

Public Document Pack



RUSHMOOR BOROUGH COUNCIL

DEVELOPMENT MANAGEMENT COMMITTEE

*at the Council Offices, Farnborough on
Wednesday, 13th October, 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 MEMBER

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 - 14)

To confirm the Minutes of the meeting held on 15th September 2021 (copy attached).

3. **PLANNING APPLICATIONS** – (Pages 15 - 74)

To consider the Head of Economy, Planning and Strategic Housing's Report No. EPSH2128 on planning applications recently submitted to the Council (copy attached).

Sections A and 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

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

Item	Pages	Reference Number	Address	Recommendation
3	21-27	21/00608/TEMP	Car Park, Farnborough Leisure Centre, Westmead, Farnborough	Grant
4	29-58	21/00645/FULPP	Land to the rear of Nos. 162-170 Holly Road, Aldershot	Grant subject to Section 106 Planning Obligation

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 75 - 76)**

To receive the Head of Economy, Planning and Strategic Housing's Report No. EPSH2129 (copy attached) on the progress of recent planning appeals.

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 MANAGEMENT COMMITTEE
13TH OCTOBER 2021

HEAD OF ECONOMY, PLANNING AND
STRATEGIC HOUSING

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, 15th September, 2021 at the Concorde Room, Council Offices, 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 Michael Hope
Cllr J.H. Marsh
Cllr Nadia Martin
Cllr S.J. Masterson
Cllr Sophie Porter
Cllr Nem Thapa

Non-Voting Member

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

27. DECLARATIONS OF INTEREST

There were no declarations of interest for this meeting.

28. MINUTES

Subject to the following amendments, the Minutes of the meeting held on 18th August 2021 were approved and signed by the Chairman as a correct record:

- Cllr T.W. Mitchell was not present at the previous meeting
- Minute No. 25, (ii) was amended to read:

“Subject to no further or substantive representations being received before expiry of the notification deadline (midnight on 18th August 2021), the following application be determined, in accordance with Members’ resolution to refuse planning permission, 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”

29. REPRESENTATIONS BY THE PUBLIC

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

Application No.	Address	Representation	In support of or against the application
21/00476/FULPP	Market Site, Queensmead, Farnborough	Mr. D. Kirincic	Against
21/00483/FULPP	No. 183 Ash Road, Aldershot	Mr. R. Watkins Mr. A. Amin	Against In support
21/00487/FULPP	No. 185 Ash Road, Aldershot	Mr. R. Watkins Mr. A. Amin	Against In support

30. PLANNING APPLICATIONS

RESOLVED: That

(i) permission be given to the following application, as set out in Appendix "A" attached hereto, subject to the conditions, restrictions and prohibitions (if any) mentioned therein:

- * 21/00680/REV Market Site, Queensmead, Farnborough
21/00683/TEMP Cross Street Car Park, Aldershot

(ii) planning permission/consent be refused in respect of the following applications, as set out in Appendix "B" attached hereto, for the reasons mentioned therein:

- 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

(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. EPSH2125, 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
21/00645/FULPP	Land to the rear of Nos. 162 to 170 Holly Road, Aldershot

* The Head of Economy, Planning and Strategic Housing's Report No. EPSH2125 in respect of these applications was amended at the meeting

31. APPLICATION NO. 21/00483/FULPP - NO. 183 ASH ROAD, ALDERSHOT

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. 21/00483/FULPP in respect of a first floor side extension and a single storey rear extension with the creation of a parking area to the frontage of No. 183 Ash Road, Aldershot. It was noted that this site had been the subject of enforcement investigation in the past, and 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. The Report advised that these structures had now been removed.

The Report also advised the Committee that the current storage of tyres across the site, informally in piles and on racks along the east boundary wall with No. 185 Ash Road represented unauthorised storage in the open parking area. The storage racks were substantial and had been built to a height of approximately four metres, stretching along the rear boundary approximately ten metres. The planning application would replace this unauthorised arrangement. Notwithstanding this, these racks were visually unacceptable in this location and the intensification of storage of tyres in the open was considered to have a detrimental impact on the visual character and appearance of the street scene. Furthermore, the racks were visible from the rear of Nos. 185 and 187 Ash Road and it was considered that they represented an unacceptable loss of visual amenity to surrounding residents.

RESOLVED: That

- (i) planning permission be refused for the reasons set out in Appendix B attached hereto; and
- (ii) 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 No. 183 Ash Road, Aldershot for the reasons that the unauthorised development was 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 was thereby contrary to Policy DE1 and DE10 of the Rushmoor Local Plan (2019), with three months as the period for compliance.

32. **APPLICATION NO. 21/00487/FULPP - NO. 185 ASH ROAD, ALDERSHOT**

The Committee considered the Head of Economy, Planning and Strategic Housing's Report No. 21/00487/FULPP in respect of retrospective change of use of part of the land to the rear of No. 185 Ash Road, Aldershot from residential amenity space (C3) to tyre storage (B2) in connection with No. 183 Ash Road, and the proposed erection of a single storey building for the storage of tyres and the provision of staff facilities (kitchen with wc) at No. 185 Ash Road, Aldershot. It was noted that planning records for this property showed that an enforcement notice in respect of a material change of use had been issued on 31st March 1989 relating to the outbuildings to the rear of the garden regarding 'unauthorised material change of use of a domestic garage to use of a garage for commercial purposes not ancillary to the residential area of the premises'. The notice required the cessation of this use. The reasons for the service of this notice had been 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, Aldershot which itself is a non-conforming use in a residential area, to the detriment of the amenities of the occupiers of nearby residential properties".

RESOLVED: That

- (i) planning permission be refused for the reasons set out in Appendix B attached hereto; and
- (ii) 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 No. 185 Ash Road, Aldershot for the reasons that (i) the unauthorised development was unacceptable because it constituted 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 was thereby contrary to Policies DE1 and DE10 of the Rushmoor Local Plan (2019) with three months as the period for compliance.

33. **APPEALS PROGRESS REPORT**

The Committee received the Head of Economy, Planning and Strategic Housing's Report No. EPSH2126, which advised Members that an appeal against the refusal of planning permission in respect of planning application 21/00092/FULPP for the erection of a car port to the front of the property at No. 74 Ayling Lane, Aldershot had now been made valid and had been given a start date. The planning appeal reference was APP/P1750/D/21/3276184. It was noted that the appeal would be determined by the fast-track householder written representation method.

RESOLVED: That the Head of Economy, Planning and Strategic Housing's Report No. EPSH2126 be noted.

34. **ESSO PIPELINE PROJECT**

The Head of Economy, Planning and Strategic Housing gave an update to the Committee on the position regarding the approval of requirements pursuant to the Development Consent Order for the renewal and partial realignment of the Southampton to London Esso fuel pipeline which crossed the Borough of Rushmoor.

It was noted that the Council had secured agreement from Esso that it would submit further details for approval of how it planned to carry out trenching work close to the fairy tree and another veteran tree in Queen Elizabeth Park, Farnborough, as part of its pipeline project.

The agreement followed a request from Esso for the Council to discharge a number of requirements in the Development Consent Order that the Secretary of State for Business, Energy and Industrial Strategy had granted in October 2020. The Development Consent Order was the permission needed for Nationally Significant Infrastructure Projects.

The Council had spent a significant amount of time formally considering Esso's requests as required by the Development Consent Order to agree a way forward. In doing so, the Council had worked with the Friends of Queen Elizabeth Park with a view to minimising the potential impacts of the work in the Park. The most difficult of these requests involved changes to the Site Specific Plan for Queen Elizabeth Park because of a small change in the route of the pipeline. This had become necessary after the discovery of concrete blocks linked to a sewage pipe already running through the Park, meaning that the trenching had to be carried out closer to a small number of mature trees including the well-known fairy tree.

Esso had agreed to submit further information on the detailed working methods it would use for this work as part of the revised Site Specific Plan and the Council would need to approve this before the work could be started. It was noted that all the submissions had now been agreed.

RESOLVED: That the update be noted.

The meeting closed at 8.32 pm.

CLLR C.J. STEWART (CHAIRMAN)

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Development Management Committee

Appendix "A"

Application No. & Date Valid: **21/00680/REV** **18th August 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 at **Market Site Queensmead Farnborough Hampshire**

Applicant: Adrian Long

Conditions:

- 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.

**Application No. 21/00683/TEMP
& Date Valid:**

19th August 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 at **Cross Street Car Park Cross Street Aldershot Hampshire**

Applicant: Adrian Long

Conditions: 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:

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.

Appendix "B"

Application No. & Date Valid: **21/00476/FULPP** **9th June 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 at **The Royal Staff 37A Mount Pleasant Road Aldershot Hampshire**

Applicant: Mr Raj Pandher

Reasons: 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.

Application No. & Date Valid: **21/00483/FULPP** **11th June 2021**

Proposal: First floor side extension and a single storey rear extension with creation of parking area to frontage of 183 Ash Road at **183 Ash Road Aldershot Hampshire GU12 4DD**

Applicant: Ahmad Chishti

Reasons: 1 The proposed 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.

**Application No.
& Date Valid:**

21/00487/FULPP

14th June 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) at **185 Ash Road Aldershot Hampshire GU12 4DD**

Applicant:

Ahmad Chishti

Reasons:

- 1 The proposed development and use, 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 and use, 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.

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**Development Management
Committee 13th October
2021**

**Head of Economy, Planning
and Strategic Housing
Report No.EPSH2128**

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 car parking, landscaping and bund (revised proposals 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>

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	David Stevens
Application No.	21/00608/TEMP
Date Valid	14th September 2021
Expiry date of consultations	6th October 2021
Proposal	Continued use of parking spaces within Farnborough Leisure Centre Car Park for temporary siting of two 3.05 x 2.44 metre (10 X 8 feet) metal storage containers with access ramp for use by SERCO Street Cleaning Team for a period of 3 years
Address	Car Park Farnborough Leisure Centre Westmead Farnborough
Ward	Empress
Applicant	Rushmoor Borough Council
Agent	
Recommendation	GRANT

Description

The pay & display Car Park is located to the west of the Leisure Centre and adjoins Westmead, the Westmead (Sulzer) Roundabout and Westmead House to the north, west and south respectively. The Car Park contains 129 spaces, of which 3 spaces along the north-west margin form the application site.

Planning permission is sought for the continued use of these three parking spaces to site a pair of metal storage containers. These are being used by the Council's street cleansing contractors SERCO following the need for their storage facility within the Leisure Centre to be vacated pending the demolition of the building.

Consultee Responses

Aboricultural Officer – No comments

Neighbours notified

In addition to posting a site notice and press advertisement, 60 individual letters of notification were sent, largely to the individual office suites within Westmead House, but also

to other addresses nearby in Westmead and Solarton Road.

Neighbour comments

At the time of writing no comments have been received. However the neighbour notification period expires on 6 October 2021. Any comments that are received will be reported to the Committee at the meeting.

Policy and determining issues

The site is located within the town centre area of Farnborough and within the area subject to allocation for development as the Farnborough Civic Quarter. Policies SS2 (Spatial Strategy), SP2 (Farnborough Town Centre), SP2.3 (Farnborough Civic Quarter), DE1 (Design in the Built Environment), (NE3 (trees) and IN2 (Transport) of the adopted Rushmoor Local Plan (2014-2032) are relevant.

The main determining issues are the visual impact, impact upon neighbours, impact on trees and highways considerations.

Commentary

1. Visual Impact –

The storage containers are of utilitarian appearance and in a readily visible location. They are small in scale and viewed against the backdrop of larger existing buildings and under a pair of existing semi-mature trees on the margin of the car park. The use of the parking spaces for the siting of the storage containers is proposed for a temporary period of three-years only to enable the Council's contractor, SERCO, to continue to operate street cleaning in the Borough. Given that the Council's own contractors are managing and using the containers it is considered that they and the vicinity would be kept tidy in appearance. As a result it is considered that 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.

2. Impact on Neighbours –

There are no residential properties located in the immediate vicinity. 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, Impact on Trees –

The three parking spaces that are the application site are immediately adjoined to each side by a semi-mature tree and the crowns and rooting zones of the trees are located over and under the parking spaces respectively. A further two trees are located a little further away on the verge area to the east side. However the storage containers are installed directly onto the existing tarmac hard surface of the car park such that it is not considered that the health and stability of the trees would be materially and adversely affected as a result of root compaction. Additionally, the trees were not damaged when the containers were installed and, equally, there is no reason to consider that any damage would arise when the containers are removed in due course.

4. Highway Considerations –

It is not considered that the storage containers give rise to any material impact upon the safety and convenience of highway users. They are accessed solely from within the car park area, have resulted in the loss of just 3 parking spaces and do not prejudice the use of the remainder of the car park. 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 Farnborough Leisure Centre Car Park for a temporary period of 3 years would be acceptable in visual and highways terms, and any potential impacts upon the adjacent trees and 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's street cleansing contractors to continue operating. It is considered that the proposals are acceptable having regard to Policies SS2, SP2, DE1, IN2 and HE3 of the adopted Rushmoor Local Plan (2014-2032).

Recommendation

GRANT planning permission subject to the following conditions and informatives:-

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

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

2. The permission hereby granted shall be carried out in accordance with the following approved drawings Drawing numbers: Site Location Plan; Site Block/Layout Plan; Container Dimensions Plan; Supporting Statement; Tree Report; and Photos of Containers in situ.

