
Decision: **Prior approval is NOT required**
Decision Date: 23 August 2021
Proposal: Notification of a prior approval for a proposed larger home extension:
Erection of a single storey rear extension measuring 8m in depth, 2.7m
to the eaves and 3m in overall height
Address **77 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 21/00626/PDC Ward: West Heath
Applicant: Mr Steve Leach
Decision: **Development is Lawful**
Decision Date: 23 August 2021
Proposal: Lawful Development Certificate For Proposed Development: Formation
of a dormer within rear facing slope and 2 roof lights within front facing
roof slope to facilitate loft conversion
Address **77 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 21/00631/TPO Ward: Knellwood
Applicant: Mr Peter Flaxman
Decision: **Permission Granted**
Decision Date: 02 September 2021
Proposal: Remove one unstable Sweet Chestnut (part of group G14 of TPO 431A)
as per submitted plan
Address **33 Ashley Road Farnborough Hampshire GU14 7EZ**

Application No 21/00643/REXPD Ward: Knellwood
Applicant: Mr Byron Ross
Decision: **Prior approval is NOT required**
Decision Date: 02 September 2021
Proposal: Erection of a single storey rear extension measuring 8 metres from the
original rear wall of the property x 2.4 metres to the eaves x 3.4 metres
overall height
Address **128 Rectory Road Farnborough Hampshire GU14 7HT**

Application No 21/00646/REXPD Ward: Empress

Applicant: Mr Peter Fry

Decision: **Prior approval is NOT required**

Decision Date: 31 August 2021

Proposal: Notification of a prior approval for a proposed larger home extension:
Erection of a single storey rear extension measuring 4.8 metres in length
from the original rear wall, 2.40 metres to the eaves and 3.85 metres in
overall height

Address **5 Faraday Road Farnborough Hampshire GU14 8BW**

Application No 21/00654/NMAPP Ward: Aldershot Park

Applicant: Mr S Howell

Decision: **Permission Granted**

Decision Date: 11 August 2021

Proposal: Non Material Amendment to planning application 21/00297/FUL, Erection
of a single storey rear/side extension dated 13th May 2021 to allow the
rear window to be changed to a bi-fold door and the side door removed

Address **38 Ash Road Aldershot Hampshire GU12 4EZ**

Development Management Committee
15th September 2021

Planning Report No.EPSH2126

Appeals Progress Report

1. New Appeals

- 1.1 An appeal against refusal of planning permission 21/00092/FULPP for the erection of a car-port to the front of the property at 74 Ayling Lane, Aldershot, GU11 3ND has now been made valid and given a start date. The planning appeal reference is APP/P1750/D/21/3276184. The appeal will be determined by the 'fast track householder written representation' method.

3. Recommendation

- 3.1 It is recommended that the report be **NOTED**.

Tim Mills

Head of Economy, Planning and Strategic Housing

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Development Management Committee
15th September 2021

Planning Report No. EPSH2127

Esso Pipeline Project

1. Introduction

Major Infrastructure Project to renew and partially realign the Southampton to London fuel pipeline crossing Rushmoor Borough.(Our Ref.19/00432/PINS).

The Head of Economy, Planning and Strategic Housing will give verbal and written (by way of the amendment sheet) updates on the position regarding the approval of requirements pursuant to the Development Consent Order.

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