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

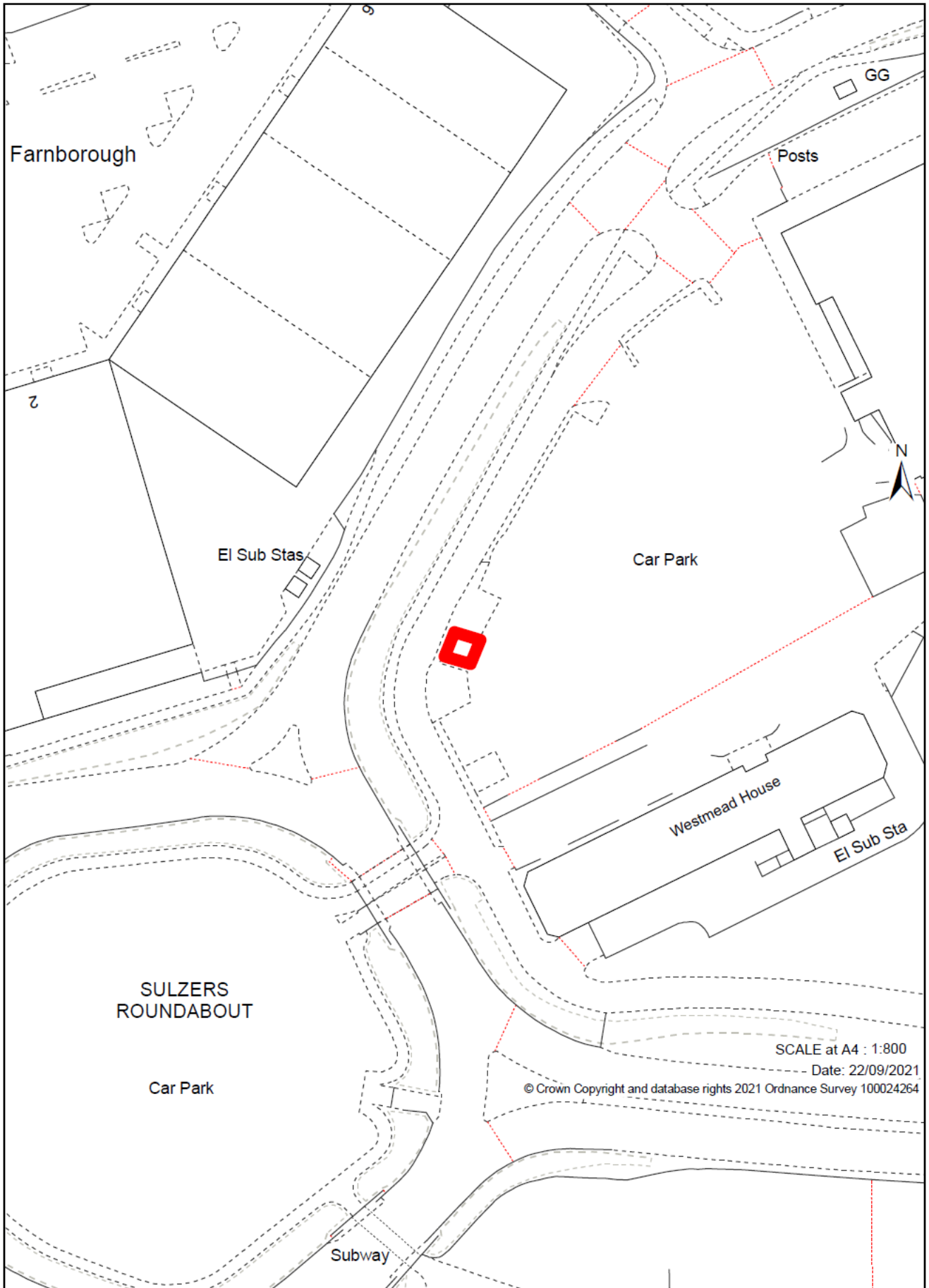
INFORMATIVES

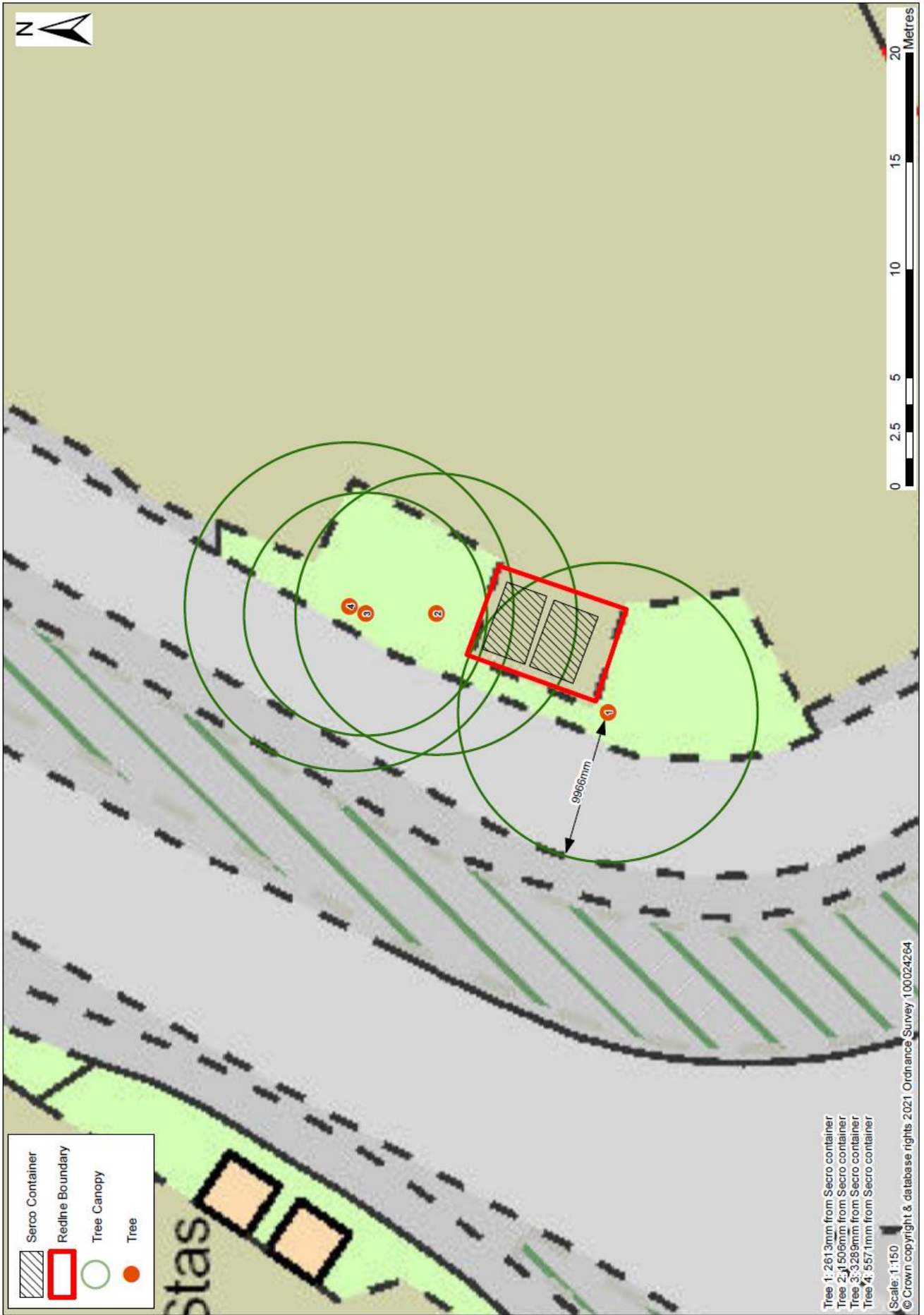
- 1 **INFORMATIVE - REASONS FOR APPROVAL-** The Council has granted permission because:-

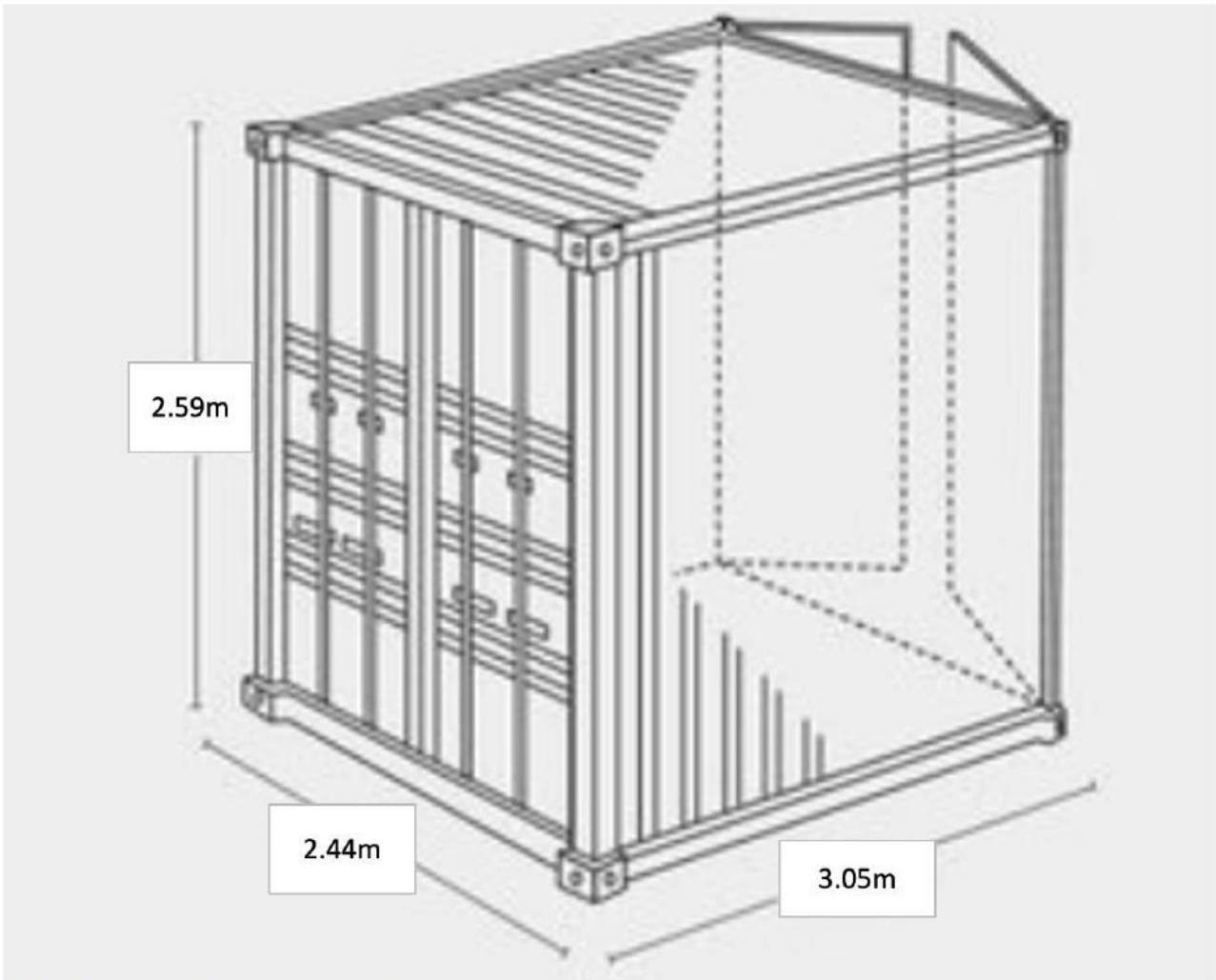
It is considered that the use of the land at the Farnborough Leisure Centre Car Park for a temporary period of 3 years would be acceptable in visual and highways terms, and any potential impacts upon the adjacent trees and neighbours in the vicinity. In these respects it is considered that any planning harms that may arise are outweighed by the requirement for the temporary storage facilities in order to enable the Council's street cleansing contractors to continue operating. It is considered that the proposals are acceptable having regard to Policies SS2, SP2, DE1, IN2 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.







SERCO Storage Container : Dimensions



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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.	21/00645/FULPP
Date Valid	17th August 2021
Expiry date of consultations	12th October 2021
Proposal	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
Address	Land to the rear of 162 to 170 Holly Road Aldershot
Ward	North Town
Applicant	Vivien M Smith
Agent	Davis Planning Ltd
Recommendation	GRANT subject to s106 Planning Obligation

Description

The application site is in a backland position on the southern side of Holly Road. The site measures approximately 0.2 hectares and has a complex irregular shape formed from established existing vehicular entrances from Holly Road (a) located between Nos.168 and 170 Holly Road serving, and including the plot of, No.170 Holly Road (a detached two-storey house), and garden land to the rear with a small block of three garages; and (b) located between Nos.160 and 162 Holly Road serving Nos. 162/162A-164/164A Holly Road and a private garage court (15 garages) to the rear.

To the east of the site are No.178 Holly Road, an end of terrace two-storey house, and Nos.22-26 (inclusive) St. Augustine's Close, a terrace of two-storey houses that have rear gardens backing onto the east side boundary of the site. The site backs onto the rear garden boundaries of houses at Nos.67-75 (odd inclusive) Roberts Road to the south. No.160 Holly Road and part of the rear garden of No.154 Holly Road abut the west boundary of the application site. Nos.162-168 (even) Holly Road lie between the existing vehicular entrances serving the site. Nos.162/162A & 164/164A Holly Road are indicated as being within the ownership of the applicant albeit the land at these plots are largely excluded from the red-line of the application site. Nos.166 & 168 Holly Road are not indicated to be in the ownership of

the applicant.



Amended Proposed Site Layout Plan received 16 September 2021.

It is proposed that following the removal of a doorway and projecting porch canopy to the side of No.170 Holly Road and the demolition of some outbuildings within the large rear garden, to erect a terrace of three two-storey, 3-bedroom houses on land within the gardens

to the rear of No.166 & 168 Holly Road. These houses would be served by the existing vehicular entrance to the side of No.170 Holly Road, which would lead into an on-site parking courtyard to the front of the new houses. Each new house would be provided with a pair of parking spaces here, together with provision of a visitor space and a bin store. Replacement parking provision for No.170 Holly Road in the form of a pair of parking spaces, would also be provided at the end of the rear garden area to be retained for the existing dwelling.

The garage court to the rear of Nos.162 & 164 Holly Road would be demolished and the land used to provide the private rear garden areas for the proposed houses. The existing flats at Nos.162, 162A, 164 & 164A Holly Road would each provided with a single on-site parking space and would continue to have use of the existing vehicular entrance from Holly Road between Nos.160 & 162. A turning area is shown to enable vehicles to enter and leave their parking spaces in forward gear.

As a result of initial consultation comments received from the Highway Authority (Hampshire County Council), an amended Site Layout Plan was submitted on 16 September 2021 showing a widened driveway opening from Holly Road forming a passing space at the entrance from the road (see plan on previous page).

The proposed new would have brick and elevations and concrete tiled roofs. The design features ground floor bay windows with tiled roofs in the front elevations. The roofs of the proposed terrace are shown to be fully-hipped to the side, but with a rendered gable feature to the front of the central unit.

The application is accompanied by a Planning, Design and Access Statement, an Ecology Report; and an Arboricultural Assessment & Method Statement.

The applicants are in the process of preparing and submitting a S106 Planning Obligation in order to secure the required financial contributions towards the off-site provision and/or enhancement of public open space and in respect of SPA mitigation.

Consultee Responses

Environmental Health	No objection subject to condition and informatives.
Arboricultural Officer	No objection subject to the proposed development being carried out in accordance with the tree protection recommendations of the submitted Arboricultural Assessment & Method Statement.
Ecologist Officer	No comments
Contract Management	No objections : Bins required for the proposed development: 3 x 240L refuse bins, 3 x 240L recycling bins, 3 x 22L food caddies & 3 x glass boxes. The developer is responsible for purchasing all bins before properties become occupied. Residents would be expected to wheel their bins down to collection point in front of 170 Holly Rd on collection days.
Parks Development Officer	No objections and provides POS projects for which a s106 POS contribution is required.

Natural England	No objection subject to SPA impact being mitigated through the securing of the appropriate SPA financial contributions with a s106 Planning Obligation.
HCC Highways Development Planning	No highways objections following receipt of amended Site Layout Plan on 16 September 2021. No Transport Contribution is requested.
Hampshire Fire & Rescue Service	No objections and provides generic fire safety advice.

Neighbours notified

In addition to posting a site notice, 70 individual letters of notification were sent to properties in Holly Road, St. Augustine's Close, Roberts Road, and Highland Road, including all properties adjoining the application site.

Neighbour comments

At the time of writing the report a total of 6 representations have been received raising objections to the proposals from the occupiers of Nos.127, 154 (two separate correspondents), & 206 Holly Road; and Nos.22 & 26 St. Augustine's Close. Objection is raised for the following composite summary reasons:-

- (a) Further overcrowding of this existing residential area;
- (b) Inadequate parking provision given the likely/possible occupancy level of the proposed houses;
- (c) The proposed houses may be occupied as Houses in Multiple Occupation [*Officer Note: Planning permission would be required in any circumstance for the change of use to an HMO occupied by 7 or more persons such that any attempted change of use to a large HMO would be a breach of planning control. However, it is currently 'permitted development' (i.e. an automatic planning permission granted by secondary planning legislation) to change the use of a dwellinghouse (Use Class C3) to a small HMO occupied by up to 6 persons (Use Class C4) and visa versa.*];
- (d) Loss of parking arising from the loss of the garages at the application site;
- (e) Existing on-street parking difficulties in Holly Road would be exacerbated : many existing properties in the road do not have on-street parking, there is overspill parking in St. Augustine's Close;
- (f) Traffic using Holly Road is often obstructed because street parking renders the road of single-way at a time width with limited gaps in the parking to provide passing places. Parked cars are frequently damaged and there is poor visibility for existing residents when seeking to pull out of their drives into the road. Buses use Holly Road as part of their route. Refuse collections and post/parcel and other deliveries also disrupt traffic. Ambulance and other emergency service access to properties in the road is also very difficult;
- (g) The proposed houses would be built facing towards the rear gardens of adjoining properties at Nos.154 Holly Road and 22 St. Augustine's Close giving rise to loss of light; and loss of privacy due to overlooking. The occupier(s) of No.127 Holly Road are also concerned about being overlooked by the proposed development;
- (h) Loss of existing trees from the site that would reduce mutual privacy and render the proposed development more visible from adjoining and nearby residential properties;

- (i) Gardens in the vicinity are subject to flooding, which was made worse by the construction of Needham Gardens a few years ago [*Officer Note: this is the development to the rear of No.134 Holly Road and, by implication it is suggested that the current proposed development could possibly have the same effect*];
- (j) Bats are regularly seen in the area, so must be roosting nearby : would they be disturbed by the proposed building work?;
- (k) Increased noise, dirt, pollution, disruption/inconvenience and exacerbated parking and road traffic difficulties arising from the proposed building work. An objector advises that they work unsocial hours that would disrupt their sleep patterns. [*Officer Note: it is long-standing Government guidance that the impacts of the construction period of a development cannot be taken into account in determining planning applications*]; and
- (l) Loss of property value/likely future difficulty selling existing property as a result of the proposed development [*Officer Note: It is also long-standing Government Planning advice that these are not matters that can be taken into consideration when determining planning applications.*]

Policy and determining issues

The site is located within the built-up area of Aldershot. The site is not located within a Conservation Area and it does not contain a Listed Building or is near one.

Policies DE1 (Design in the Built Environment), DE2 (Residential Internal Space Standards) and DE3 (Residential Amenity Space Standards), DE6 (Open Space, Sport & Recreation), DE11 (Development on Residential Gardens), IN2 (Transport), NE1 (Thames Basin Heaths Special Protection Area), NE2 (Green Infrastructure), NE3 (Trees), NE4 (Biodiversity) and NE6-NE8 (Flood Risk and Drainage) of the adopted New Rushmoor Local Plan (2014-2032) are relevant to the consideration of the current application.

Also relevant is the Council's adopted Supplementary Planning Document (SPD) "Parking Standards" adopted in 2017. Since the SPD was subject to extensive public consultation and consequent amendment before being adopted by the Council, some significant weight can be attached to the requirements of this document. The advice contained in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) is also relevant.

In this context, the key determining issues are considered to be:-

1. The Principle of the proposals;
2. Visual Impact;
3. Impact on trees;
4. Impact on Neighbours;
5. The Living Environment Provided;
6. Highways Considerations;
7. Impact on Wildlife & Biodiversity;
8. Drainage Issues; and
9. Public Open Space.

Commentary

1. Principle -

The National Planning Policy Framework (NPPF) advises that the purpose of the planning

system is to contribute to the achievement of sustainable development. In this respect, there are three dimensions to sustainable development: economic, social and environmental. These roles are defined as:-

- *"contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and co-ordinating development requirements including the provision of infrastructure;*
- *supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."*

The NPPF also advises that these roles should not be taken in isolation because they are mutually dependent, and the planning system should play an active role in guiding development to sustainable locations. Furthermore, it also advises that housing applications should be considered in the context of the presumption in favour of sustainable development to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

The proposed development is seeking to make more efficient use of previously-developed residential land, which, within reason, continues to be a clear objective of both Government planning guidance and current adopted local planning policy.

Whilst Local Plan Policy DE11 requires consideration of the appropriateness of new residential development of sites that include the curtilage or former curtilage of private residential dwellings where they would be harmful to the character and appearance of the area, it is not considered that the proposals amount to unacceptable tandem development. Indeed, proposed development is not intrinsically unacceptable simply because elements of a proposed scheme are located away from a road frontage behind other development and can be described as being 'backland' or tandem. Indeed, it is noted that there are other examples of dwellings similarly located behind the road frontage in the vicinity. In any event, it is not considered that any material planning harm arises in this case from the layout of the proposed development and how it relates to existing adjoining and nearby development.

The current scheme proposes the provision of three new dwellinghouses. New Rushmoor Local Plan Policy LN2 requires 30% affordable housing on schemes of 11 or more dwelling units, subject to viability. However, since the scheme proposes fewer dwelling units than this threshold, the requirements of this policy clearly do not apply in this case.

In the circumstances, the proposals are considered acceptable in principle (subject to all usual development control issues being satisfactorily resolved in detail), since the proposals are clearly in line with Government objectives and the Council's own adopted planning policies in principle.

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. As a result, the existence of differences from neighbouring buildings are not likely to be sufficient to identify material harm on the character and appearance of an area. Indeed, it is extremely rare for the character and appearance of an area to be narrowly defined by a particular building type, age, size, height and overall appearance : the character of most urban landscapes is usually defined by an eclectic mixture of features and characteristics. In this case, the vicinity has a mixed character, with a variety of dwelling types, ages and external materials. Nevertheless, there is a predominance of two-storey houses and the relatively close spacing between houses gives the street a terraced appearance. Since the proposed new houses are of conventional two-storey height and would be in a backland position where they would not be readily visible from publicly accessible vantage points, it is considered that no material adverse visual impact upon the character and appearance of the area would arise. It is therefore considered that the proposals are acceptable in visual terms.

3. Impact on Trees -

An Arboricultural Assessment & Method Statement Report has been submitted with the application that examines and assesses the quality of all trees on or adjoining the site, the likely impact of undertaking the construction of the proposed development, tree protection measures to be in place for the duration of the site clearance and construction period of the development, and the potential for impact on the trees in the longer term.

Four individual trees (comprising 3 early-mature Common Ash and a mature Apple tree) located within the application site, together with a group of mainly Common Ash trees located along the boundary of the site to the rear of Nos.22-24 St. Augustine's Close, are shown to be removed as a result of the proposals. The submitted tree report assesses all of these trees as being of low long-term quality and value. Whilst they undoubtedly make a contribution to the appearance of private garden areas in the vicinity, the loss of the trees would not materially affect the character and appearance of the area as a whole as perceived from publicly-accessible places. In any event, none of the trees at the site are the subject of a Tree Preservation Order and nor would they be worthy of such protection. As a result, all could be removed legitimately without requiring any consent from the Council irrespective of whether the proposed development were to proceed.

To a degree the group of trees located along the boundary of the site to the rear of Nos.22-24 St. Augustine's Close screen the application site from view, albeit the trees have grown very close to, and knocked-over parts of, the site boundary fence. In planning terms it is considered that any potential concern regarding the impact of the proposed loss of these boundary trees arises primarily from the potential loss of screening and the implications that this may have for the impact on the neighbouring properties concerned : this is considered in the next section of this report.

A section of the proposed car parking area for the proposed houses is identified as being within the root protection area of two off-site trees (a Eucalyptus and a Lawson Cypress) that are located at the end of the rear garden of No.75 Roberts Road. As a result it is proposed that the impact on these off-site trees would be minimised by using a tree-friendly no-dig means of construction for those parking spaces and adjoining part of the driveway. Combined with the implementation of tree protection measures for the duration of the construction period, it is considered that no undue harm should arise to trees to be retained as a result of the construction of the proposed development.

The Council's Arboricultural Officer is satisfied that no trees worthy of protection would be removed and that the existing trees to be retained would be adequately protected from harm during the construction period. Subject to the imposition of conditions requiring the proposed special foundation construction be implemented in full, and the prescribed tree protection measures are implemented and retained as specified for the duration of the construction period of the proposed development, it is considered that the proposals are acceptable having regard to Policy NE3.

4. Impact on neighbours -

When considering impacts upon neighbours, the question for the Council to consider is whether or not the impact of the proposed development on the residential amenities of neighbouring properties would be both materially and harmfully impacted in planning terms. The correct test in this respect is whether or not existing neighbouring properties would, as a result of the proposed development, maintain acceptable amenities to meet the needs of residential occupation. It is not the role of the Planning system to defend neighbours against the loss of any private views from their properties where these views are derived from over adjoining land not in their ownership. In terms of privacy concerns, a degree of mutual overlooking often exists between neighbours and this is considered both normal and acceptable. It is necessary for the Council to consider whether or not occupiers of neighbouring properties would be subjected to unacceptable undue overlooking rather than any overlooking at all. Overall, it is the role of the Planning system to consider and decide whether or not neighbouring and nearby residential properties would continue to possess an acceptable living environment for occupiers in planning terms as a result of a proposed development.

In this context, whilst the application site is surrounded by existing residential property, most is somewhat removed from the proposed development by a combination of separation distance, orientation, and intervening screening vegetation and other means of enclosure. As a result, it is considered that, with the exception of Nos.154, 160, 162/162A, 164/164A, 166, 168 & 170 Holly Road; 22-26 St. Augustine's Close; and 67-77 (odd inclusive) Roberts Road, no other neighbouring properties could be materially and harmfully affected by the proposals.

The impacts upon those nearest and/or adjoining residential properties identified as being conceivably materially impacted by the proposed development are considered in the following paragraphs:-

Nos.154 & 160 Holly Road: The properties have garden areas abutting the west side of the existing vehicular entrance that would continue to be used by occupiers of Nos.162/162A & 164/164A Holly Road. In the case of No.154 Holly Road they have a larger area of garden land that extends to the rear of No.156 & 158 Holly Road that would also abut the rear garden boundaries of the proposed new houses. In the case of No.154, the rear elevation of the proposed new houses would be in excess of 50 metres from the rear elevation of this neighbouring house; between 40-50 metres from the main length of the garden; and 20 metres from the east boundary of the enlarged garden area to the rear of Nos.156-158 Holly Road. The rear garden area of No.160 Holly Road would be between 20 and 30 metres distant from the nearest rear corner of the proposed new houses. Nos.156 & 158 Holly Road do not adjoin the application site and these plots would be separated at least 30 metres from the rear of the proposed new houses. It is considered that, notwithstanding the removal of a pair of Ash trees in the rear garden of Nos.162/162A-164/164A Holly Road as a result of the scheme that currently provide a degree of screening, the relationships of the proposed development with these adjoining and nearby properties would be acceptable in Planning

terms.

Nos.162-170 (even inclusive) Holly Road: All of these neighbouring properties back on to the part of the site where the proposed development would be located to the south, with the north elevation of the proposed new terraced houses directly to the rear of the rear gardens of Nos,166 & 168 Holly Road. With the exception of a first-floor bathroom window that would be obscurely glazed, no other windows are proposed for this building elevation. none of the houses and gardens of these neighbouring properties would be subjected to any undue loss of light, outlook or privacy. Nos.162/162A, 164/164A & 170 Holly Road are in the ownership of the applicant and would all retain satisfactory rear gardens and on-site parking.

Nos.22-26 St. Augustine's Close: These neighbouring properties are in a terrace with rear gardens backing onto the east of the application site. In this position, the rear elevations of Nos.22-24 would be directly faced by the front elevation of the proposed houses at a building-building separation distance of approximately 30 metres. Whilst the group of Ash trees growing adjacent to site boundary that currently provide screening for these neighbouring properties in particular from the land beyond within the application site would be lost, the separation distance involved, together with the provision of a new boundary fence to replace the current intermittent and dilapidated fencing, would be sufficient to maintain acceptable mutual privacy. A separation distance of 20 metres without screening and ground level privacy maintained with intervening fencing is conventionally considered acceptable in this respect. Nos.25 & 26 St. Augustine's Close would have increasingly more oblique and separated relationships with the proposed development, since these properties would continue to adjoin the retained rear garden area of No.170 Holly Road. The nearest front corner of the proposed new housing terrace would have a building-building separation of approximately 35 metres. In the circumstances, it is considered that no undue and material impacts on the amenities of occupiers of these neighbouring properties would arise.

Nos.67-77 (odd inclusive) Roberts Road: These properties have rear gardens backing onto the south side of the application site. The closest relationship would be between the south side elevation of the proposed terraced houses and No.73 Roberts Road, with a building-building separation of approximately 28 metres. With the exception of a first-floor bathroom window, no other windows would be inserted in the side elevation facing towards the rear of Roberts Road properties either directly or at an acute angle. The proposed terrace would be side-on such that the relationship with these neighbours is either at right-angles or very oblique and would avoid the possibility of any undue overlooking.

Given the location of the application site it is considered appropriate that a condition be imposed to require submission of a Construction Method Statement to set out the measures to be employed during the construction phase to minimise noise, vibration, dust and other emissions to, as far as practicable, limit impacts upon the amenity of neighbours. Likewise the parking and traffic generation impacts of the demolition, construction and fitting-out periods of the development. Although planning applications cannot be refused on account of the likely construction phase impacts, it is considered reasonable to require the submission of details of construction management measures given the clear potential for this to give rise to nuisance and inconvenience to neighbours in this location – if only to alert the developer to the need to have regard to such matters.

In conclusion it is considered that the proposed development would have an acceptable impact upon neighbours.

5. The living environment created -

The proposed houses would provide accommodation meeting the Government minimum internal floorspace standards appropriate for their level of occupancy. The proposed development is also able to provide on-site amenity space for residents in the form of private rear gardens exceeding the requirements of New Local Plan Policy DE3 for all of the proposed new dwellings. It is also considered that the proposed dwellings would have acceptable relationships with all neighbours in terms of light, outlook and privacy.

The internal layout of a development is a functional matter between a developer and his client and is to some extent covered by the Building Regulations. It is a matter for prospective purchasers/occupiers to decide whether they choose to live in the proposed development. Nevertheless, it is considered that the living environment created would be acceptable in planning terms.

6. Highways considerations -

It is current Government guidance that denying planning permissions on highways grounds is only justified and appropriate where any highways concerns are demonstrated to give rise to 'severe' harm to the safety and/or convenience of highway users. It is not sufficient to merely identify concern about a highway safety or convenience matter. Furthermore, clear evidence of wider highway harm(s) being caused with severe impact(s) must be identified. As a consequence, refusal on highway grounds must exceed a high threshold. Furthermore, it is also long-standing Government guidance that it is neither appropriate nor reasonable for developers to be required to resolve existing highway problems in the vicinity of their site in order to secure planning permission that they are neither responsible for, nor would materially exacerbate as a result of their proposals.

It is proposed that the development utilises the existing private driveway to the side of No.170 Holly Road for vehicular access to/from the public highway at Holly Road. It is considered that the current proposal would not result in any material increase in traffic using Holly Road. In this respect, the proposed development is small in scale, comprising just 3 new dwellings. The driveway is considered to be of an acceptable width and overall standard to serve the proposed development and the safety of occupiers of No.170 Holly Road would be improved by the proposed removal of the entrance door from the side of the house. Turning space would be provided with the communal parking court serving the proposed houses so that vehicles could both enter and leave the development in forward gear. The Highway Authority (Hampshire County Council) has raised no objections to the proposed development on the grounds of traffic generation and any suggested inadequacy in the capacity of Holly Road to serve the traffic associated with the proposed development; or, indeed, in respect of the sight lines and use of the existing vehicular entrance to the development from Holly Road. In this latter respect this was solely subject to the provision of an enlarged passing space at the driveway entrance, which is proposed in the amended Site Layout Plan received on 16 September 2021. It is considered appropriate to impose a planning condition requiring this access improvement to be implemented prior to any other works commencing in respect of the development.

The proposed houses would be provided with two parking spaces each, together with provision of a visitor space. A pair of parking spaces would also be provided for the use of occupiers of No.170 Holly Road adjoining. All would be of acceptable size, on-site location and arrangement. No cycle parking is shown to be provided with the scheme, although it is

considered that this can be easily achieved by provision of sheds with each of the proposed new house plots, which can be required by condition. The overall car, bicycle and visitor parking provision meets the Council's adopted maximum parking standards in full.

Whilst objection has been raised on the grounds of existing parking problems in Holly Road, the proposed development makes appropriate provision for parking on-site to support itself. The applicant cannot be required to address an alleged existing problem which would be neither caused nor exacerbated by the proposed development. It is considered that the proposals comply acceptably with the Council's adopted car parking requirements and, in any event, the proposed development would meet its own functional car parking needs without materially exacerbating any existing issues.

The applicant has responded to the objection suggesting that the proposed development would put any material increased pressure on on-street parking as a result of the loss of the existing garages from the site to refute that the garages are used for day-to-day parking. In this respect they advise that:

'Ten of the [total of 18] garages are still rented out but, of those ten, only two actually contain cars, and these cars are off road and simply stored there long-term; none of the garages on site are actually used for day to day parking. Of the garage users only four actually live in Holly Road; two in the flats at Nos.162/162A, one next door at No.160 and another further down the road, but they all use the garages for storage of domestic items and the one vintage car. The neighbour at 160 does park his car on site regularly, in front of his garage rather than in it. Any other activity seen on site would be people coming to access their stored items and these remaining users live elsewhere, one in Highland road and the others in different parts of Aldershot, Ash and even Farnborough.'

As mentioned previously, the proposals include the provision of a total of four parking spaces to provide for the continuing on-site parking and turning needs of the occupiers of Nos.162/162A &164/164A Holly Road; whom would continue to use the existing driveway between Nos.160 & 162.

The refuse/recycling bins for each property would be stored on-site in a communal area alongside the proposed parking. The bins here would have to be moved by residents to the collection point alongside the existing bins for No.170 Holly Road when required. This is the usual way in which bins are collected for emptying and is considered to be an acceptable arrangement for the proposed development. No objections are raised by the Council's Operations Manager (Domestic Bin Collection).

No Transport Contribution has been requested by the Highway Authority, Hampshire County Council, in this case.

It is considered that the proposals are acceptable in highways terms.

7. Impact Upon Wildlife & Biodiversity –

(a) Special Protection Area.

The European Court of Justice judgement in 'People Over Wind, Peter Sweetman v Coillte Teoranta C-323/17' in April 2018 established the legal principle that a full appropriate assessment (AA) must be carried out for all planning applications involving a net gain in residential units in areas affected by the Thames Basin Heaths SPA, and that this process

cannot take into account any proposed measures to mitigate any likely impact at the assessment stage. This process, culminating in the Council's Appropriate Assessment of the proposals, is overall described as Habitats Regulation Assessment (HRA).

Undertaking the HRA process is the responsibility of the decision maker (in this case, Rushmoor Borough Council) as the 'Competent Authority' for the purposes of the Habitats Regulations. The following paragraphs comprise the Council's HRA in this case:-

HRA Screening Assessment under Regulation 63(1)(a) of the Habitats Regulations : The Thames Basin Heaths SPA is designated under the E.C Birds Directive for its lowland heathland bird populations. The site supports important breeding bird populations, especially Nightjar *Caprimulgus europaeus* and Woodlark *Lullula arborea*, both of which nest on the ground, often at the woodland/heathland edge; and Dartford Warbler *Sylvia undata*, which often nests in gorse *Ulex* sp. Scattered trees and scrub are used for roosting.

Heathland is prone to nitrogen deposition due to increases in Nitrogen Oxide. Calculations undertaken for the Rushmoor Borough Council Local Plan found that there will be no in-combination impacts on the habitats as a result of development in the Local Plan, including an allowance for 'windfall' housing developments. However within the screening process it will need to be ascertained whether development outside the Local Plan within 200m of the SPA will increase vehicle movements to above 1000 extra trips/day or exceed the Minimum Critical Load by over 1% either alone or in-combination with the Local Plan.

The bird populations and nests are very prone to recreational disturbance, with birds vacating the nests if disturbed by members of the public. This leaves the young unprotected and increases the risk of predation. Dogs not only disturb the adults, but can directly predate the young.

Visitor surveys have shown that the visitor catchment area for the Thames Basin Heath SPA is 5km, with any proposals for residential development within this catchment contributing to recreational pressure on the SPA. The research also evidenced that residential development within 400m of the SPA would cause impacts alone due to cat predation of adult and young birds.

The retained South East Plan Policy NRM6 and adopted New Rushmoor Local Plan (2014-2032) Policy NE1 (Thames Basin Heaths Special Protection Area) and Thames Basin Heaths Avoidance & Mitigation Strategy (2021)], state that residential development within 400m of the SPA should be refused and development within 5km of the SPA should provide Strategic Alternative Natural Greenspace (SANG) of 8ha/1000 additional population and contributions to Strategic Access Management and Monitoring Measures (SAMM) dependant on the number of bedrooms.

It is considered that there is sufficient information available with the planning application provided by the applicants with which the Council can undertake the HRA process. In this case the proposed development involves the creation of 3 net new residential units within the Aldershot urban area. As such, the proposed development is located within the 5km zone of influence of the SPA, but outside the 400-metre exclusion zone. The proposed development is neither connected to, nor necessary to the management of, the Thames Basin Heaths SPA. Furthermore, the proposed development would not result in a net increase in traffic movements in excess of 1000 vehicular movements per day in proximity to the SPA.

All new housing development within 5 km of any part of the Thames Basin Heaths SPA, of

which the current proposals would make a contribution, is considered to contribute towards an impact on the integrity and nature conservation interests of the SPA. This is as a result of increased recreation disturbance in combination with other housing development in the vicinity of the Thames Basin Heaths SPA. Current and emerging future Development Plan documents for the area set out the scale and distribution of new housebuilding in the area up to 2032. A significant quantity of new housing development also results from 'windfall' sites, i.e. sites that are not identified and allocated within Development Plans. There are, therefore, clearly other plans or projects for new residential development that would, together with the proposals the subject of the current planning application, have an 'in-combination' effect on the SPA. On this basis it is clear that the proposals would be likely to lead to a significant effect on European site (i.e. the Thames Basin Heaths SPA) integrity.

Appropriate Assessment under Regulation 63(1) of the Habitats Regulations : If there are any potential significant impacts upon the Thames Basin Heaths SPA, the applicant must suggest avoidance and/or mitigation measures to allow an Appropriate Assessment to be made. The Applicant must also provide details that demonstrate any long-term management, maintenance and funding of any such solution.

The project the subject of the current planning application being assessed would result in a net increase of dwellings within 5 km of a boundary of part of the Thames Basin Heaths SPA. In line with Natural England guidance and adopted New Rushmoor Local Plan Policy NE1 and Thames Basin Heaths Avoidance & Mitigation Strategy (2021), a permanent significant effect on the SPA due to an increase in recreational disturbance as a result of the proposed new development is likely. As such, in order to be lawfully permitted, the proposed development will need to secure a package of avoidance and mitigation measures.

Rushmoor Borough Council formally adopted the latest version of the Thames Basin Heaths SPA Avoidance & Mitigation Strategy (AMS) in May 2021. The AMS provides a strategic solution to ensure the requirements of the Habitats Regulations are met with regard to the in-combination effects of increased recreational pressure on the Thames Basin Heaths SPA arising from new residential development. This Strategy is a partnership approach to addressing the issue that has been endorsed by Natural England.

The AMS comprises two elements. Firstly the maintenance of Suitable Alternative Natural Greenspace (SANG) in order to divert additional recreational pressure away from the SPA; and, secondly, the maintenance of a range of Strategic Access Management and Monitoring Measures (SAMMs) to avoid displacing visitors from one part of the SPA to another and to minimize the impact of visitors on the SPA. Natural England raises no objection to proposals for new residential development in the form of Standing Advice provided that the mitigation and avoidance measures are in accordance with the AMS.

In order to meet the requirements of Policy NE1 and the AMS applicants must:-

- (a) secure an allocation of SPA mitigation capacity from either the Council's SANGS schemes, or from another source acceptable to Natural England and to the Council; and
- (b) secure the appropriate SANG and/or SAMM in perpetuity by making the requisite financial contribution(s) by entering into a satisfactory s106 Planning Obligation that requires the payment of the contribution(s) upon the first implementation of the proposed development.

These requirements must be met to the satisfaction of Natural England and Rushmoor Borough Council (the Competent Authority) before the point of decision of the planning application.

In this case the applicants have received an allocation of SANGS capacity from the Council's Southwood Country Park SANGS scheme sufficient for the new dwelling units proposed. The attendant SPA financial contribution would be secured by the applicants entering into a satisfactory s106 Planning Obligation to require payment of a financial contribution of £26,451.00 towards SPA mitigation and avoidance (comprising £23,754.00 SANG contribution & £2,697.00 SANG contributions) upon the implementation of the proposed development.

Conclusions of Appropriate Assessment : On this basis, the Council are satisfied that, subject to the receipt of a satisfactory completed s106 Planning Obligation, the applicants will have satisfactorily mitigated for the impact of their proposed development on the Thames Basin Heaths SPA in perpetuity in compliance with the requirements of New Rushmoor Local Plan Policy NE1 and the AMS. Accordingly, it is considered that planning permission could then be granted for the proposed development on SPA grounds.

(b) Site Specific Protected Species.

The rearmost parts of the application site have become somewhat overgrown with natural vegetation and this part of the site also contains a number of garages that, although associated with significant concrete hardstanding areas and used for storage, have been investigated for potential presence of protected wildlife species, including bats.

In addition to the requirements of adopted Local Plan Policy NE4, Paragraph 175 of the National Planning Policy Framework (2018) (NPPF) explains that if significant harm to biodiversity cannot be avoided, mitigated or compensated for then permission should be refused. Government Circular 06/2005 (Biodiversity and Geological Conservation) Paragraph 99 states that:-

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision. The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances, with the result that the surveys are carried out after planning permission has been granted."

Taking the appropriate precautionary approach, an Ecology Report has been submitted with the application reporting an ecological survey of the application site undertaken in May 2021 to determine the existence and location of any ecologically valuable areas and to record any evidence of protected species, in particular bats. In this respect both the existing garage structures and the trees on the site were inspected and assessed given that the proposals are for their removal. In accordance with good practice, the site was also checked for any evidence of other protected species or species of particular note.

No evidence of bats was found despite a careful internal and external inspection of all of the pre-fabricated garages and domestic outbuildings at the site. Due to their condition and construction type lacking any separate roof void and/or key features for crevice dwelling species, the garages are considered to provide negligible roosting opportunities for bats. Furthermore, there were considered to be no trees present at the site that could provide bat roosting opportunities. Additionally, since the site itself is dominated by hardstanding and domestic lawns and limited planting, and located within a built-up residential area, it was concluded that the site only provided limited foraging opportunities for bats. No other species

of note were found during the survey. Overall, the application site is concluded to be of low ecological value, with only common or abundant wildlife species present.

Although no evidence of bats or other protected species was recorded, with the buildings assessed to provide negligible roosting opportunities, the Ecology Report nonetheless correctly advises that all site operatives should be made aware of current legislation protecting bats and their roosts, and other protected species, such that, in the unlikely event of any protected species being encountered on the site, then works would be stopped immediately and Natural England contacted for advice. Furthermore, since all species of wild birds and their nests are protected under the Wildlife and Countryside Act 1981, it is also recommended that site clearance works should be timed to avoid the main bird nesting season, which, in general, runs from March to August inclusive. If this is not possible, a check should be carried out prior to any clearance works to ensure there are no active nests.

In the circumstances, it is considered that the submitted Ecology Report has appropriately assessed the site and that no further surveys are necessary before planning permission can be granted.

(c) Biodiversity.

In addition to Policy NE4, Local Plan Policy NE2 (Green Infrastructure) requires that development provides green infrastructure features within the development and maximises opportunities for improvement to the green infrastructure network, including restoration of fragmented parts of the network. This approach is also supported by the NPPF.

The submitted Ecology Report was also produced with these requirements in mind and, as such, also makes recommendations for the protection and preservation of adjacent established vegetation to be retained; and also how to secure opportunities to enhance biodiversity and include proportionate measures to contribute, where possible to a net gain in biodiversity. In this respect, where any new planting is proposed it is recommended that it should aim to use native species, but where this is not practicable then species of known value for wildlife, such as flowering plants for invertebrate species, and the planting of shrubs and trees to provide nesting opportunities, can be used instead. Any new boundary treatment should be designed to promote a degree of permeability of the site to minimize habitat fragmentation and allow free movement of wildlife throughout the site. It is also noted that the site could be further enhanced by providing roosting and nesting opportunities for bats and birds by installing bat and bird boxes in suitable locations on the new build. Given the range of opportunities for biodiversity enhancement that would be proportionate to the scale and circumstances of the proposed development, it is considered appropriate for a condition to be imposed to require the submission of biodiversity enhancement proposals for the development. In this way it is considered that the requirements of Local Plan Policy NE4 would be appropriately addressed.

8. Surface Water Drainage -

Adopted Local Plan Policy NE8 (Sustainable Drainage Systems) requires that developments include the implementation of integrated and maintainable Sustainable Urban Drainage Systems (SUDS) in all flood zones for both brownfield and greenfield sites.

The site is located on land at lowest risk of fluvial flooding such that no consultation, or production of a Flood Risk Assessment, is required by the Environment Agency and, indeed, there is no issue to address having regard to Local Plan Policy NE6 (Managing Fluvial Flood

Risk). Furthermore, the proposed development, being for just 3 dwelling units, also falls well below the threshold (10 units or more) requiring statutory consultation with the Lead Local Flood Authority. Additionally, the land is not identified with the adopted Rushmoor Local Plan as being an area at risk of surface water flooding where Policy NE7 (Areas at Risk of Surface Water Flooding) applies. On this basis, since the proposed development would result in the removal of significant areas of existing hardstanding from the site representing an improvement in surface water drainage for the land, the applicants had concluded that no surface water drainage mitigation would be required and, accordingly, indicated with the application that surface water drainage arising from the development itself would be disposed using conventional soakaway drains on-site. Subject to a standard condition requiring details of the design of the proposed surface water drainage system incorporating SUDS features, this would have been an acceptable approach.

However the site is also on land that slopes down towards North Lane and an objector has expressed the concern that the proposed development could adversely affect existing surface water flooding in the vicinity. In this respect, it has been noted that the “*flood risk map for planning*” information available on the GOV.UK website [flood-map-for-planning.service.gov.uk] suggests that the site is bisected by a strip of land within the rear gardens of a number of properties on the south side of Holly Road and at St. Augustine’s Close that is identified as being of low to medium risk of surface water flooding. The applicant’s agent has, accordingly, been contacted to advise them of this other source of flood risk information and, at the time of writing this report, they have responded to confirm that they are now seeking specialist drainage advice as a result.

The identification of the application as being at potential risk of surface water flooding falls outside of the normal statutory procedures for the consultation of the drainage authorities. Nevertheless, it would appear that there is a potential local surface water flood risk issue for the applicant to consider. In this respect the proposed development would result in less site coverage with hard surfacing, and it is considered that there is also clear scope for the new parking courtyard area to be paved using permeable materials or finishes. Furthermore, it would seem that the incorporation of a SUDS system into the development is likely to be the logical response to mitigating any surface water flooding, thereby protecting both the proposed new houses and neighbouring properties.

In the circumstances it is considered appropriate to deal with the matter with the imposition of a condition requiring the submission of full plans and details of a surface water flooding mitigation scheme for the proposed development for the Council’s consideration in consultation with the relevant drainage authorities. Subject to this measure it is considered that the proposals would comply with the requirements of Local Plan Policy NE8.

9. Public open space -

The New Local Plan seeks to ensure that adequate public open space (POS) provision is made to cater for future residents in connection with new residential developments. Policy DE6 allows provision to be made on the site, or in appropriate circumstances, a contribution to be made towards upgrading POS facilities nearby.

This is a circumstance where a contribution (in this case the Parks Development Officer identifies a POS project requiring £2,200.00 towards the off-site provision of public open space comprising habitat improvements to terrestrial or water environments and/or improvements to playground at Manor Park, Aldershot) secured by way of a s106 Planning Obligation would be appropriate, which the applicant is in the process of completing. Subject

to the completion of this Obligation the proposed development is considered to be acceptable within the terms of Local Plan Policy DE6.

Other Matter -

An objector has raised the concerns that the proposed new dwellings could possibly be converted into Houses in Multiple Occupation (HMO). In this respect change of use from a dwellinghouse into a small HMO falling within Use Class C4 is 'permitted development'. Given the nature of the development and the finite space available on site, it is considered that this is a circumstance where it would be reasonable for the Council to impose a planning condition removing permitted development rights for the change of use of the proposed houses to C4 use and, as such, to retain some control over the possible future change of use of the proposed houses to small HMOs.

Conclusions - The proposals are considered acceptable in principle and in highways terms; would have no material and harmful impact upon the overall visual character and appearance of the area and trees worthy of retention; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. Subject to the imposition appropriate conditions, it is considered that the proposed development would have an acceptable impact on local surface water drainage. The proposals are thereby considered to be acceptable having regard to Policies DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE3, NE4 and NE8 of the adopted Rushmoor Local Plan (2014-2032).

Full Recommendation

It is recommended that **subject** to the completion of a satisfactory Planning Obligation under Section 106 of the Town and Country Planning Act 1990 by 27 October 2021 to secure the SAMMs SPA and Public Open Space contributions as set out in the report, the Head of Planning in consultation with the Chairman be authorised to GRANT planning permission subject to the following conditions and informatives:-

However, in the event that a satisfactory s106 Agreement is not received by 27 October 2021, the Head of Planning, in consultation with the Chairman, be authorised to refuse planning permission on the grounds that the proposal does not provide a financial contribution to mitigate the effect of the development on the Thames Basin Heaths Special Protection Area in accordance with The Rushmoor Thames Basin Heaths Special Protection Area Interim Avoidance and Mitigation Strategy and adopted Rushmoor Local Plan Policy NE1; and does not make appropriate provision for Public Open Space in accordance with the requirements of adopted Rushmoor Local Plan Policy DE6.

1. The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

Reason - As required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, to reflect the objectives of the Council's Thames Basin Heaths Special Protection Area

Avoidance and Mitigation Strategy as amended 2021 and to accord with the resolution of Rushmoor's Cabinet on 17 June 2014 in respect of Planning Report no PLN1420.

2. The permission hereby granted shall be carried out in accordance with the following approved drawings and details – 16.13-100; A17521.DWG; 16.13-102; 16.13-103 REV.B; 16.13-110 REV.A; 16.13-111 REV.A; 16.13-113 REV.A; 16.13-114 REV.A; 16.13-112 REV.A; Davis Planning Ltd. Planning, Design & Access Statement; Mark Welby Arboricultural Assessment & Method Statement; and AA Environmental Ecology Survey Report.

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

3. Construction of the following elements of the development hereby approved shall not start until a schedule and/or samples of the materials to be used in them have been submitted to, and approved in writing by, the Local Planning Authority. Those elements of the development shall be carried out using the materials so approved and thereafter retained:

External walls;
Roofing materials;
Window frames;
Rainwater Goods; and
Ground Surfacing Materials

Reason - To ensure satisfactory external appearance. *

4. Construction or demolition work of any sort within the area covered by the application shall only take place between the hours of 0800-1800 on Monday to Fridays and 0800-1300 on Saturdays. No work at all shall take place on Sundays and Bank or Statutory Holidays.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

5. Prior to occupation or use of the development hereby approved, screen and boundary walls, fences, hedges or other means of enclosure for the boundaries of the overall site and between adjoining plots within the development hereby approved shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed and retained in accordance with the details so approved prior to the first occupation of the new dwellings hereby permitted.

Reason - To safeguard the amenities of neighbouring property. *

6. The development hereby permitted shall not be occupied until the parking spaces shown on the approved plans have been constructed, surfaced and made available to occupiers of, and visitors to, the development as allocated on the approved plans. Thereafter these parking facilities shall be kept available at all times for their intended purposes as shown on the approved plans. Furthermore, the parking spaces shall not be used at any time for the parking/storage of boats, caravans or trailers.

Reason - For the avoidance of doubt and to ensure the provision, allocation and retention of adequate off-street car parking. *

7. Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

Reason - In the interests of visual amenity.

8. Prior to first occupation of the development hereby approved a fully detailed landscape and planting scheme (to include, where appropriate, both landscape planting and ecological enhancement) shall be first submitted to and approved in writing by the Local Planning Authority.

Reason - To ensure the development makes an adequate contribution to visual amenity. *

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

Reason -To ensure the development makes an adequate contribution to visual amenity.

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

- (a) the provision to be made for the parking and turning on site of operatives and construction vehicles during construction and fitting out works;
- (b) the arrangements to be made for the delivery of all building and other materials to the site;
- (c) the provision to be made for any storage of building and other materials on site;
- (d) measures to prevent mud from being deposited on the highway;
- (e) the programme for construction; and
- (f) the protective hoarding/enclosure of the site.

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

Reason - In the interests of the safety and convenience of adjoining and nearby residential properties and the safety and convenience of highway users. *

11. No construction works pursuant to this permission shall take place until a detailed surface water drainage scheme for the site incorporating, as appropriate, a SUDS drainage installation, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:-

Details for the long-term maintenance arrangements for the surface water drainage and/or SUDS systems shall be submitted to and approved in writing by the Local

Planning Authority prior to the first occupation of any of the dwellings hereby permitted. The submitted details shall include appropriate maintenance schedules for each drainage feature type and its ownership.

Such details as may be approved shall be implemented in full prior to the first occupation of the new development and retained thereafter in perpetuity.

Reason - To reflect the objectives of Policy NE8 of the New Rushmoor Local Plan (2014-2032). *

12. In the event that unforeseen ground conditions or materials which suggest potential or actual contamination are revealed at any time during implementation of the approved development it must be reported, in writing, immediately to the Local Planning Authority. A competent person must undertake a risk assessment and assess the level and extent of the problem and, where necessary, prepare a report identifying remedial action which shall be submitted to and approved in writing by the Local Planning Authority before the measures are implemented.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared and is subject to approval in writing by the Local Planning Authority.

Reason - To ensure that the site is safe for the development permitted and in the interests of amenity and pollution prevention.

14. Prior to occupation of any part of the development hereby approved, the refuse bin storage area as shown on the plans hereby approved shall be provided in full and retained thereafter at all times.

Reason - In the interests of visual amenity and highway safety.

15. Prior to the occupation of any part of the development hereby approved, details of (a) bin collection arrangements for the development; and (b) on-plot cycle storage for each individual dwelling hereby approved shall be submitted to, and approved in writing by the Local Planning Authority. Those details so approved shall be implemented in full and retained thereafter.

Reason - In the interests of visual amenity and highway safety.

16. No works shall start on site until existing trees and shrubs/hedges to be retained on and adjoining the site have been adequately protected from damage during site clearance and works in accordance with the details that are set out in the Mark Welby Arboricultural Assessment & Method Statement Report hereby approved with the application. Furthermore, no materials or plant shall be stored and no buildings erected within protective fencing to be erected at the margins of the root protection area of each tree/shrub/hedge to be retained as appropriate.

Reason - To ensure that existing trees are adequately protected in the interests of the visual amenities of the site and the locality in general.

17. No works consisting of foundations and services (pipes drains cables etc), including the proposed area of no-dig construction parking spaces and access, shall start until a

construction method statement detailing how impact on the roots of trees identified for retention will be avoided, has been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out strictly in accordance with the method statement so approved.

Reason - To ensure the amenity value of the trees shrubs and landscaped areas to be retained is maintained . *

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England), Order 2015 (or any Order revoking and re-enacting that Order), no development falling within Classes A, B, C, D and E of Part 1; and Class L of Part 3; of Schedule 2 shall be carried out without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties and to prevent adverse impact on traffic and parking conditions in the vicinity.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any Order revoking and re-enacting that Order), no additional windows, doors or openings of any kind shall be inserted in the first-floor elevations and roofs of the new development hereby permitted without the prior permission of the Local Planning Authority.

Reason - To protect the amenities of neighbouring residential properties.

20. No works of construction of the building hereby approved shall start until plans showing details of the existing and proposed ground levels, proposed finished floor levels, levels of any paths, drives, garages and parking areas and the height of any retaining walls within the application site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed and retained in accordance with the details so approved.

Reason - To ensure a satisfactory form of development in relation to neighbouring property and having regard to surface water flood risk considerations. *

21. Unless otherwise agreed in writing, no other development hereby approved shall be commenced (with the exception of the demolition of the existing garages and outbuildings at the site) until works to provide the passing bay adjacent to the 170 Holly Road driveway entrance and the removal of the side door and porch canopy to No.170 Holly Road hereby approved have been completed.

Reason - To ensure satisfactory means of access are available to the development.

22. The development hereby approved shall not be occupied until a biodiversity enhancement plan and a pro-forma checklist clearly setting out the steps required to implement these enhancements has been submitted to, and approved by, the Local Planning Authority.

Note: the enhancement plan and checklist should be based on the recommendations in the various wildlife reports submitted in support of the application, presenting them in a clear and concise format suitable for use during construction site project management.

No dwelling shall be occupied until the checklist approved under this condition has been completed, signed off by the project ecologist / wildlife consultant and approved in writing by the Local Planning Authority.

Reason: to protect and enhance biodiversity in accordance with Policy NE4 of the New Rushmoor Local Plan (2014-2032) and para 175 of the NPPF. *

INFORMATIVES

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

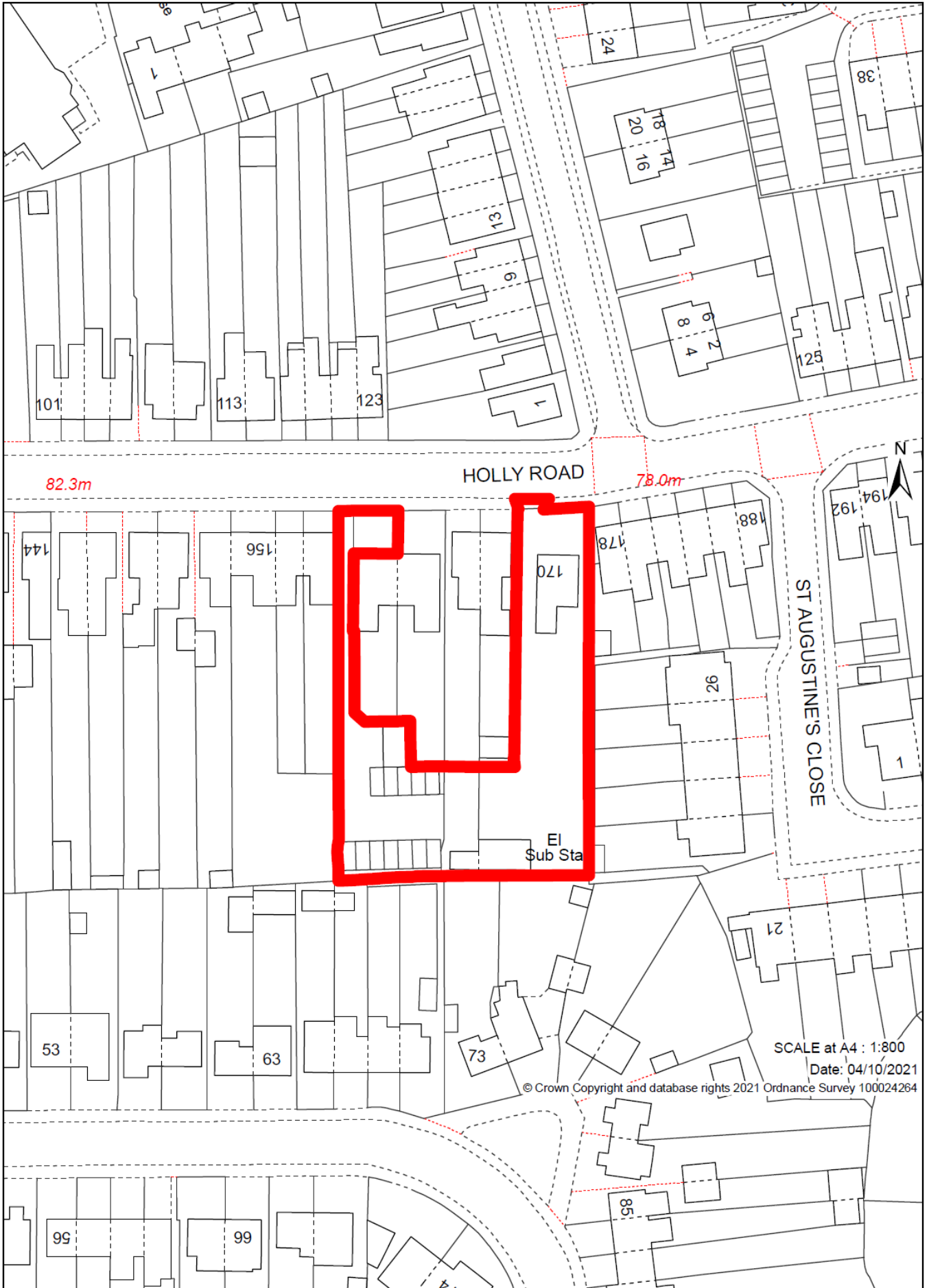
The proposals are considered acceptable in principle and in highways terms; would have no material and harmful impact upon the overall visual character and appearance of the area and trees worthy of retention; would have no material and adverse impact on neighbours; would provide an acceptable living environment; and, subject to financial contributions being secured in respect of Special Protection Area mitigation & avoidance and Public Open Space with a s106 Planning Obligation, the proposals would have no significant impact upon the nature conservation interest and objectives of the Thames Basin Heaths Special Protection Area; and appropriately address the Council's adopted Local Plan Policy DE6 concerning Public Open Space. Subject to the imposition appropriate conditions, it is considered that the proposed development would have an acceptable impact on local surface water drainage. The proposals are thereby considered to be acceptable having regard to Policies DE1, DE2, DE3, DE11, IN2, NE1, NE2, NE3, NE4 and NE8 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 -** This permission is subject to a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
- 3 **INFORMATIVE -** Your attention is specifically drawn to the conditions marked *. These condition(s) require the submission of details, information, drawings etc. to the Local Planning Authority BEFORE a certain stage is reached in the development. Failure to meet these requirements is in contravention of the terms of the permission and the Council may take enforcement action to secure compliance. As of April 2008 submissions seeking to submit details pursuant to conditions or requests for confirmation that conditions have been complied with must be accompanied by the appropriate fee.
- 4 **INFORMATIVE -** The applicant is recommended to achieve maximum energy efficiency and reduction of Carbon Dioxide emissions by:
- a) ensuring the design and materials to be used in the construction of the building are consistent with these aims; and
 - b) using renewable energy sources for the production of electricity and heat using efficient and technologically advanced equipment.

- 5 INFORMATIVE - The applicant is advised to contact the Recycling and Waste Management section at Rushmoor Borough Council on 01252 398164 with regard to providing bins for refuse and recycling. The bins should be:
- 1) provided prior to the occupation of the properties;
 - 2) compatible with the Council's collection vehicles, colour scheme and specifications;
 - 3) appropriate for the number of occupants they serve;
 - 4) fit into the development's bin storage facilities.
- 6 INFORMATIVE - No materials produced as a result of site preparation, clearance, or development should be burnt on site. Please contact the Council's Environmental Health Team for advice.
- 7 INFORMATIVE - The applicant is advised that during the construction phase of the development measures should be employed to contain and minimise dust emissions, to prevent their escape from the development site onto adjoining properties. For further information, please contact the Council's Environmental Health Team.
- 8 INFORMATIVE - It is a legal requirement to notify Thames Water of any proposed connection to a public sewer. In many parts of its sewerage area, Thames Water provides separate public sewers for foul water and surface water. Within these areas a dwelling should have separate connections: a) to the public foul sewer to carry waste from toilets, sinks and washing machines, etc, and b) to public surface water sewer for rainwater from roofs and surface drains. Mis-connections can have serious effects: i) If a foul sewage outlet is connected to a public surface water sewer this may result in pollution of a watercourse. ii) If a surface water outlet is connected to a public foul sewer, when a separate surface water system or soakaway exists, this may cause overloading of the public foul sewer at times of heavy rain. This can lead to sewer flooding of properties within the locality. In both instances it is an offence to make the wrong connection. Thames Water can help identify the location of the nearest appropriate public sewer and can be contacted on 0845 850 2777.
- 9 INFORMATIVE - In the UK all species of bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and under Schedule 2 of the conservation (Natural Habitats & c) Regulations 2004. The grant of planning permission does not supersede the requirements of this legislation and any unauthorised works would constitute an offence. If bats or signs of bats are encountered at any point during development then all works must stop immediately and you should contact Natural England.
- 10 INFORMATIVE - The applicant is requested to bring the conditions attached to this permission to the attention of all contractors working or delivering to the site, in particular any relating to the permitted hours of construction and demolition; and where practicable to have these conditions on display at the site entrance(s) for the duration of the works.

- 11 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.



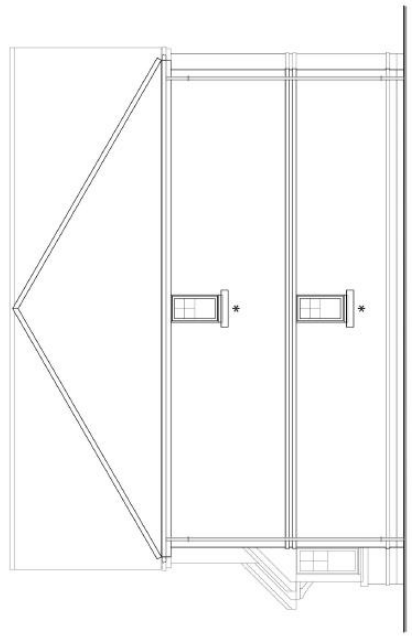


Datum 78.00



Front Elevation - Plots 1 - 3

* Obscured Glass



Datum 78.00



Side Elevation - Plot 1

* Obscured Glass



Scale (m)

Revisions	
Client	Vivien M Smith

Vivien M Smith

Project	Residential Development Land R/O 162-170 Holly Road Aldershot Hampshire GU12 4SQ
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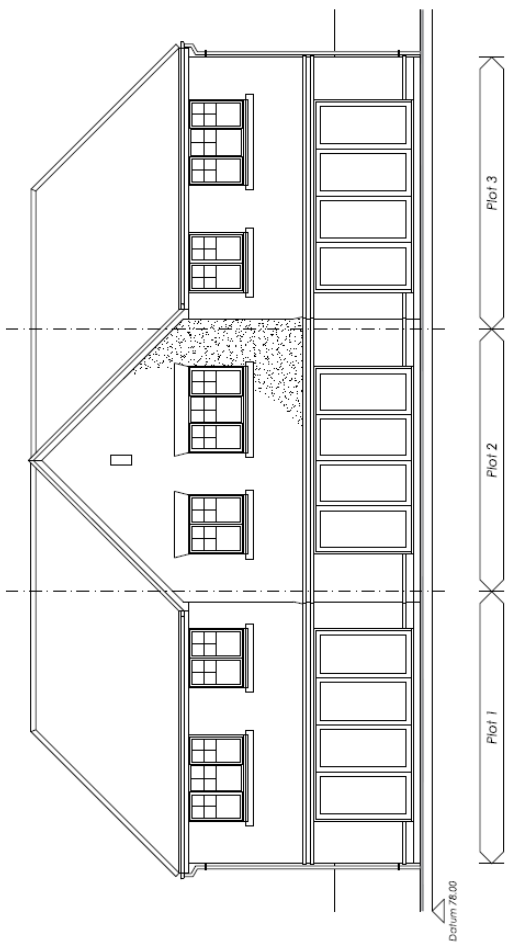
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Size	A3

Title	Proposed Elevations
Number	16.13-113
Revision	A

Spires Architects

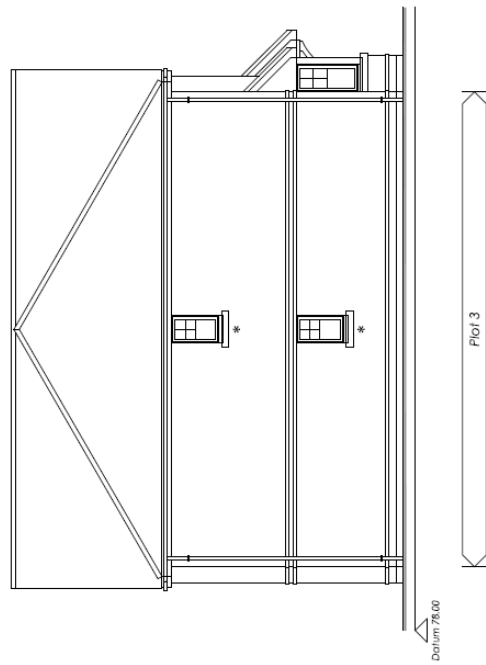
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Tel: 07495 529905

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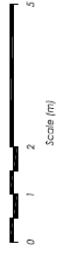
Rear Elevation - Plots 1 - 3

* Obscured Glass



Side Elevation - Plot 3

* Obscured Glass

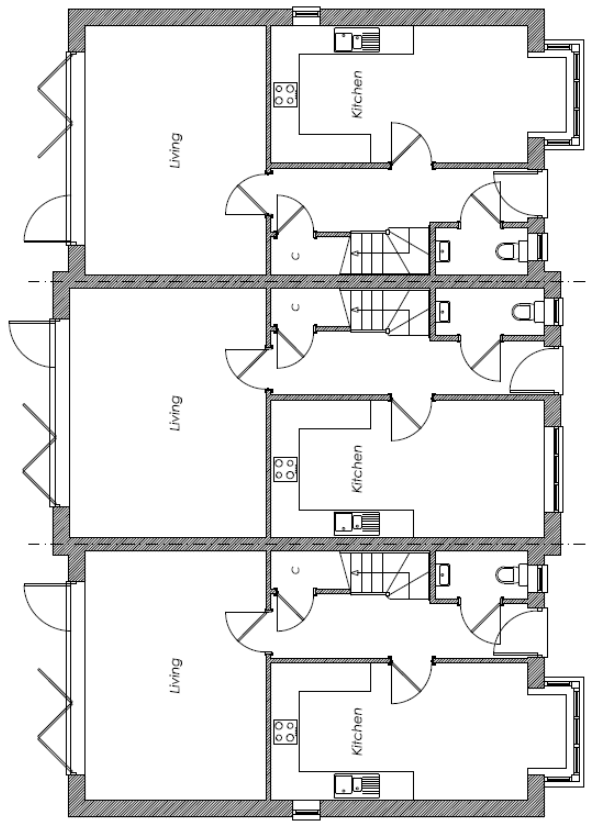


Revision	1	10/07/21	Drawing Revised
Client	Vivien M Smith		

Project	Residential Development Land R/O 162-170 Holly Road Abershot Hampshire GU12 4SQ		
Service	Planning		
Date	2021.06.25		
Scale	1:100	Sheet	A3
Title	Proposed Elevations		
Number	16.13-114		
Revision	Revision A		

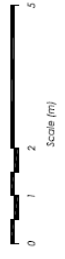
Spires Architects
 9 Monks Way | Reading | RG90 3DP
 Tel: 07495 529905

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Ground Floor Plan - Plots 1 - 3

Gross Internal Floor Area Plots 1 & 3 (per plot):		Gross Internal Floor Area Plot 2:	
Ground floor	= 49.9 sqm	Covered Porch	= 52.4 sqm
First Floor	= 537 sqft	First Floor	= 554 sqft
Total	= 48.7 sqm	Total	= 104.8 sqm
	= 524 sqft		= 1,128 sqft



Revisions
 1. A 10/07/21 Drawing Revised
 Client
 Vivien M Smith

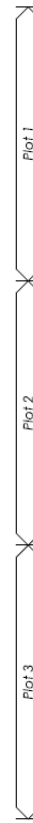
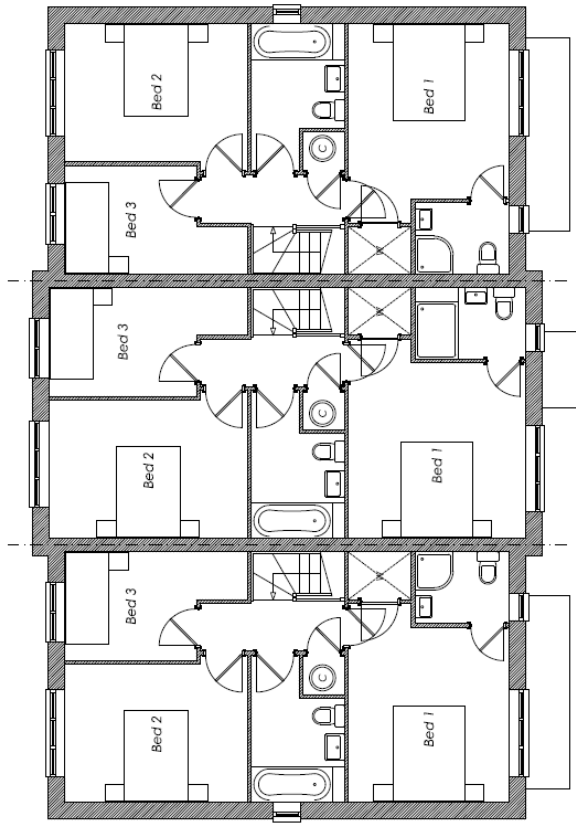
Project
 Residential Development
 Land R/O 162-170 Holly Road
 Abershot
 Hampshire
 GU12 4SQ

Status
 Planning
 Date 2021.06.25
 Scale 1:100
 Size A3

Title
 Proposed Ground Floor Plan
 Number 16.13-110
 Revision A

Spires Architects
 9 Merks Way | Reading | RG30 3DP
 Tel: 07495 529905

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First Floor Plan - Plots 1 - 3

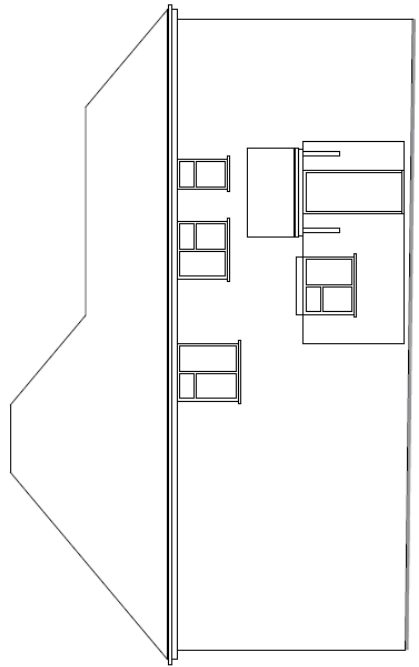


1: A
 19.07.21 Drawing Revised
 Reviewer
 2: VMen M Smith

Project Residential Development
 Land R/O 162-170 Holly Road
 Aldershot
 Hampshire
 GU12 4SQ
 Status Planning
 Date 2021.06.25
 Scale 1:100
 Size A3
 Title Proposed First Floor Plan
 Number 16.13-111
 Revision A

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 9 Monks Way | Reading | RG90 3DP
 Tel: 07495 529905

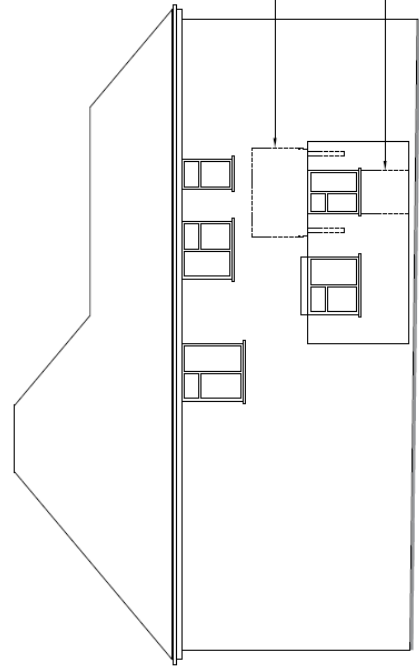
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Datum 76.00

170 Holly Road

Existing Side Elevation - 170 Holly Road



Datum 76.00

170 Holly Road

Proposed Side Elevation - 170 Holly Road

Revisions
 Date
 V/Mlan M Smith

Project
 Residential Development
 Land R/O 162-170 Holly Road
 Aldershot
 Hampshire
 GU12 4SQ

Status
 Planning

Date
 2021_06.25

Scale
 1:100

Title
 Proposed Alterations 170 Holly Road

Number
 16.13-102

Revision
 A3

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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 21/00132/FULPP Ward: St Mark's

Applicant: James Chalmers

Decision: **Permission Granted**

Decision Date: 28 September 2021

Proposal: Change of Use through conversion of premises from builders office/store/workshop (Use Class sui generis) to 1 two-bedroom house (Use Class C3), with associated external alterations including alterations to boundary treatment

Address **39A Queens Road Farnborough Hampshire GU14 6JP**

Application No 21/00142/FULPP Ward: Rowhill

Applicant: Mr Richard Huxstep

Decision: **Permission Granted**

Decision Date: 27 September 2021

Proposal: Single storey ground floor side extension and internal alteration work

Address **46 York Road Aldershot Hampshire GU11 3JP**

Application No 21/00296/CONDPP Ward: Empress

Applicant: Mr Andrew Johnson

Decision: **Conditions complied with**

Decision Date: 23 September 2021

Proposal: Submission of details pursuant to condition 2(i) (method specification) and 2 (ii) (repair specification) of application 20/0001/LBC1 dated 4th March 2020

Address **Farnborough Hill School 312 Farnborough Road Farnborough Hampshire GU14 8AT**

Application No 21/00378/FULPP Ward: Knellwood

Applicant: Rio Homes

Decision: **Permission Refused**

Decision Date: 14 September 2021

Proposal: Formation of new vehicular access to the highway and erection of two 4-bedroom detached houses in rear garden

Address **Twelve Trees 204 Sycamore Road Farnborough Hampshire GU14 6RH**

Application No 21/00451/FULPP Ward: Aldershot Park

Applicant: MARINICA TILIUTA

Decision: **Permission Granted**

Decision Date: 09 September 2021

Proposal: Erection of a two storey rear extension, formation of hip to gable roof extension and dormer window to rear to facilitate a loft conversion and insertion of 2 roof lights within the front facing roof slope

Address **10 Christmas Place Aldershot Hampshire GU12 4PL**

Application No 21/00466/SCREEN Ward: Wellington

Applicant: C/o Agent

Decision: **Environmental Assessment Not Required**

Decision Date: 14 September 2021

Proposal: SCREENING OPINION REQUEST: Realignment of gas main and erection of temporary construction compound and working area together with associated tree removal and replacement woodland planting scheme.

Address **Temporary Compound Government Road Government Road Aldershot Hampshire**

Application No 21/00467/SCREEN Ward: St Mark's

Applicant: C/o Agent

Decision: **Environmental Assessment Not Required**

Decision Date: 14 September 2021

Proposal: SCREENING OPINION REQUEST: Improvement works to the water channel at Blandford Ditch, including clearance of existing structures, regrading of channel, installation of new stone bed and boulders, and associated tree removal and new tree planting.

Address **Blandford Ditch Forge Lane Aldershot Hampshire**

Application No 21/00513/FULPP Ward: Knellwood

Applicant: Helen Hammond

Decision: **Permission Granted**

Decision Date: 01 October 2021

Proposal: Removal of existing 2 storey side/rear extension and construction of two storey rear extension

Address **109 Rectory Road Farnborough Hampshire GU14 7HS**

Application No 21/00519/FULPP Ward: St Mark's
Applicant: Harris Systems Limited
Decision: **Permission Granted**
Decision Date: 07 September 2021
Proposal: Relocation of 2 no. condenser units permitted under planning permission 18/00261/FULPP dated 18 July 2018
Address **1 Voyager Park Dingley Way Farnborough Hampshire GU14 6FF**

Application No 21/00520/FULPP Ward: St John's
Applicant: Mr Paul Crane
Decision: **Permission Granted**
Decision Date: 30 September 2021
Proposal: Retrospective application for works carried out to the rear beer garden, comprising children's play equipment and Astroturf surface finish.
Address **The Plough And Horses 90 Fleet Road Farnborough Hampshire GU14 9RG**

Application No 21/00544/CONDPP Ward: St Mark's
Applicant: Pinecraft Development Ltd
Decision: **Conditions details approved**
Decision Date: 20 September 2021
Proposal: Submission of details pursuant to Condition Nos.5 (boundary treatments), 8 (landscaping), 10 (construction management plan), 13 (surfacing materials), 14 (bin enclosure details) and 15 (cycle parking details) of planning permission 20/00248/FULPP dated 16 June 2020
Address **29 Whites Road Farnborough Hampshire GU14 6PB**

Application No 21/00559/FULPP Ward: Fernhill
Applicant: Mr Puran Rai
Decision: **Permission Granted**
Decision Date: 08 September 2021
Proposal: Erection of single storey front extension
Address **44 Field Road Farnborough Hampshire GU14 9DJ**

Application No 21/00590/FULPP Ward: Knellwood
Applicant: Mr Chris Bond
Decision: **Permission Granted**
Decision Date: 06 September 2021
Proposal: Erection of a single storey rear extension and car-port to side following removal of existing garage
Address **29 Monks Close Farnborough Hampshire GU14 7DB**

Application No 21/00598/FULPP Ward: Wellington
Applicant: Surrey And Borders Partnership NHS Fou
Decision: **Permission Granted**
Decision Date: 09 September 2021
Proposal: Change of use from office (Use Class E(g)(i)) and non-residential training centre (Use Class F1) to a mental health walk-in centre (Use Class E)
Address **2 Walpole House Pickford Street Aldershot Hampshire GU11 1TZ**

Application No 21/00603/PDC Ward: St Mark's
Applicant: MR DAVIS
Decision: **Development is Lawful**
Decision Date: 20 September 2021
Proposal: Lawful Development Certificate For Proposed Development: Formation of a dormer within rear facing slope to facilitate loft conversion following removal of front and rear chimney stacks
Address **123 Park Road Farnborough Hampshire GU14 6LP**

Application No 21/00604/FULPP Ward: Empress
Applicant: Mr Philip Roberts
Decision: **Permission Granted**
Decision Date: 17 September 2021
Proposal: Erection of a two storey front extension and a single storey extensions to front and rear of existing garage with pitched roof
Address **17 Baird Road Farnborough Hampshire GU14 8BP**

Application No 21/00605/CONDPP Ward: St Mark's

Applicant: Mr James Millard

Decision: **Conditions details approved**

Decision Date: 07 September 2021

Proposal: Submission of 2 no. verification reports in relation to the installation of a gas membrane, pursuant to condition 8 of planning permission 17/00334/FULPP dated 1 November 2017 for redevelopment of site to form 11 one bedroom flats with associated access and car parking

Address **Penny Court 4A Netley Street Farnborough Hampshire GU14 6GW**

Application No 21/00606/FULPP Ward: St Mark's

Applicant: Mr Mohammad Al-Shukri

Decision: **Permission Granted**

Decision Date: 30 September 2021

Proposal: Erection of a single story rear extension

Address **121 Queens Road Farnborough Hampshire GU14 6JN**

Application No 21/00609/FULPP Ward: St John's

Applicant: Ms Jyotsna Seshetti

Decision: **Permission Granted**

Decision Date: 07 September 2021

Proposal: External alterations to detached garage to facilitate conversion to habitable use (gym and home office)

Address **Oak Tree Cottage 43 St Johns Road Farnborough Hampshire GU14 9RN**

Application No 21/00618/ADVPP Ward: Empress

Applicant: Mr Stephen Kyle-Henney - TISICS Ltd

Decision: **Permission Granted**

Decision Date: 24 September 2021

Proposal: Display of nonilluminated company sign on front elevation of building

Address **22 Invincible Road Farnborough Hampshire GU14 7QU**

Application No 21/00620/FUL Ward: St Mark's

Applicant: Mrs Agnieszka Klimczak

Decision: **Permission Granted**

Decision Date: 08 September 2021

Proposal: Erection of a pergola within rear garden and erection of trellis panels above the length of existing 2m high timber fencing sited along both boundaries

Address **9 Salesian View Farnborough Hampshire GU14 6JQ**

Application No 21/00624/TPOPP Ward: Knellwood

Applicant: Mrs Valarie Webb

Decision: **Permission Granted**

Decision Date: 06 September 2021

Proposal: One Holly (T2 of TPO 351) tree 30 in submitted tree survey, crown lift to give no more than 3 metres clearance from ground level and re-shape. One Oak (T4 of TPO 351) tree 29, deadwood. One Beech (part of group G3 of TPO 429A) tree 24C, cut back to give no more than 3 metres clearance from building. Five Hornbeams (group G2 of TPO 351) crown lift to no more than 5.5 metres from ground level

Address **Cooper Court Salisbury Road Farnborough Hampshire GU14 7AZ**

Application No 21/00627/FULPP Ward: St Mark's

Applicant: Ruth Wilkinson

Decision: **Permission Granted**

Decision Date: 08 September 2021

Proposal: Erection of a single storey side and rear extension to include a raised patio area

Address **35 York Road Farnborough Hampshire GU14 6NG**

Application No 21/00630/PDCPP Ward: West Heath
Applicant: Mr J Ball
Decision: **Development is Lawful**
Decision Date: 22 September 2021
Proposal: Lawful Development Certificate for Proposed Development: erection of a single storey side extension, single storey rear extension, front porch and outbuilding
Address **35 Cheyne Way Farnborough Hampshire GU14 8RX**

Application No 21/00635/TPOPP Ward: St John's
Applicant: Mr David Dewey
Decision: **Permission Granted**
Decision Date: 06 September 2021
Proposal: Two coppiced Alder trees (T3 and T5 of TPO 370) remove all branches overhanging the boundary of 9 Victoria Gardens Farnborough
Address **Land Affected By TPO 370 - Between Conway Drive And Ladywood Avenue And North Of Holmbrook Gardens Farnborough Hampshire**

Application No 21/00636/TPO Ward: Fernhill
Applicant: Mrs Sheila Macfarlane
Decision: **Permission Granted**
Decision Date: 06 September 2021
Proposal: Two Beech trees (part of group G3 of TPO 357A) as per submitted plan, cut back branches to allow 3 metres clearance from house
Address **2 The Potteries Farnborough Hampshire GU14 9JR**

Application No 21/00637/FULPP Ward: Knellwood
Applicant: IAIN TABER
Decision: **Permission Granted**
Decision Date: 06 September 2021
Proposal: Erection of a single storey side and rear extension
Address **23 Salisbury Road Farnborough Hampshire GU14 7AJ**

Application No 21/00638/PDC Ward: Knellwood
Applicant: Dr Jay Fowder
Decision: **Development is Lawful**
Decision Date: 23 September 2021
Proposal: Certificate of Lawfulness for a Proposed Use or Development: Use of premises as an Assisted Living Home (Use Class C3(b))
Address **68 Salisbury Road Farnborough Hampshire GU14 7AG**

Application No 21/00639/CONDPP Ward: Wellington
Applicant: Alan Chitson
Decision: **Permission Granted**
Decision Date: 27 September 2021
Proposal: Submission of details pursuant to condition 3 (recording document) of listed building consent 21/00188/LBCPP dated 28th July 2021 for remedial works for the treatment and repair of damage caused by dry rot in Cranbrook House.
Address **Cranbrook House Queens Avenue Wellesley Aldershot Hampshire**

Application No 21/00640/FULPP Ward: Cherrywood
Applicant: Mr. Som Rana
Decision: **Permission Granted**
Decision Date: 09 September 2021
Proposal: Erection of a single storey side extension
Address **4 Chaucer Road Farnborough Hampshire GU14 8SW**

Application No 21/00642/TPOPP Ward: West Heath
Applicant: Mr Alan Lawrenson
Decision: **Permission Granted**
Decision Date: 09 September 2021
Proposal: One Oak (T1 of TPO 441) cut back branches as per submitted photos, by no more than 3 metres
Address **47 Fernhill Road Farnborough Hampshire GU14 9SA**

Application No 21/00652/TPOPP Ward: Empress

Applicant: Mr Knoll

Decision: **Permission Granted**

Decision Date: 07 September 2021

Proposal: Two Oaks (part of group G21 of TPO 444A) T1 and T2 on submitted plan, on rear boundary of 31 Leopold Avenue, shape back canopies by no more than 3 metres to suitable lateral growth points

Address **31 Leopold Avenue Farnborough Hampshire GU14 8NL**

Application No 21/00653/PDCPP Ward: North Town

Applicant: Mr Daryl Ballard

Decision: **Development is Lawful**

Decision Date: 24 September 2021

Proposal: **LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED DEVELOPMENT:** Formation of a rear dormer window to facilitate a loft conversion and roof lights to front

Address **33 Holly Road Aldershot Hampshire GU12 4RL**

Application No 21/00656/TELEPP Ward: St John's

Applicant: CK Hutchison Networks (UK) Ltd

Decision: **Prior Approval Required and Granted**

Decision Date: 30 September 2021

Proposal: Proposed 5G telecoms installation: H3G Phase 8 20m high street pole c/w wrap-around cabinet and; and 3 further additional equipment cabinets.

Address **Proposed Telecommunications Mast On Land Opposite Junction With Medway Drive Sunnybank Road Farnborough Hampshire**

Application No 21/00657/TPO Ward: Empress
Applicant: Mr Derek Boyd
Decision: **Permission Granted**
Decision Date: 07 September 2021
Proposal: One Cedar (T56 of TPO 444A) crown lift to no more than 4 metres from ground level
Address **23 Leopold Avenue Farnborough Hampshire GU14 8NL**

Application No 21/00658/FULPP Ward: Manor Park
Applicant: Mr Trevor Caudwell
Decision: **Permission Granted**
Decision Date: 17 September 2021
Proposal: Erection of a single storey side extension
Address **1 Elm Place Aldershot Hampshire GU11 3SU**

Application No 21/00659/TPOPP Ward: Fernhill
Applicant: Russell Adger
Decision: **Permission Refused**
Decision Date: 10 September 2021
Proposal: Remove one Alder (T12 of TPO 427)
Address **47 Ashbury Drive Blackwater Camberley Hampshire GU17 9HH**

Application No 21/00663/TPOPP Ward: Fernhill
Applicant: Mrs Penny Inskip
Decision: **Permission Granted**
Decision Date: 15 September 2021
Proposal: One Oak (part of group G5 of TPO 367A) T2 on submitted plan reduce height by no more than 1.7 metres. One Oak (part of group G6 of TPO 367A) T4 on plan, reduce height by no more than 1.2 metres. One Oak (part of group G6 of TPO 367A) T5 on plan, reduce height by no more than 1.7 metres. One Oak (part of group G6 of TPO 367A) T7 on plan reduce height by no more than 1.7 metres. One Oak (part of group G6 of TPO 367A) T9 on plan, reduce height by no more than 1.7 metres
Address **4 Snowdon Road Farnborough Hampshire GU14 9HR**

Application No 21/00666/FULPP Ward: Manor Park
Applicant: Mr And Mrs Andrew Tarrant
Decision: **Permission Granted**
Decision Date: 24 September 2021
Proposal: Demolition of existing single storey rear extension and erection of new single storey rear extension
Address **7 Upper St Michaels Road Aldershot Hampshire GU11 3HA**

Application No 21/00668/PDCPP Ward: Empress
Applicant: Mr Stephen Gibson
Decision: **Development is Lawful**
Decision Date: 24 September 2021
Proposal: Lawful Development Certificate for proposed development: Formation of a rear dormer window and roof lights to front elevation
Address **43 High View Road Farnborough Hampshire GU14 7PU**

Application No 21/00670/TPOPP Ward: Empress
Applicant: Louise O'Connor
Decision: **Permission Granted**
Decision Date: 29 September 2021
Proposal: One Lime tree (T1 of TPO 346) T1 also on submitted plan, thin crown by no more than 20%, deadwood and lift crown by no more than 6 metres from ground level. Two Limes and one Beech tree (T3,T4 and T2 of TPO 346) group G2 on plan, thin by no more than 20%, deadwood and lift to no more than 6 metres from ground level and reduce lower limbs over garage and make sure there is 2 metres clearance from the buildings. One Beech tree (T6 of TPO 346) T2 on plan thin by no more than 20%. One Oak (T7 of TPO 346) T3 on plan, thin by no more than 20%, deadwood and lift crown to give no more than 2 metres from building
Address **63 Prospect Avenue Farnborough Hampshire GU14 8JT**

Application No 21/00673/FUL Ward: St John's
Applicant: Mr And Mrs Potter
Decision: **Permission Granted**
Decision Date: 22 September 2021
Proposal: Erection of a two storey side extension
Address **59 Kingfisher Close Farnborough Hampshire GU14 9QX**

Application No 21/00676/TPO Ward: Empress
Applicant: Mr Harris
Decision: **Permission Granted**
Decision Date: 15 September 2021
Proposal: T3 Sweet Chestnut - remove deadwood and reduce by no more than 2.5m (Tree within G14 of TPO444A) and T5 Sweet Chestnut - rear with decay in base, reduce height and sides by no more than 3m (G13 of TPO 444A)
Address **72 Pierrefondes Avenue Farnborough Hampshire GU14 8PA**

Application No 21/00678/TPO Ward: St John's
Applicant: Mrs Christine Phair
Decision: **Permission Granted**
Decision Date: 29 September 2021
Proposal: One Oak (T2 of TPO 365) crown lift to no more than 5 metres from ground level and reduce lateral branches by no more than 2 metres
Address **12 Maple Avenue Farnborough Hampshire GU14 9UR**

Application No 21/00679/CONDPP Ward: Wellington
Applicant: LNT Care Developments
Decision: **Conditions details approved**
Decision Date: 20 September 2021
Proposal: Submission of details pursuant to Condition Nos. 3 (Materials Schedule & Boundary Treatments) and 13 (Construction Management Plan) of planning permission 21/00333/FULPP dated 22 July 2021
Address **Parsons Barracks Car Park Ordnance Road Aldershot Hampshire GU11 1TW**

Application No 21/00682/TPO Ward: St John's
Applicant: Mrs Kerry Major
Decision: **Permission Granted**
Decision Date: 01 October 2021
Proposal: One Oak (T1 of TPO 412) reduce height and laterals by no more than 3 metres, back to suitable growth points and remove deadwood
Address **7 Herbs End Farnborough Hampshire GU14 9YD**

Application No 21/00687/FULPP Ward: West Heath
Applicant: Mr Steve Hanton
Decision: **Permission Granted**
Decision Date: 22 September 2021
Proposal: Erection of approx 2m high timber fence with concrete posts and gravel boards on the boundary
Address **95 West Heath Road Farnborough Hampshire GU14 8QZ**

Application No 21/00688/ADJ Ward: Out Of Area
Applicant: Planning Department
Decision: **No Objection**
Decision Date: 20 September 2021
Proposal: Adjacent Authority Consultation from Surrey Heath Borough Council: Demolition of existing 3 buildings and redevelopment of the site to provide 4no. industrial/warehouse buildings (total 9036sqm) (Flexible Use Class B2/B8/E(g)(i)-(iii)) together with associated landscaping works and car parking/servicing
Address **Novartis 200 Frimley Business Park Frimley Camberley GU16 7SR**

Application No 21/00692/TPOPP Ward: Knellwood
Applicant: Mrs Sandra Driver
Decision: **Permission Granted**
Decision Date: 01 October 2021
Proposal: Remove and replace one declining Silver Birch tree (T42 of TPO 435A)
Address **22 Pirbright Road Farnborough Hampshire GU14 7AD**

Application No 21/00696/REXPD Ward: North Town
Applicant: Ms Kuma Ria
Decision: **Prior approval is NOT required**
Decision Date: 22 September 2021
Proposal: Erection of a single storey rear extension measuring 6m from the original rear wall, 2.65m to the eaves and 3.50m in overall height
Address **127 North Lane Aldershot Hampshire GU12 4QT**

Application No 21/00699/FULPP Ward: Cove And Southwood
Applicant: Mr and Mrs James Urry
Decision: **Permission Granted**
Decision Date: 30 September 2021
Proposal: Relief of Condition 19 of planning permission RSH3980 to allow the retention of the garage conversion to a habitable room and erection of part single storey side and rear and part first floor side extensions
Address **8 The Pathfinders Farnborough Hampshire GU14 0PN**

Application No 21/00705/FULPP Ward: North Town
Applicant: Ms Deakin
Decision: **Permission required**
Decision Date: 01 October 2021
Proposal: Erection of a single storey front extension
Address **101 Roberts Road Aldershot Hampshire GU12 4RB**

Application No 21/00709/REXPD Ward: Cove And Southwood
Applicant: Carolyn Heard
Decision: **Prior approval is NOT required**
Decision Date: 22 September 2021
Proposal: Erection of a single storey rear extension measuring 3.5m from the original rear wall, 2.3m to the eaves and 3.2m in overall height
Address **29 Goodden Crescent Farnborough Hampshire GU14 0DQ**

Application No 21/00710/FULPP Ward: Fernhill

Applicant: Mr & Mrs Steven Boughtflower

Decision: **Permission Granted**

Decision Date: 30 September 2021

Proposal: Erection of a single storey front and side extensions

Address **8 Wayman Road Farnborough Hampshire GU14 9HD**

Application No 21/00725/REXPD Ward: West Heath

Applicant: Mr Peter Kil

Decision: **Prior approval is NOT required**

Decision Date: 01 October 2021

Proposal: Erection of a single storey rear extension measuring 4 metres from the original rear wall, 2.25 metres to the eaves and 2.5 metres in overall height

Address **59 Blunden Road Farnborough Hampshire GU14 8QW**

Appeals Progress Report**1. Appeal decision****1 Elms Road, Aldershot**

Appeal against refusal of planning permission for rebuilding of vehicle repair workshop (following fire damage) in same footprint, other than previous unauthorised eastern side extension, with associated parking.

An application for costs was also made against the Council.

1.1 Permission was refused on 18 February 2021 for the following reason:

'The proposed development would give rise to a development involving activity detrimental to the residential amenity of surrounding properties and is thereby considered to be unacceptable having regard to Policies DE1 and DE10 of the Rushmoor Local Plan'.

1.2 The former building was substantially destroyed by a fire in February 2020. In determining the appeal, the Inspector considered the main issues to be the effect of the proposal on the living condition of the occupiers of neighbouring properties, with regard to noise, air and light pollution impacts.**1.3 The Inspector attached considerable weight to the fact that that the site has long been used for general vehicle mechanical and bodywork repairs and servicing, tyre fitting and MOT testing, and is lawful, and the replacement building would be the same footprint and height and in the same location as the former building. Modern building materials and insulated roller shutter doors would secure an improved acoustic environment and the approval provides the opportunity to introduce controls on operating hours, storage of materials, and requiring submission of details around noise mitigation measures, external lighting and the operation of the paint spray booth.****1.4 The Inspector did not consider safety concerns around fire constituted a reason for dismissal given the requirements for the building to comply with other legislation that covers fire safety, and that Hampshire Fire Services raised no objection.****DECISION: APPEAL ALLOWED****1.5 A separate application for an award of costs was made against the Council relating to the planning merits of the appeal. The appellant stated that Council Members acted unreasonably by failing to take the professional advice of the Council Officers without adequate reasons to do so and ignoring the fact that the commercial use was extant.**

- 1.6 The Inspector declined the application for costs on the grounds that the Council did not act unreasonably having regard to factors including the proximity of the site to surrounding residential properties, the Class B2 Industrial Use of the site and the large number of objections from local residents who have experience of living close to the site. The Inspector considered the Council took sufficient account of the nature of the development. The Inspector stated 'The Council Members in this case were entitled not to accept the professional advice of Officers so long as a case could be made of the contrary view' and the reason for refusal was complete, precise, specific and relevant to the application decision having regard to noise, air pollution and light pollution impacts and was substantiated in the Statement of Case.

DECISION: APPLICATION FOR COSTS REFUSED

2. Recommendation

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

Tim Mills
Head of Economy, Planning and Strategic Housing